

LAND FOR SALE

# US HWY 82/389 EXCHANGE

US Hwy 82/389 Exchange, Starkville, MS 39759

**SCOTT FARMER**

Broker/Owner  
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NORTHSTAR INDUSTRIAL PARK  
AMAZON LAST MILE FACILITY  
GARAN MANUFACTURING

US HWY 82/389 EXCHANGE

SUBJECT PROPERTY 23.65~ ACRES



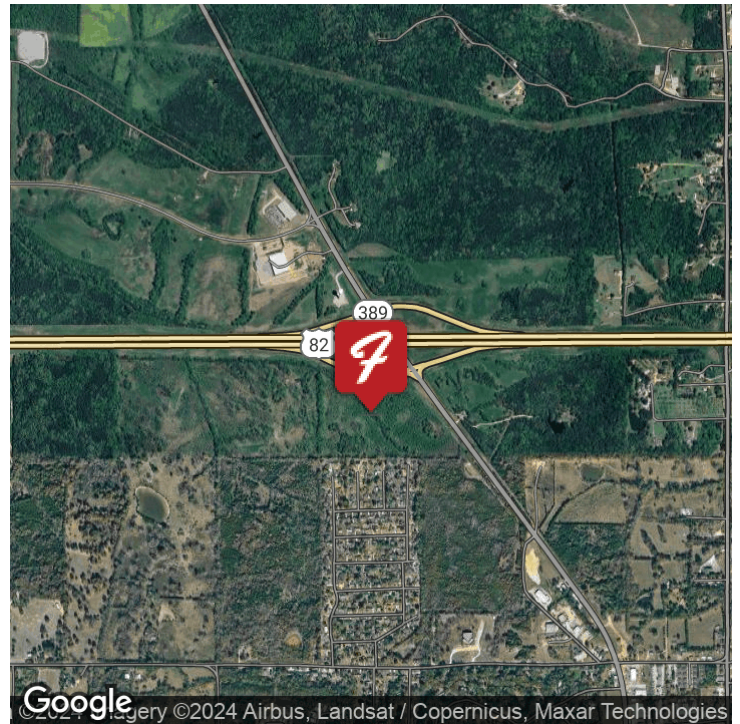
**FARMER COMMERCIAL PROPERTIES**

O. 662.268.8025  
101 S Lafayette Street

farmercommercialproperties.com



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### OFFERING SUMMARY

Sale Price:	\$1,998,425
Available SF:	
Lot Size:	23.65 Acres
Price / Acre:	\$84,500

### PROPERTY OVERVIEW

Starkville, MS - 23.65 acres located on US Highway 82 and Highway 389 exchange. This prime 23.65 acre tract is located very near Northstar Industrial Park which is home to the new Amazon Last Mile Facility and Garan Manufacturing. This property is also located just 5-6 minutes from downtown Starkville. Also, just 15 minutes from Columbus and their ever expanding industrial park. Starkville is a (SEC) Southeastern Conference College Town that is growing leaps and bounds. US Highway 82 is a major commercial thoroughfare throughout the Southeast and across the country. This property is zoned (O) - Optional District, which allows for a lot of possibilities for development. Thousands of vehicles pass thru this location daily. Great opportunity for development with this property.

### PROPERTY HIGHLIGHTS

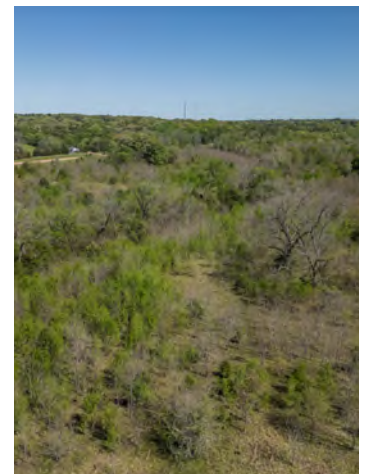
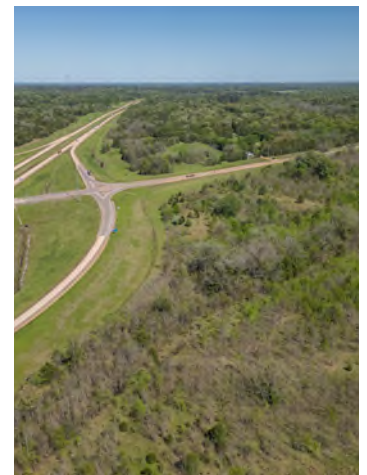
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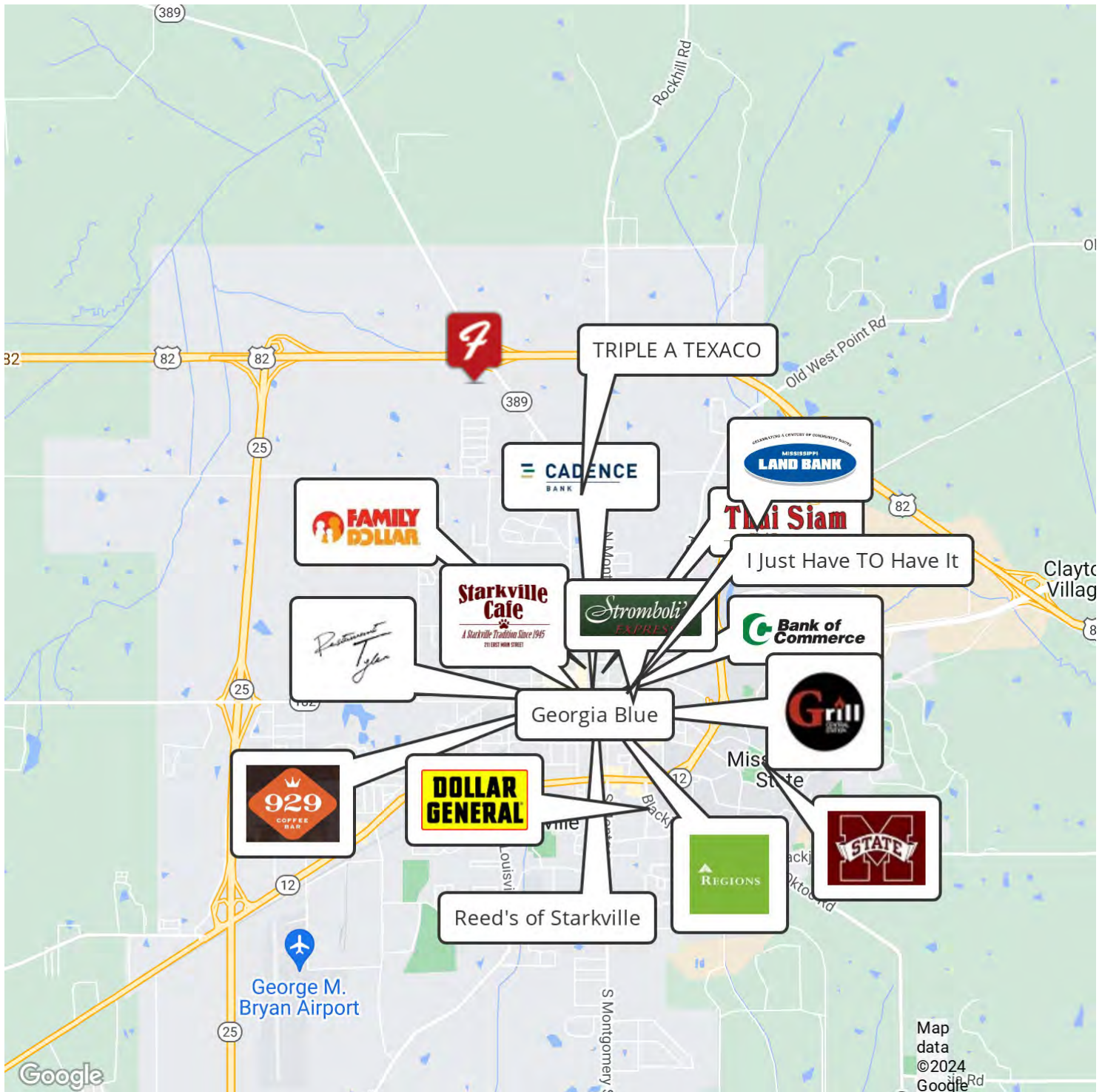
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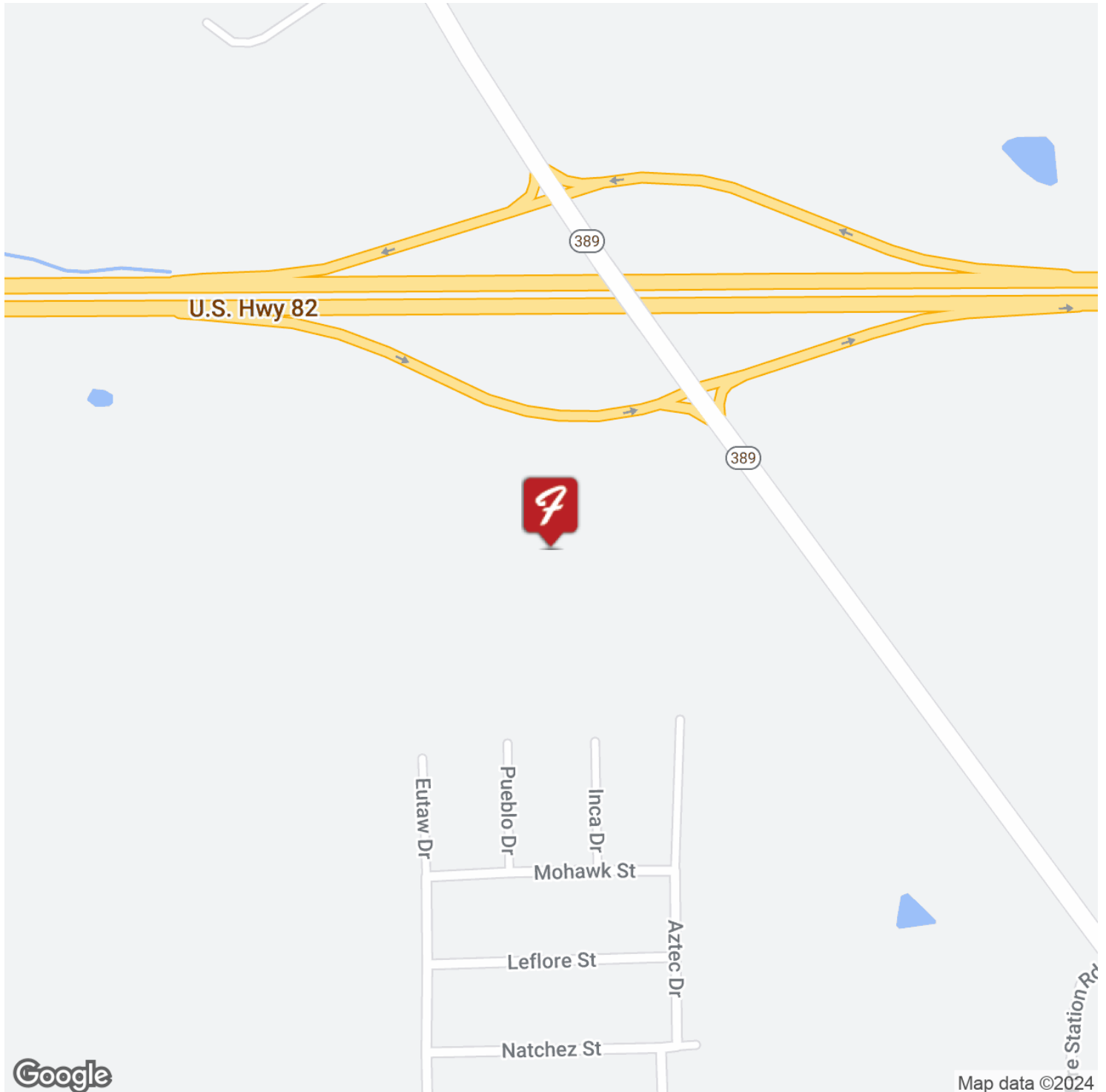


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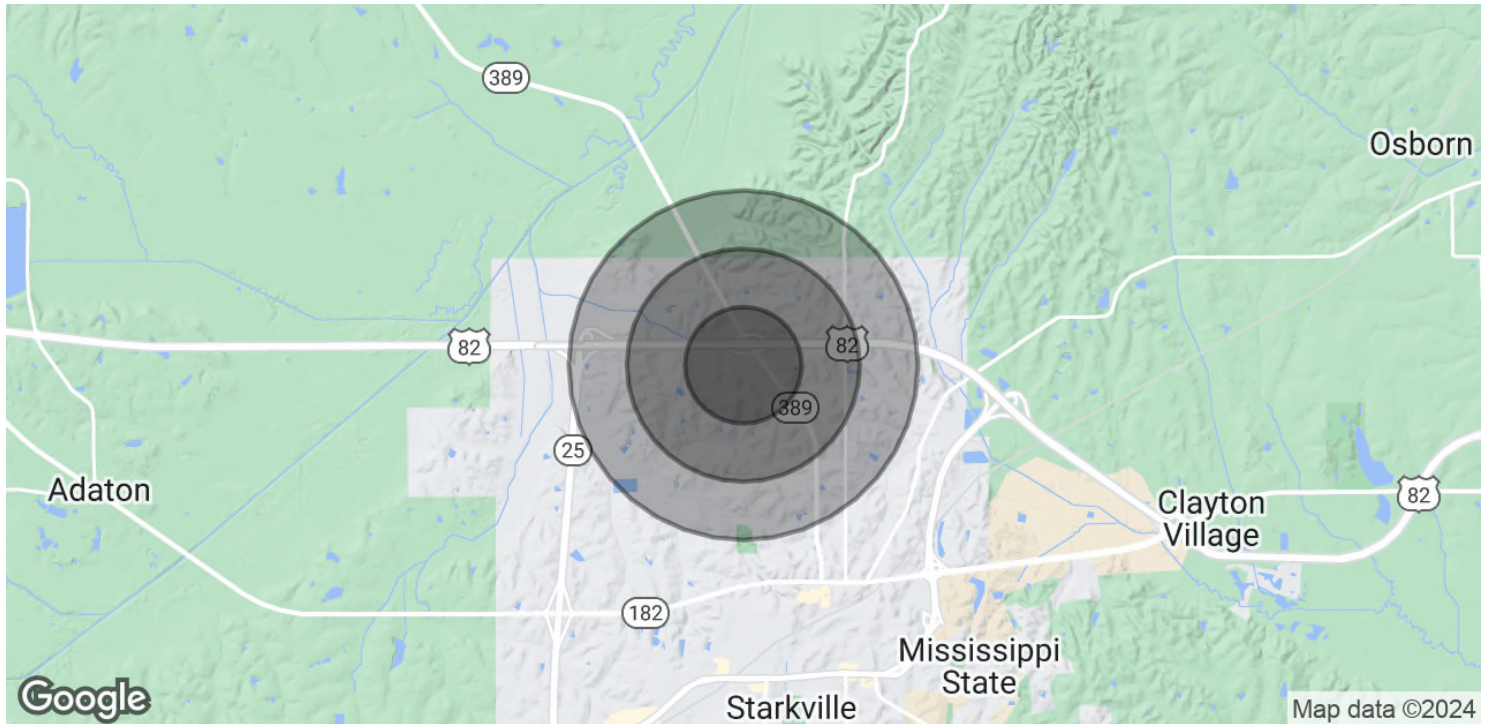
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,682	6,443	12,204
Average Age	28.8	27.5	28.3
Average Age (Male)	28.2	26.6	27.2
Average Age (Female)	29.9	28.7	29.4

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	787	3,054	5,572
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$37,330	\$35,299	\$39,978
Average House Value	\$117,859	\$119,981	\$123,696

2020 American Community Survey (ACS)

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