

LAND AVAILABLE FOR SALE OR PARTNERSHIP OPPORTUNITY

COLLEGEVIEW DR

Starkville, Mississippi 39759

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FARMER COMMERCIAL PROPERTIES
O. 662.268.8025
101 S Lafayette Street Ste 31
Starkville, MS 39759
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OFFERING SUMMARY

Asking Price:

| | |
|--------|-------------|
| 0.30ac | \$655,000 |
| 1.00ac | \$2,155,000 |
| 1.40ac | \$3,155,000 |

Site Sizes:

| | |
|---------|-------------|
| 0.30ac | ~ 13,068 SF |
| 1.00ac | ~ 43,560 SF |
| 1.40 ac | ~ 60,984 SF |

Zoning:

T5-U and TN-E

PROPERTY OVERVIEW

Three properties available in the highly coveted Cotton District of Starkville, adjacent to Mississippi State University, consisting of a 1.40-acre site, a 1.00-acre site, and a 0.30-acre site. Can be acquired together or separately. The properties are situated perfectly for a stroll up Adkerson Way to enjoy the eateries on University Drive, or take a few steps down Collegeview Drive to all of the MSU athletic venues. All of the sites currently have structures on them, but pose excellent potential for a new development, subject to city guidelines.

Seller prefers a transaction where they retain the land ownership and have the land value included as their equity contribution in a development. But, seller will entertain an outright offer to purchase.

This is an exciting opportunity in Mississippi's College Town! Come make Starkville greater. Zoning on the 0.30ac and 1.40ac tracts is TN-E (Traditional Neighborhood Existing). The 1.00ac site is mostly T5-U zoning with a portion in TN-E zoning.

Agent did not measure site size; size estimated from a schematic. All info believed correct but subject to verification.

for more information contact:

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0.30 AC SITE PRICED AT \$655,000



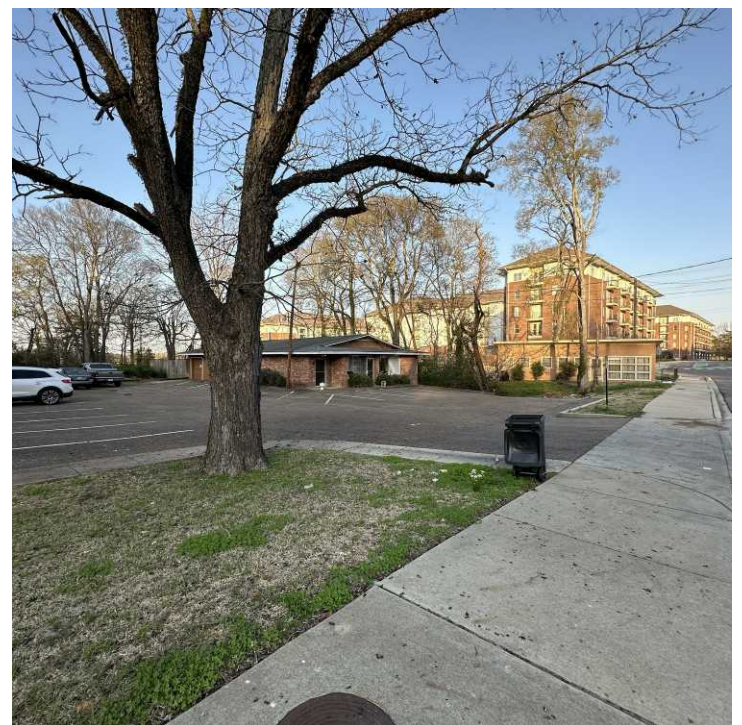
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1.00 AC SITE PRICED AT \$2,155,000



for more information contact:

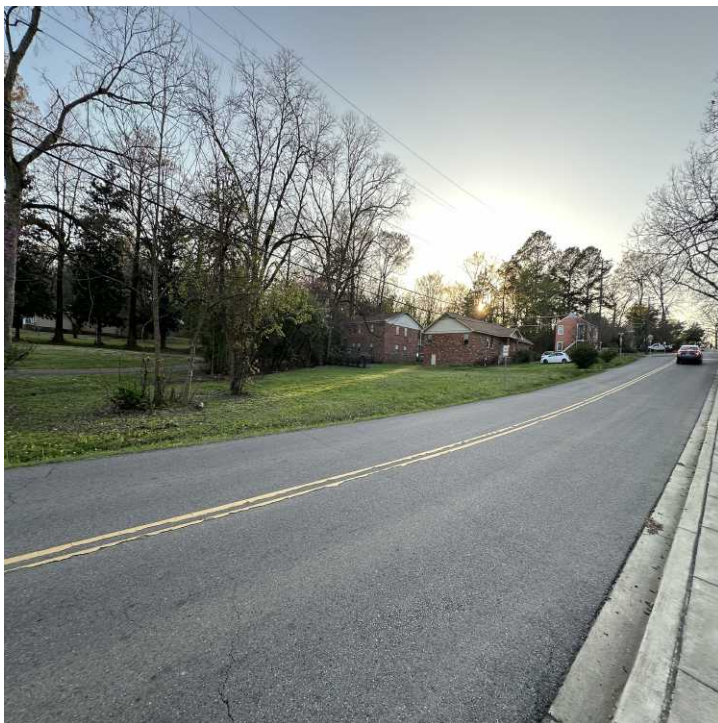
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Farmer Commercial Properties 101 S Lafayette Street Ste 31, Starkville, MS 39759 farmercommercialproperties.com

1.40 AC SITE PRICED AT \$3,155,000

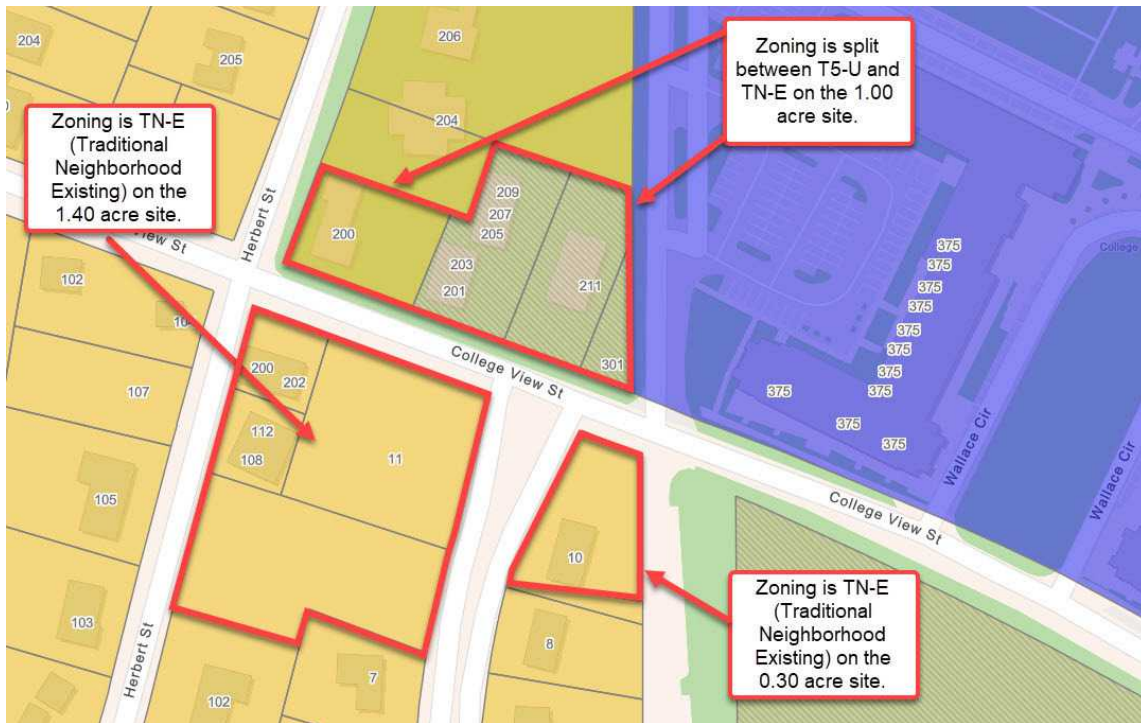


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PARCEL MAP AND ZONING MAP



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SUMMARY OF BUILDINGS AND ADDRESSES

0.30 ac site

10 Prospect Place: One 3-bedroom / 1-bathroom house



1.00 ac site

200 Herbert: House split into two units, Upstairs unit 3- bed/1.5-bath;
Downstairs unit 2-bed/1-bath

203 – 209 Collegeview Dr: Two duplexes (four units), all 2-bed/1-bath

211 Collegeview Dr: Storage building approx. 2,500 square feet

301 Collegeview Dr: House with 1-bed/1-bath



1.40 ac site

200 – 202 Collegeview Dr: One duplex, each side is 2-bed/1-bath

108 -114 Herbert St: One fourplex, each unit is 2-bed/1-bath

11 Prospect: Vacant lot

9 Prospect: Vacant lot

104 Herbert St: Vacant lot

