

LAND FOR SALE

10723 OKTOC ROAD

Starkville, MS 39759

SCOTT FARMER

Broker/Owner
C. 662.341.5205
scott@farmercommercialproperties.com



FARMER COMMERCIAL PROPERTIES
O. 662.341.5205
101 S Lafayette Street Ste 31
Starkville, MS 39759
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STARKVILLE, MS 39759



OFFERING SUMMARY

Sale Price: \$1,357,200.00

Price / Acre: \$145,000.00

Lot Size: 9.36 Acres

PROPERTY OVERVIEW

Starkville, MS - 10723 Oktoc Road. Incredible location for student and mixed-use development on this 9.8 +/- acres located approximately 3/10 of a mile from Mississippi State University and less than a mile from Mississippi State University Football Stadium. This is a true "feet on the ground" location to the university! This property is located near new student developments along with close proximity to Mississippi State University Veterinary School and Meteorology School. MSU has just celebrated its sixth, consecutive record enrollment. Southeastern Conference (SEC) towns are growing dramatically, making this location, in the heart of Mississippi State University Bulldog country, a most desirable venue for development.

LOCATION OVERVIEW

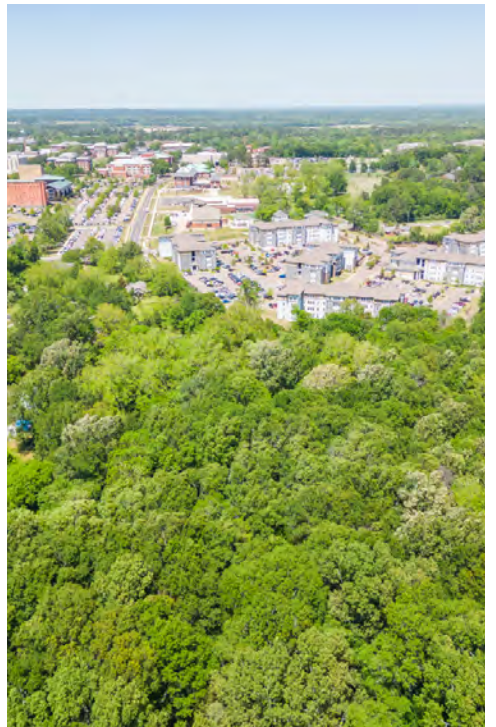
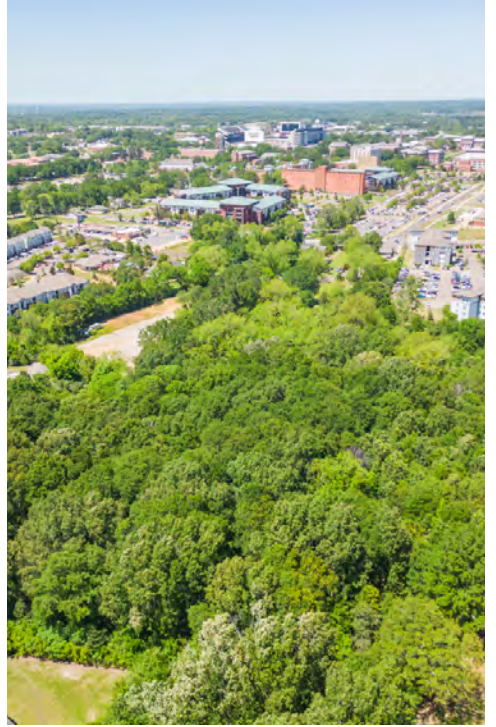
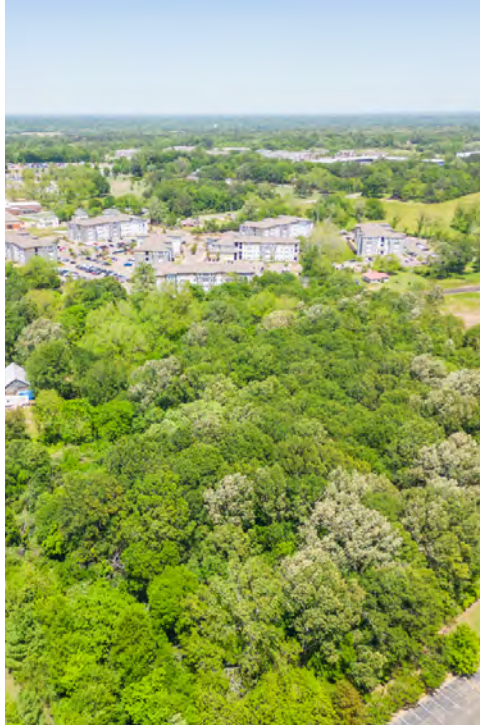
Directions - follow Spring Street to Blackjack Rd, take Oktoc Rd @ roundabout, located on the right.

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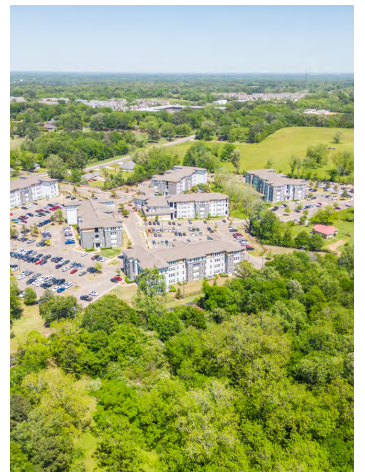
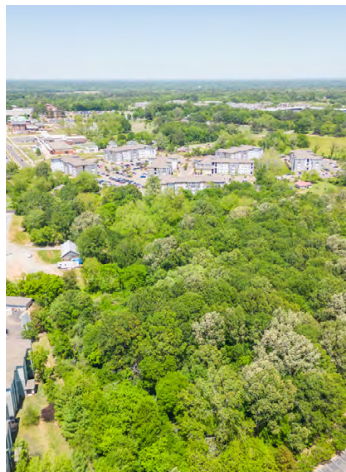
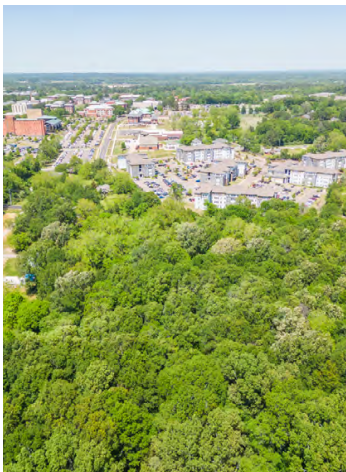
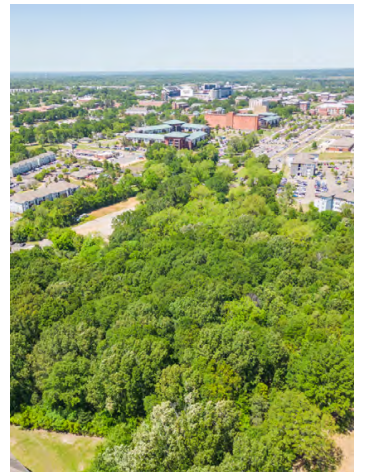
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A Schematic Drawing (NOT A SURVEY) For A 9.8 Acre (+/-) Parcel

In the Northwest 1/4 of Section 12, Township 18 North, Range 14 East,
Choctaw Meridian, Oktibbeha County, Mississippi

N



1" = 200'

NOTES:

1. Lines represented on this drawing are deed lines.
2. This drawing does not constitute a survey of the property depicted
3. Aerial image overlay is approximate and is depicted for general reference only.
4. Dimensions depicted were taken either directly from the deed for the property or scaled from existing documents.
5. Scaled dimensions are indicated by an "(s)."



Sheet 1 of 1

PROJECT NO.: 23-077
PROJECT NAME: Taylor Schematic
CLIENT: Scott Farmer
101 S. Lafayette Street, Ste 31
Starkville, MS 39759
ChoctawT18NR14E01.dwg
DRAWING: 2023-05-08-M
DRAWING SCALE: 1"=200'
DRAFTED BY: WDB, RCT
CHECKED BY: WDB
FIELD WORK BEGUN: N/A
FIELD WORK FINISHED: N/A
FIELD CREW: N/A



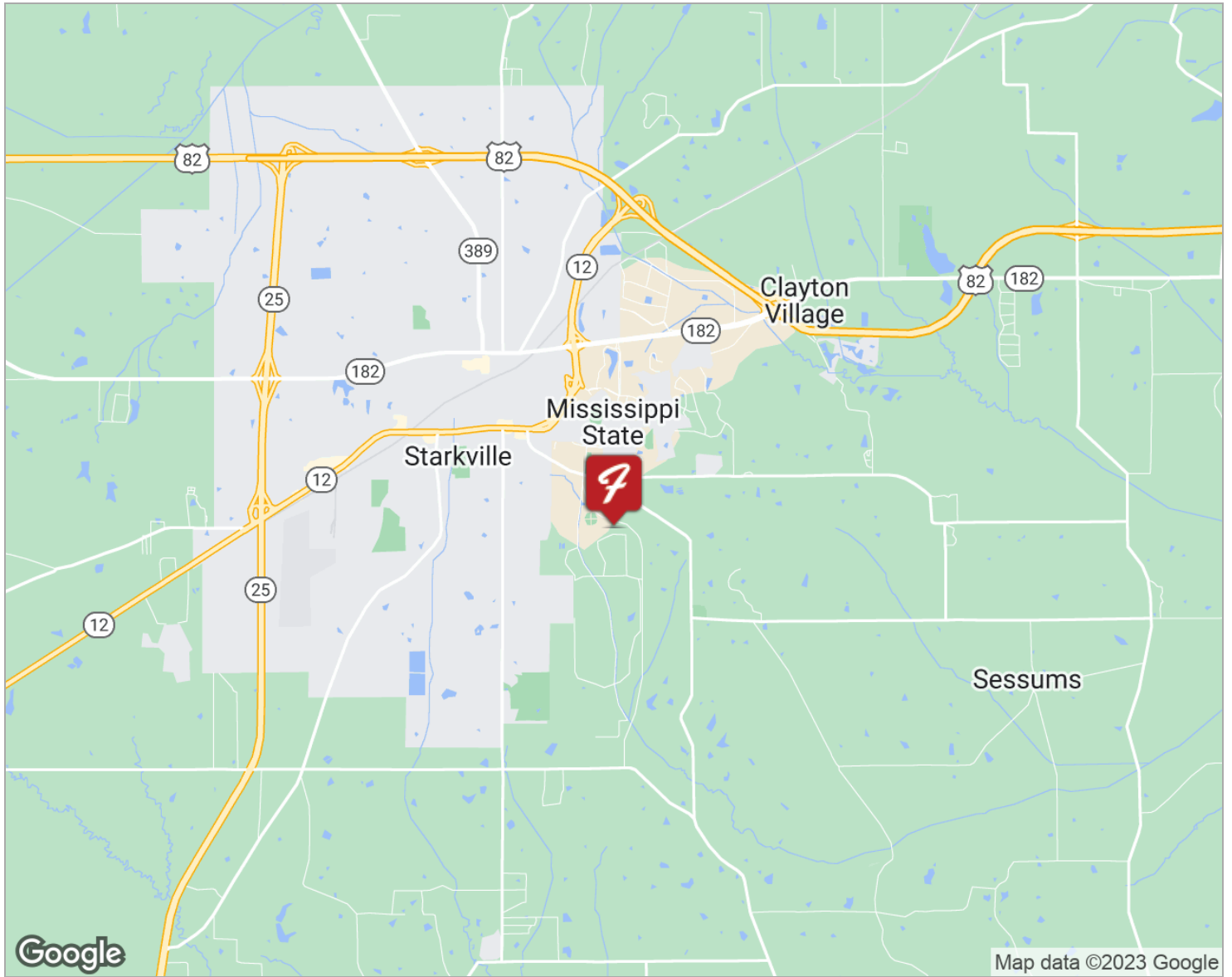
LAND SURVEYS L.L.C.

SERVING THE GOLDEN TRIANGLE AND BEYOND

662-769-0383, DBLANDSURVEYSMS@GMAIL.COM
36 CHOCTAW ROAD, STARKVILLE, MS 39759

BOUNDARIES» LAND SUBDIVISION» LOT SURVEYS ALTA/NSPS SURVEYS»
TOPOGRAPHIC SURVEYS» CONSTRUCTION STAKING» ELEVATION CERTIFICATES

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Google

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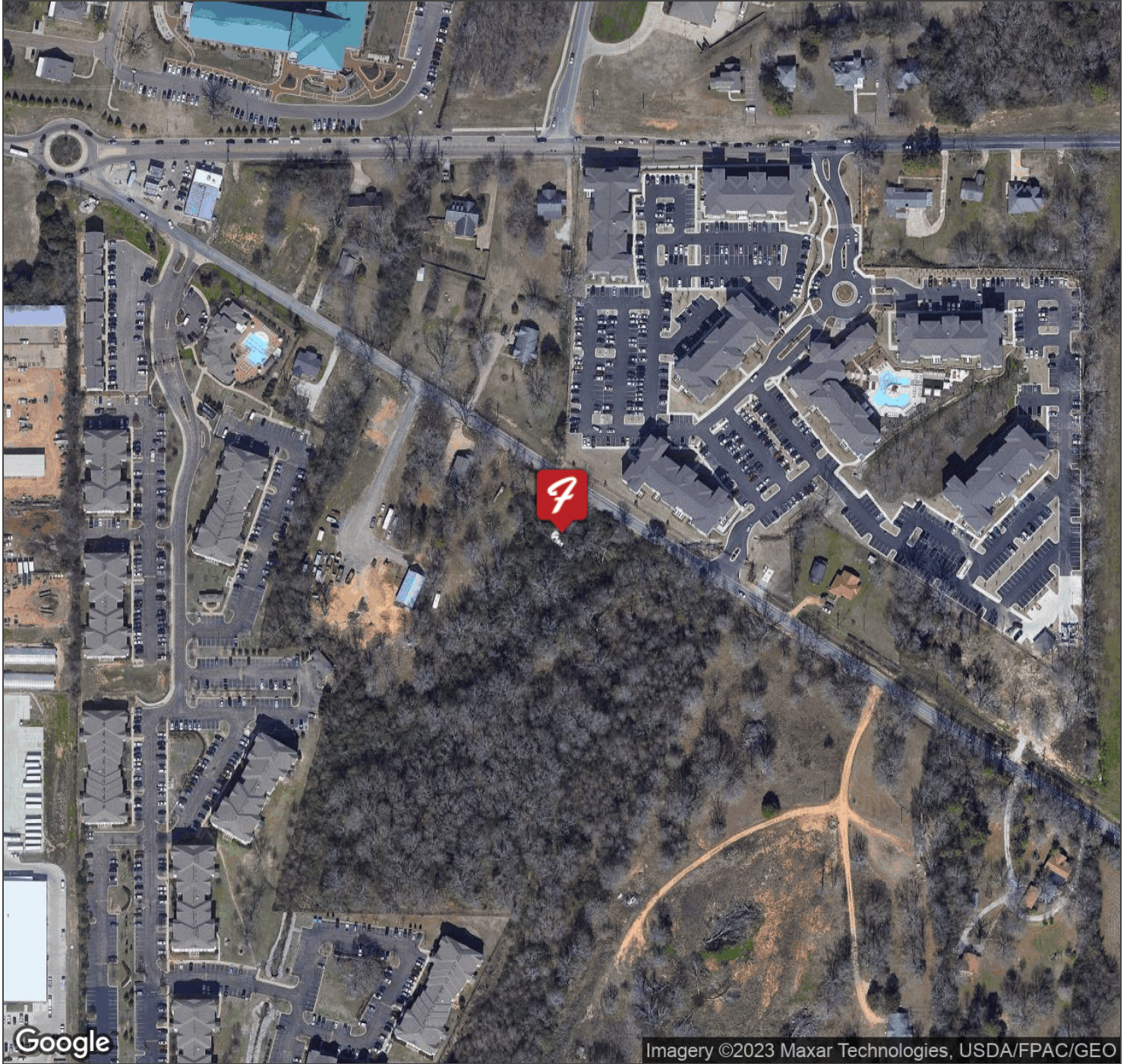
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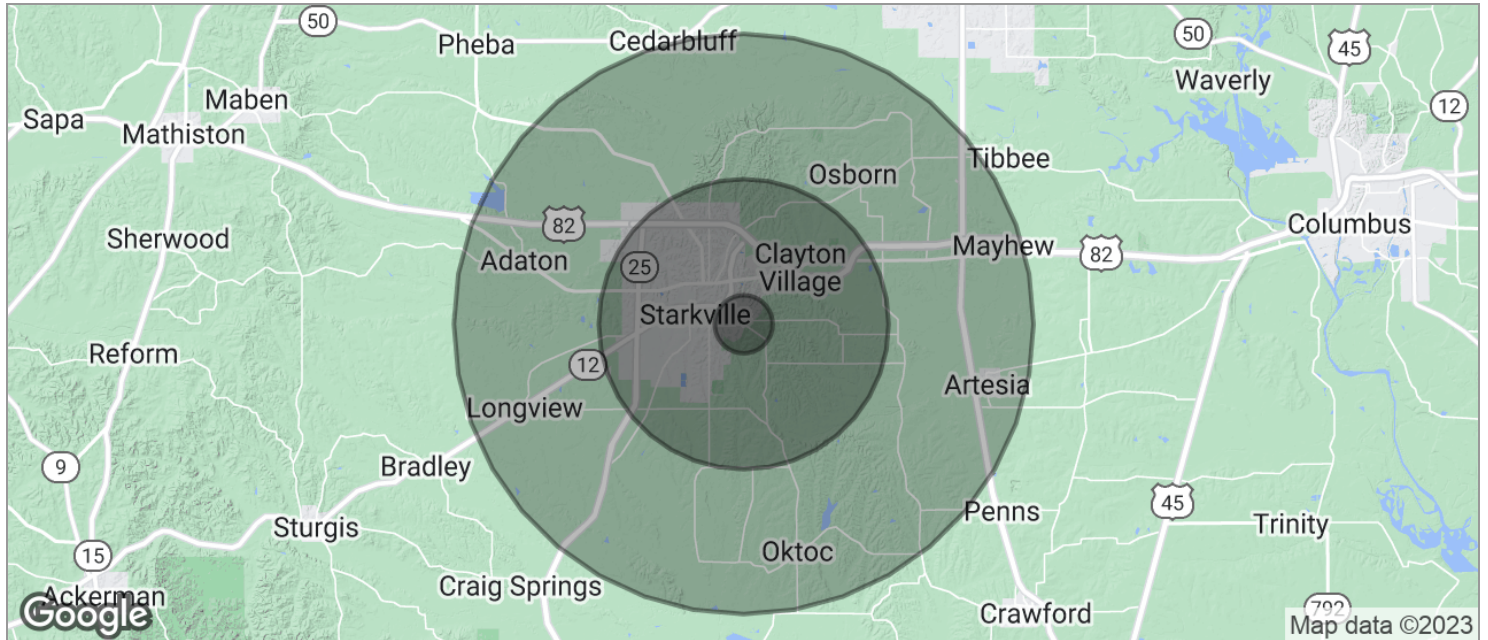
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,644	31,235	45,644
MEDIAN AGE	22.2	25.0	26.0
MEDIAN AGE (MALE)	22.0	24.3	25.5
MEDIAN AGE (FEMALE)	22.7	26.2	26.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	541	12,294	17,437
# OF PERSONS PER HH	3.0	2.5	2.6
AVERAGE HH INCOME	\$65,972	\$44,557	\$45,979
AVERAGE HOUSE VALUE	\$126,897	\$117,649	\$119,532

* Demographic data derived from 2020 ACS - US Census

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