

INDUSTRIAL PROPERTY FOR SALE

REED ROAD/HWY 82

(76 ACRES)

Starkville, MS 39759

SCOTT FARMER

Broker/Owner
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214 South Washington Street
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STARKVILLE, MS 39759



OFFERING SUMMARY

Sale Price: \$635,000

Price / SF: \$8581.08

Lot Size: 76 Acres

Zoning: RN

PROPERTY OVERVIEW

Reed Road with Hwy 82 frontage. Beautiful gently rolling former approximate 76 +/- acre dairy farm. The front 26 +/- acres on Reed Road are within the City Limits of Starkville and zoned RN - Rural Neighborhood. The remaining 52 +/- acres are within the County of Oktibbeha. This land offers incredible building sites or possible large development site subdivision. Unbelievable views from every vantage point on this property with an abundance of wildlife. This property is just minutes away from Mississippi State University with easy access to Hwy 82, Hwy 182, and the retail area of Hwy 12 West. This property would be perfect for the family who has always wanted a place to build and to own a farm. Excellent privacy, yet 5 minutes to downtown Starkville.

LOCATION OVERVIEW

Starkville, MS to Hwy 12 W, right on Hwy 25 Bypass, left on Reed Road, property on the right.

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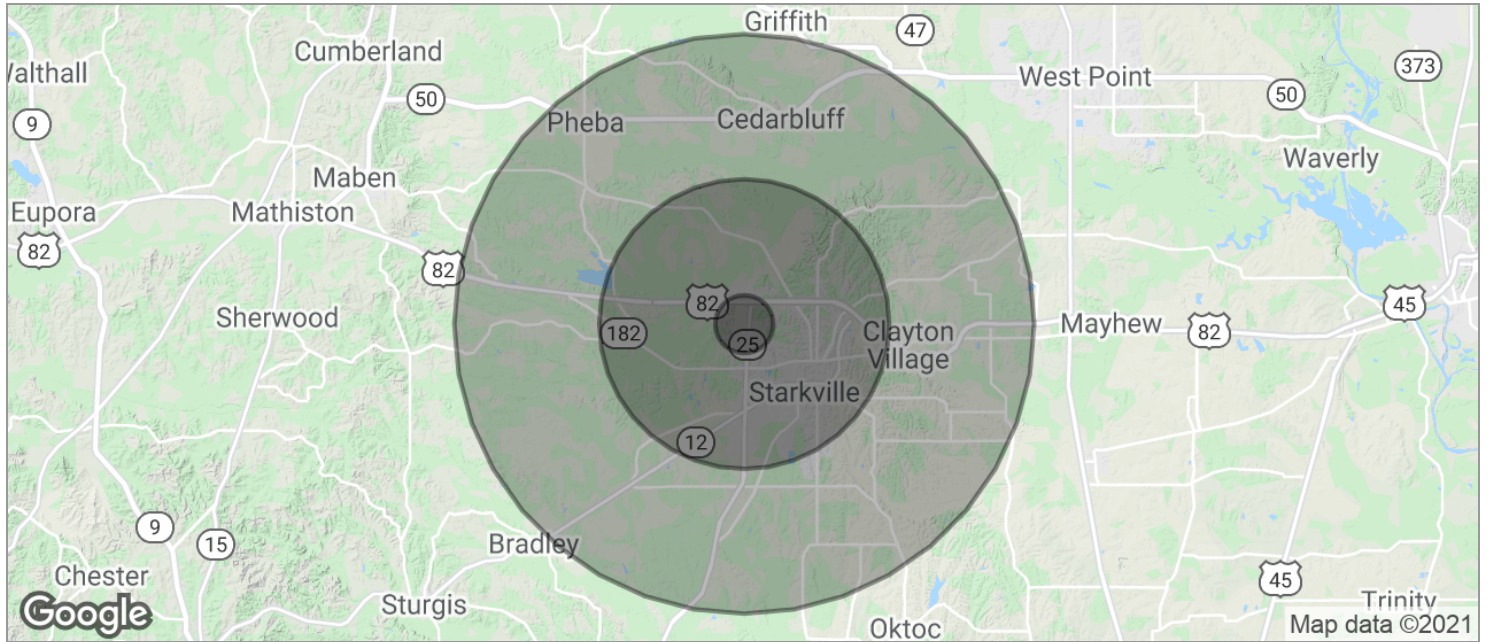


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	847	25,245	43,273
MEDIAN AGE	30.4	26.0	26.2
MEDIAN AGE (MALE)	28.5	25.1	25.6
MEDIAN AGE (FEMALE)	31.6	27.4	27.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	322	10,344	16,812
# OF PERSONS PER HH	2.6	2.4	2.6
AVERAGE HH INCOME	\$41,362	\$42,353	\$46,549
AVERAGE HOUSE VALUE	\$80,523	\$112,521	\$116,173

* Demographic data derived from 2010 US Census

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