

LAND FOR SALE

HWY 25 BYPASS, 11.33 ACRES

Starkville, MS 39759

SCOTT FARMER

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FARMER COMMERCIAL PROPERTIES
O. 662.268.8025
214 South Washington Street
Starkville, MS 39759
farmercommercialproperties.com

STARKVILLE, MS 39759



OFFERING SUMMARY

Sale Price: \$695,000

Price / Acre: \$61,342

Lot Size: 11.33 Acres

Zoning: RN

PROPERTY OVERVIEW

11.33 commercial acres located at the home of Mississippi State University. This property is situated just minutes from Hwy 12 West and 25 Bypass in the city limits of Starkville. Prime location for national hotel chain, large truck stop, or any commercial development.

LOCATION OVERVIEW

From 4-County Electric on Hwy 25 Bypass travel approximately 1 mile West. Property is located on your right. Watch for sign.

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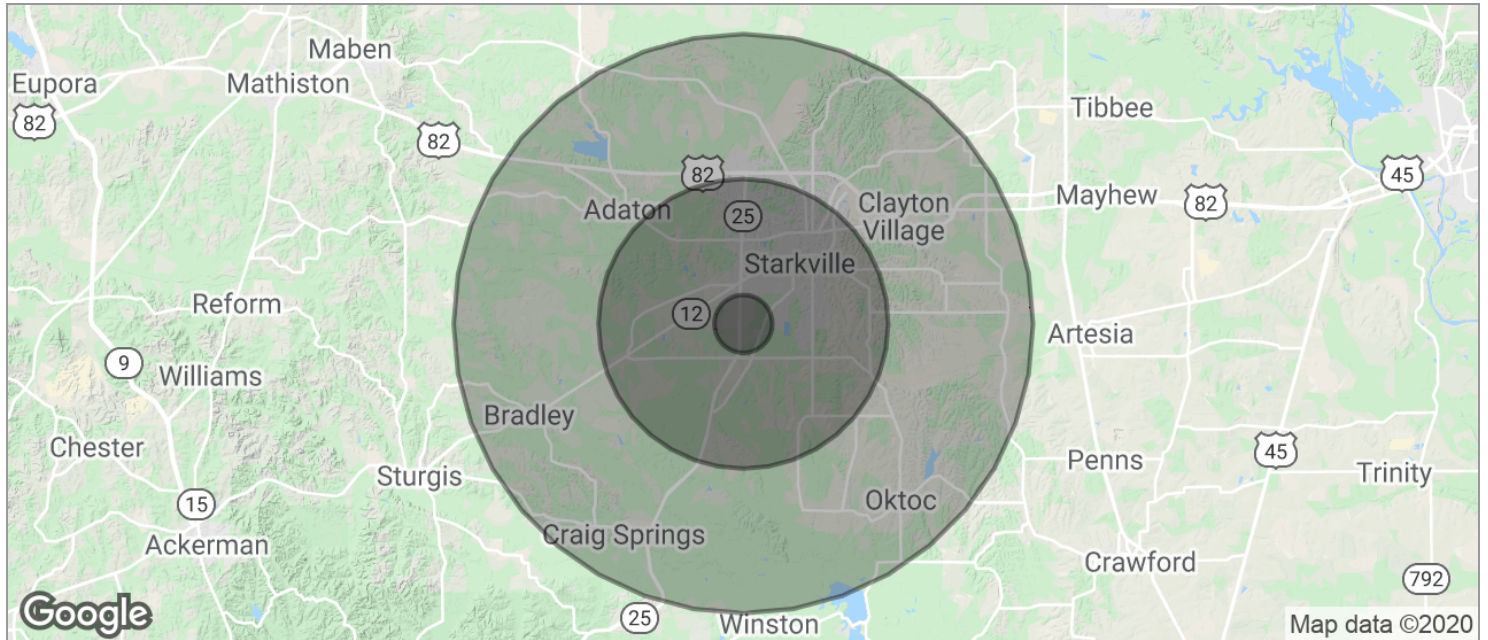


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,427	22,628	42,857
MEDIAN AGE	25.5	26.5	26.7
MEDIAN AGE (MALE)	25.1	25.5	26.2
MEDIAN AGE (FEMALE)	25.8	28.1	27.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	655	9,234	16,830
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$40,240	\$46,461	\$46,826
AVERAGE HOUSE VALUE	\$136,594	\$117,706	\$116,871

* Demographic data derived from 2010 US Census

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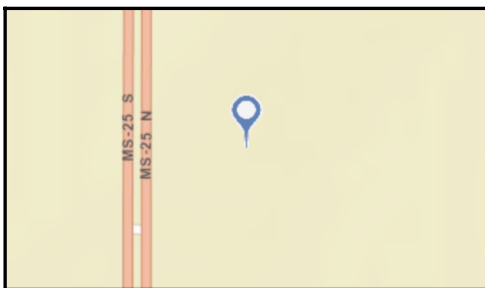
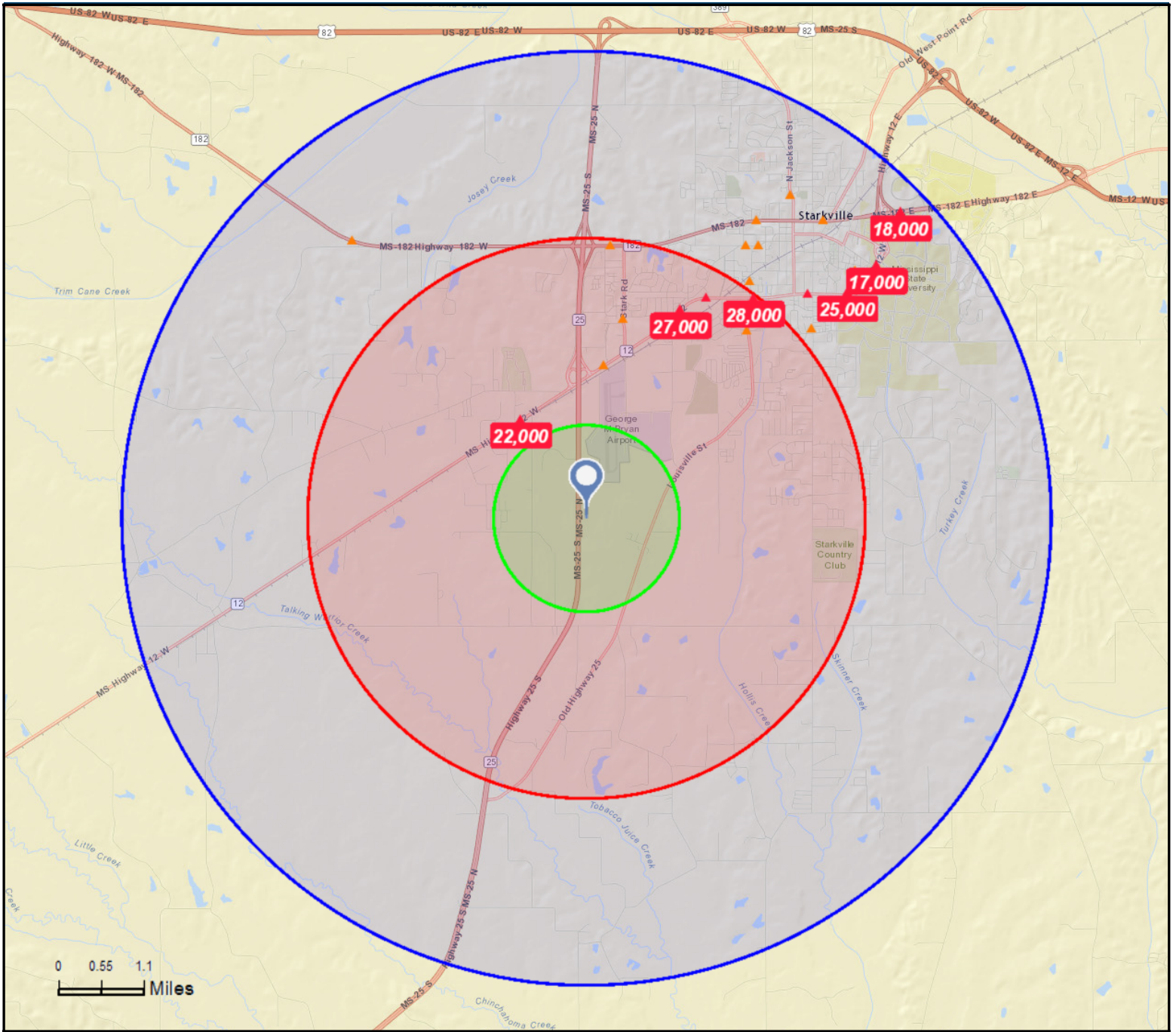
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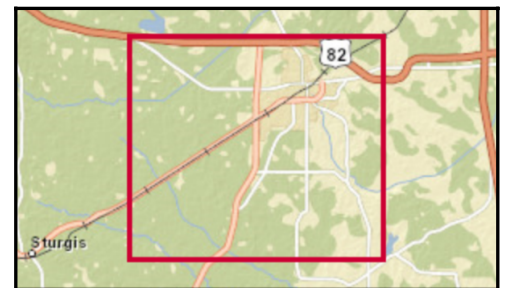
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11.33 acres
 MS 25, Starkville, Mississippi, 39759
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.41953
 Longitude: -88.85213



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

February 04, 2016



Executive Summary

11.33 acres
 MS 25, Starkville, Mississippi, 39759
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.41953
 Longitude: -88.85213

	1 mile	3 miles	5 miles
Population			
2000 Population	443	10,949	30,499
2010 Population	499	13,427	33,822
2015 Population	512	14,448	35,543
2020 Population	528	15,263	37,227
2000-2010 Annual Rate	1.20%	2.06%	1.04%
2010-2015 Annual Rate	0.49%	1.41%	0.95%
2015-2020 Annual Rate	0.62%	1.10%	0.93%
2015 Male Population	46.1%	48.6%	49.9%
2015 Female Population	53.9%	51.4%	50.1%
2015 Median Age	34.0	27.5	25.0

In the identified area, the current year population is 35,543. In 2010, the Census count in the area was 33,822. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 37,227 representing a change of 0.93% annually from 2015 to 2020. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	48.5%	61.1%	59.4%
2015 Black Alone	48.3%	33.7%	35.0%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	1.8%	3.1%	3.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.0%	0.6%	0.5%
2015 Two or More Races	1.2%	1.3%	1.3%
2015 Hispanic Origin (Any Race)	0.8%	2.1%	1.9%

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	150	4,424	11,220
2010 Households	190	5,789	13,133
2015 Total Households	198	6,293	13,947
2020 Total Households	206	6,711	14,789
2000-2010 Annual Rate	2.39%	2.73%	1.59%
2010-2015 Annual Rate	0.79%	1.60%	1.15%
2015-2020 Annual Rate	0.80%	1.29%	1.18%
2015 Average Household Size	2.59	2.24	2.25

The household count in this area has changed from 13,133 in 2010 to 13,947 in the current year, a change of 1.15% annually. The five-year projection of households is 14,789, a change of 1.18% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2010. The number of families in the current year is 6,791 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

11.33 acres
MS 25, Starkville, Mississippi, 39759
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.41953
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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$38,865	\$30,571	\$28,006
2020 Median Household Income	\$45,632	\$35,235	\$31,858
2015-2020 Annual Rate	3.26%	2.88%	2.61%
Average Household Income			
2015 Average Household Income	\$54,849	\$48,719	\$45,044
2020 Average Household Income	\$61,423	\$55,069	\$50,392
2015-2020 Annual Rate	2.29%	2.48%	2.27%
Per Capita Income			
2015 Per Capita Income	\$21,914	\$21,148	\$18,406
2020 Per Capita Income	\$24,733	\$24,053	\$20,736
2015-2020 Annual Rate	2.45%	2.61%	2.41%

Current median household income is \$28,006 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$31,858 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$45,044 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$50,392 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$18,406 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,736 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	152	4,823	12,119
2000 Owner Occupied Housing Units	114	2,530	5,288
2000 Renter Occupied Housing Units	36	1,894	5,932
2000 Vacant Housing Units	2	399	899
2010 Total Housing Units	209	6,340	14,392
2010 Owner Occupied Housing Units	126	2,758	5,527
2010 Renter Occupied Housing Units	64	3,031	7,606
2010 Vacant Housing Units	19	551	1,259
2015 Total Housing Units	211	6,749	15,125
2015 Owner Occupied Housing Units	131	2,939	5,766
2015 Renter Occupied Housing Units	66	3,354	8,180
2015 Vacant Housing Units	13	456	1,178
2020 Total Housing Units	219	7,153	15,958
2020 Owner Occupied Housing Units	136	3,085	6,057
2020 Renter Occupied Housing Units	70	3,626	8,732
2020 Vacant Housing Units	13	442	1,169

Currently, 38.1% of the 15,125 housing units in the area are owner occupied; 54.1%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 14,392 housing units in the area - 38.4% owner occupied, 52.8% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 2.23%. Median home value in the area is \$226,855, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 0.38% annually to \$231,165.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.