

# 4.98+/- COMMERCIAL ZONED ACRES LOCATED IN STARKVILLE OKTIBBEHA COUNTY, MS



**ATTENTION DEVELOPERS!** Explore the potential of this prime 4.98+/- acre commercial property in Oktibbeha County, MS. Situated within the city limits of Starkville, the parcel boasts 419 feet of frontage along Hwy 25 South. What sets this property apart is its strategic proximity to the upcoming Cornerstone Park, a cutting-edge 124+/- acre athletic complex set to debut in 2024. This Park is poised to become a premier destination in the Southeast for elite sports, recreation, and events.

Additionally, the property is conveniently located near the new Highway Patrol Substation, adding an extra layer of security and potential collaboration. Strategically positioned near Hwy 12, which houses significant retailers including Wal-Mart, Kroger, Lowe's, and George Bryan Airport, this property offers unparalleled visibility and a coveted location. Its commercial zoning makes the site ideal for various developments, including a hotel, restaurant, retail shopping center, or gas station. Development must adhere to the specifications and guidelines of the City of Starkville.

Utilities are readily available, enhancing the convenience of developing this promising property—for comprehensive details and to schedule a showing, contact Harper Day.

**Directions from Wal-Mart on Hwy 12 in Starkville, MS:** Travel approximately .5 miles west and take the Hwy 25 South exit. Travel approximately 0.6 miles and turn left, crossing the Hwy 25 median. The property will be on your right. [GOOGLE MAP LINK](#)

**HARPER DAY**  
BROKER | OWNER

Harper@DayPropertyCo.com

662.268.3017 office | 662.694.9751 cell



**DAY  
PROPERTIES**





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# Interactive Aerial Map



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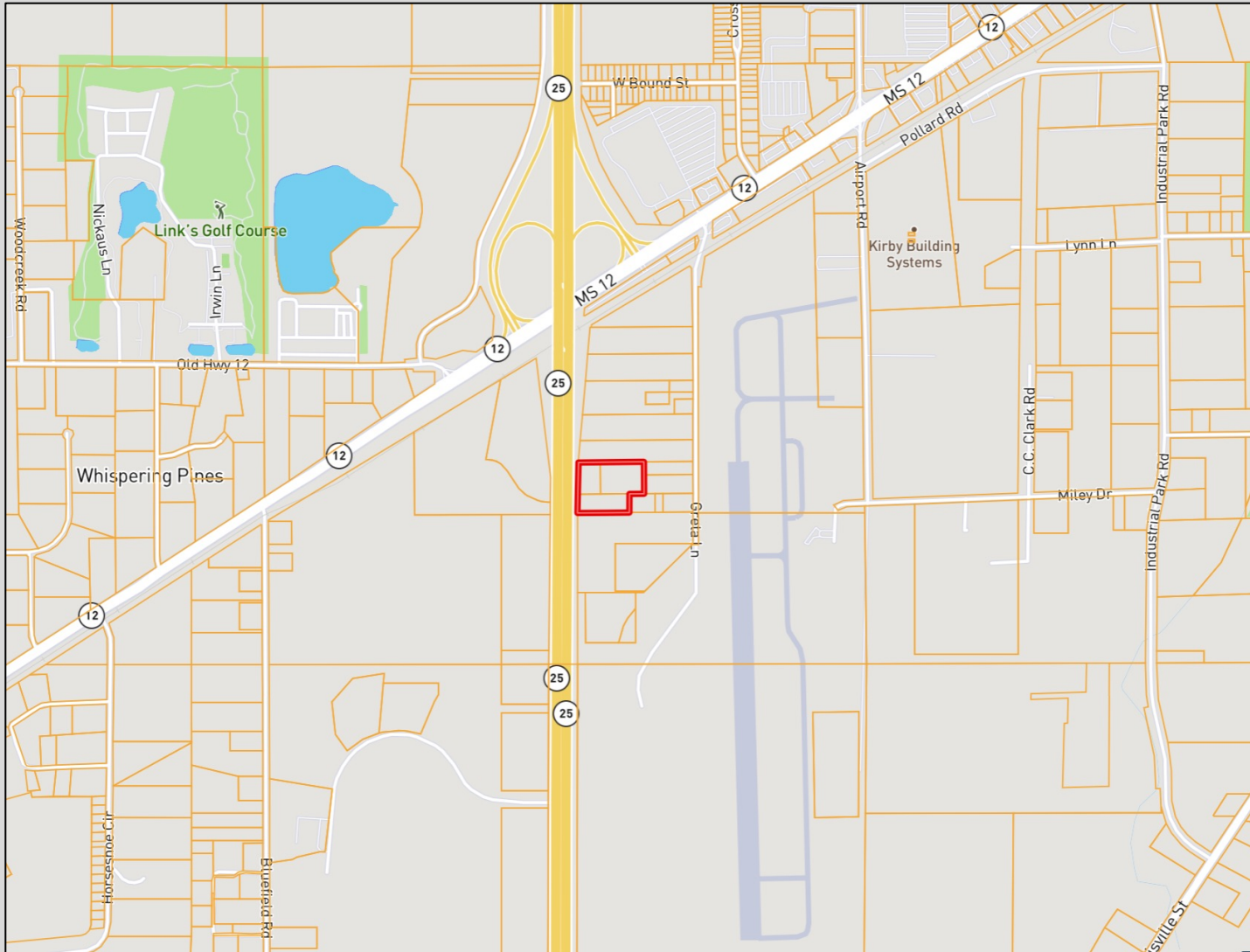
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# Ownership Map



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# Soil Map and Soil Description



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
Ad	Adaton silt loam, 0 to 2 percent slopes	5.57	100%	-	60	3w ?
Totals		0	60	3 Cap.		
5.57 ac ?		Average	Average	Average		

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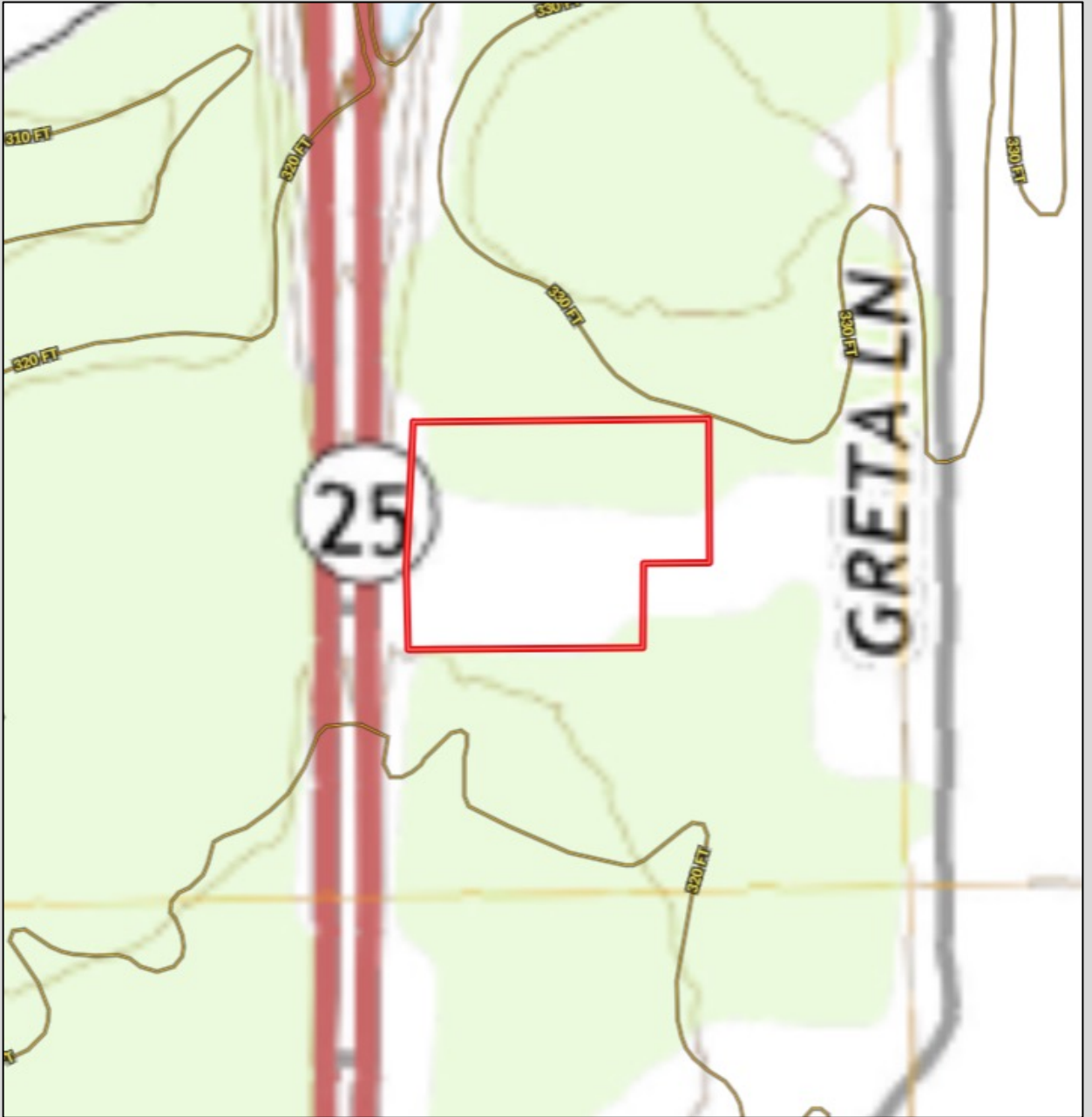
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# Topographical Map



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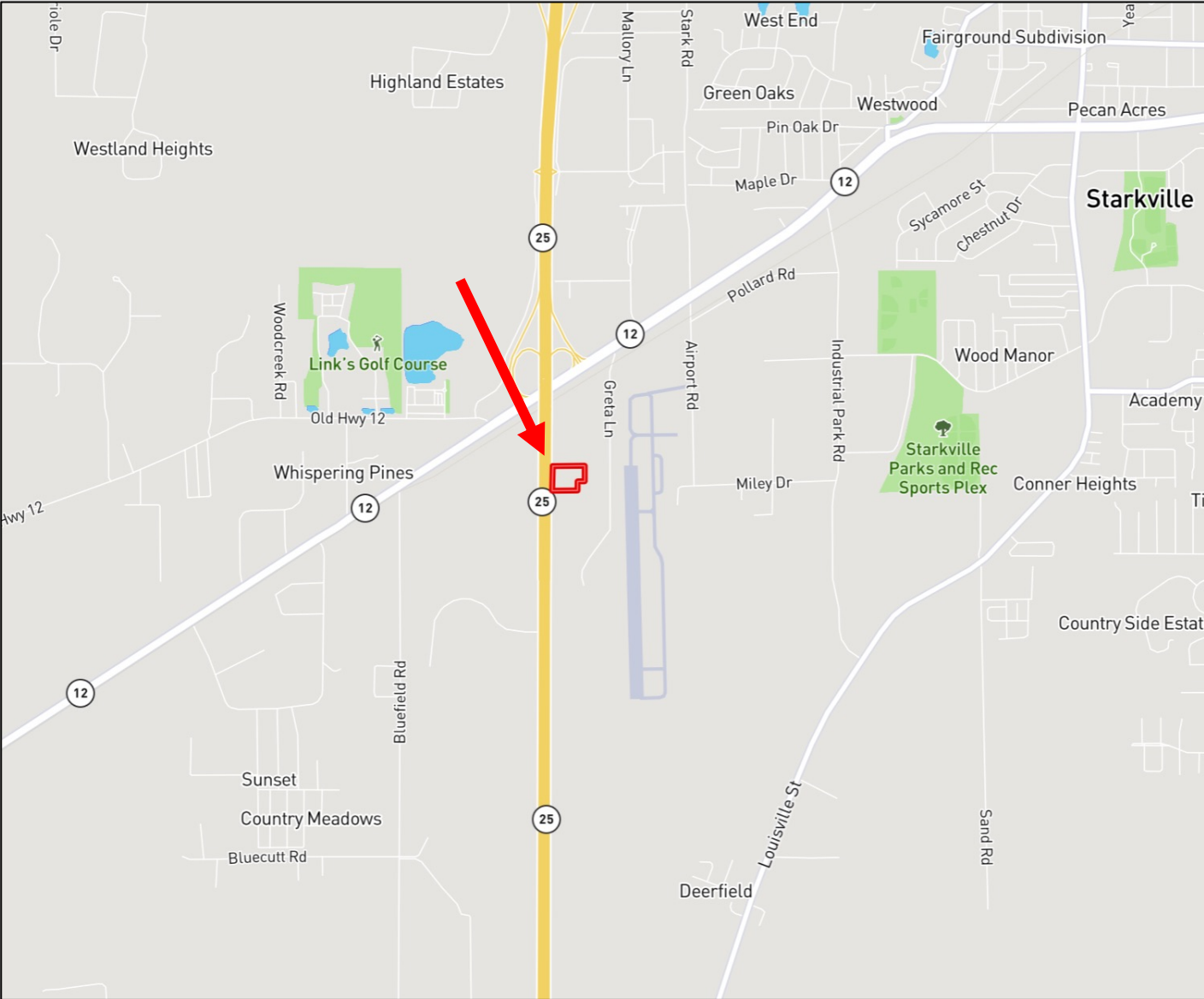
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# Directional Map



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