

LAND FOR SALE

# LOUISVILLE, LYNN LANE, ACADEMY RD.

Starkville, MS 39759

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**FARMER COMMERCIAL PROPERTIES**

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# STARKVILLE, MS 39759



## OFFERING SUMMARY

**Sale Price:** \$1,585,000.00

**Price / Acre:** \$200,887

**Lot Size:** 7.76 Acres

**Zoning:** C

## PROPERTY OVERVIEW

Outstanding prime commercial location best describes this 7.76 acre +/- tract. Ideal site for quality mixed-use development. LOCATED IN AN OPPORTUNITY ZONE. Listing price is based on purchase of entire tract. Under the city's new comprehensive plan, permitted uses include Restaurants, Apartments, Hotels, Medical Facilities, and Assisted Living. This excellent development property has frontage on Louisville Rd, Lynn Lane & Academy Rd. High traffic & visibility from every vantage point. Property includes hard corner with traffic light. Great ingress and egress opportunities for your new development. This property is positioned near both high density residential and multi-family. This prime commercial property is situated on a major thoroughfare, and well-positioned for any commercial development, medical practice or any health-related business.

## LOCATION OVERVIEW

Starkville - take Hwy 12 W, left on Louisville Rd - property on the left with frontage on Lynn Lane, Louisville Rd, and Academy Rd. Watch for sign.

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## Lynn Lane Corridor

Excellent Visibility & Connectivity

- \* 1.3 mi - Miss State University Campus
- \* 0.2 mi - South Montgomery (high growth residential)
- \* Adjacent - Starkville Academy & Starkville High School
- \* 1.1 mi - City Sportsplex
- \* 0.8 mi - Highway 12

Downtown District

Mississippi State University

So. Montgomery St

Highway 12

Starkville High School

Louisville St.

High Growth Single Family Residential

So. Montgomery St

Lynn Lane

Under Development

3.6 ac

SOLD

SOLD

SOLD

SOLD

Under Development

Starkville Academy

7.76 ac

SOLD

Lynn Lane

Major Retail

Starkville Sportsplex



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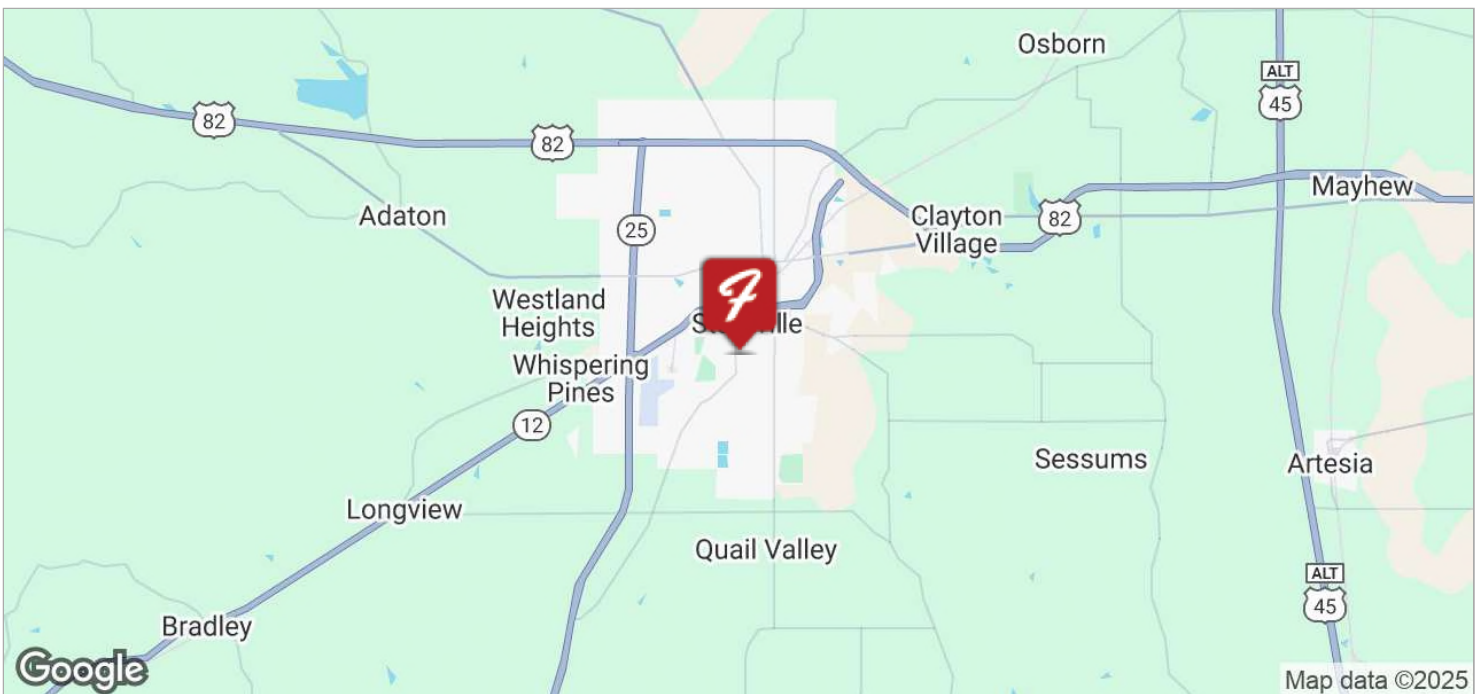
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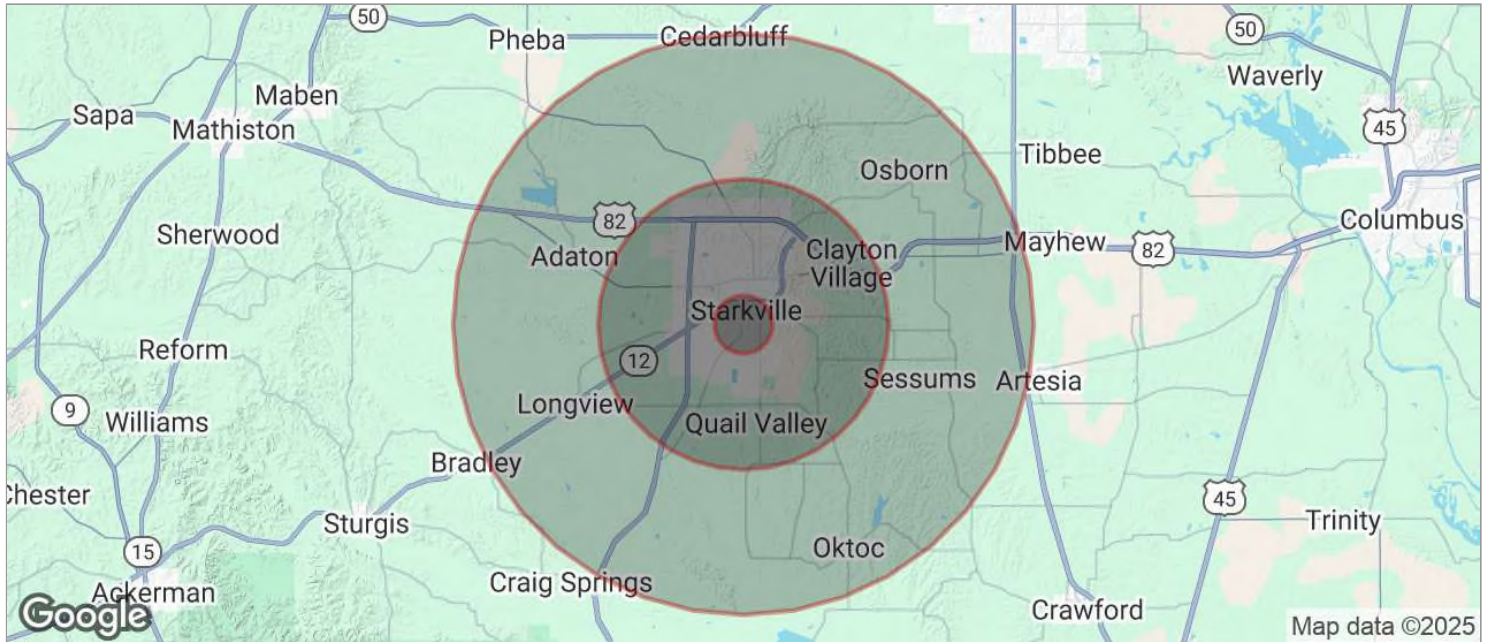
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,133	31,442	45,444
MEDIAN AGE	25.5	25.5	26.2
MEDIAN AGE (MALE)	24.7	24.6	25.6
MEDIAN AGE (FEMALE)	26.9	26.7	27.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	952	12,527	17,546
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$41,949	\$44,670	\$46,174
AVERAGE HOUSE VALUE	\$132,031	\$115,284	\$118,069

\* Demographic data derived from 2020 ACS - US Census

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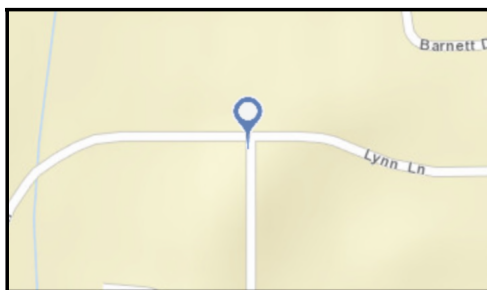
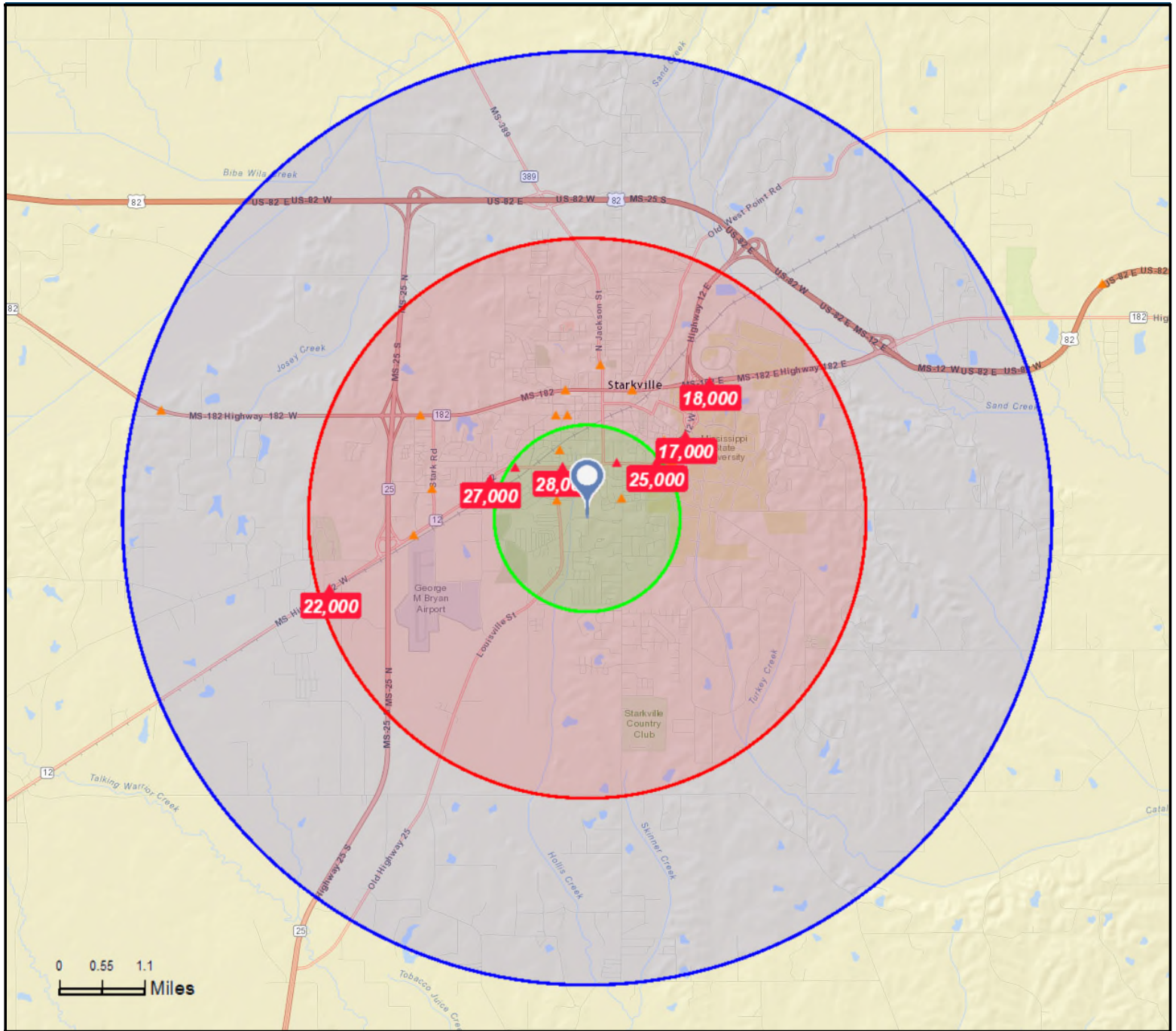
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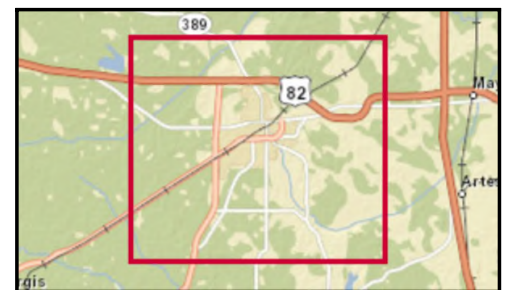


Academy & Lynn Ln.  
 49 Lynn Ln, Starkville, Mississippi, 39759  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.44591  
 Longitude: -88.81654



- 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.



# Executive Summary

Lynn Ln. & Academy Rd.  
 48 Lynn Ln, Starkville, Mississippi, 39759  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33,44612  
 Longitude: -88,81663

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,928	27,112	33,025
2010 Population	8,042	29,744	37,343
2015 Population	8,285	31,535	39,372
2020 Population	8,575	33,212	41,255
2000-2010 Annual Rate	0.14%	0.93%	1.24%
2010-2015 Annual Rate	0.57%	1.12%	1.01%
2015-2020 Annual Rate	0.69%	1.04%	0.94%
2015 Male Population	49.4%	50.1%	50.2%
2015 Female Population	50.6%	49.9%	49.8%
2015 Median Age	26.2	24.7	25.0

In the identified area, the current year population is 39,372. In 2010, the Census count in the area was 37,343. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 41,255 representing a change of 0.94% annually from 2015 to 2020. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 26.2, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	59.8%	59.9%	58.6%
2015 Black Alone	33.3%	34.2%	36.0%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	4.7%	3.9%	3.5%
2015 Pacific Islander Alone	0.1%	0.1%	0.0%
2015 Other Race	0.8%	0.5%	0.5%
2015 Two or More Races	1.2%	1.3%	1.2%
2015 Hispanic Origin (Any Race)	2.5%	2.0%	1.8%

Persons of Hispanic origin represent 1.8% 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 54.3 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	3,664	10,021	12,194
2010 Households	3,891	11,547	14,657
2015 Total Households	4,042	12,327	15,620
2020 Total Households	4,211	13,138	16,561
2000-2010 Annual Rate	0.60%	1.43%	1.86%
2010-2015 Annual Rate	0.73%	1.25%	1.22%
2015-2020 Annual Rate	0.82%	1.28%	1.18%
2015 Average Household Size	2.03	2.21	2.24

The household count in this area has changed from 14,657 in 2010 to 15,620 in the current year, a change of 1.22% annually. The five-year projection of households is 16,561, a change of 1.18% annually from the current year total. Average household size is currently 2.24, compared to 2.27 in the year 2010. The number of families in the current year is 7,504 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.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$27,096	\$26,865	\$27,576
2020 Median Household Income	\$32,215	\$30,752	\$31,115
2015-2020 Annual Rate	3.52%	2.74%	2.44%
<b>Average Household Income</b>			
2015 Average Household Income	\$49,342	\$44,617	\$44,529
2020 Average Household Income	\$55,590	\$49,875	\$49,732
2015-2020 Annual Rate	2.41%	2.25%	2.23%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$23,817	\$18,334	\$18,285
2020 Per Capita Income	\$26,988	\$20,625	\$20,566
2015-2020 Annual Rate	2.53%	2.38%	2.38%

Current median household income is \$27,576 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$31,115 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$44,529 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$49,732 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$18,285 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,566 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,931	10,798	13,216
2000 Owner Occupied Housing Units	1,270	4,229	5,841
2000 Renter Occupied Housing Units	2,394	5,792	6,353
2000 Vacant Housing Units	267	777	1,022
2010 Total Housing Units	4,311	12,668	16,167
2010 Owner Occupied Housing Units	1,255	4,351	6,163
2010 Renter Occupied Housing Units	2,636	7,196	8,494
2010 Vacant Housing Units	420	1,121	1,510
2015 Total Housing Units	4,395	13,235	17,011
2015 Owner Occupied Housing Units	1,305	4,649	6,451
2015 Renter Occupied Housing Units	2,737	7,677	9,169
2015 Vacant Housing Units	353	908	1,391
2020 Total Housing Units	4,519	13,973	17,886
2020 Owner Occupied Housing Units	1,377	4,972	6,793
2020 Renter Occupied Housing Units	2,834	8,165	9,768
2020 Vacant Housing Units	308	835	1,325

Currently, 37.9% of the 17,011 housing units in the area are owner occupied; 53.9%, renter occupied; and 8.2% 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 16,167 housing units in the area - 38.1% owner occupied, 52.5% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$228,896, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 0.39% annually to \$233,432.

**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.