

OFFICE BUILDING FOR SALE

# 254 EAST STREET

West Point, MS 39773

**SCOTT FARMER**

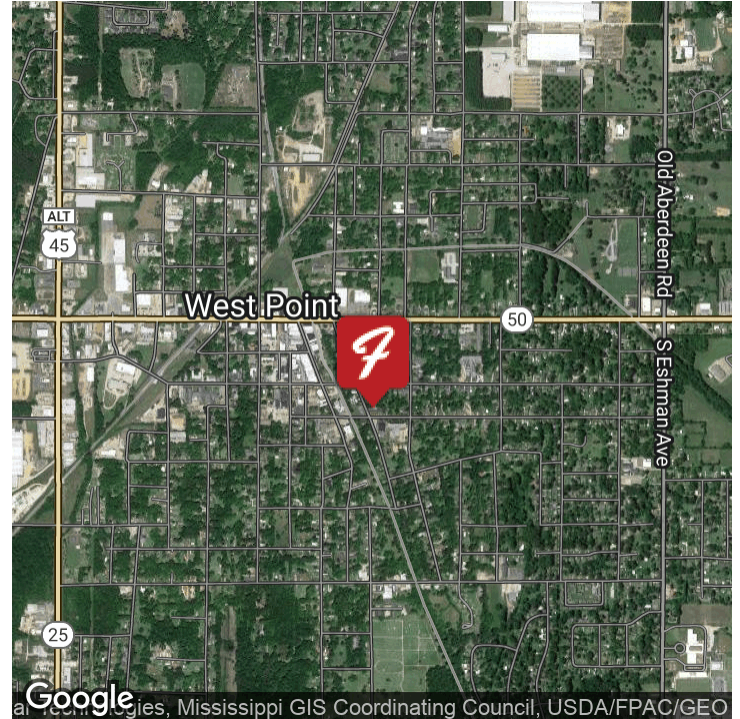
Broker/Owner  
C. 662.341.5205  
scott@farmercommercialproperties.com



**FARMER COMMERCIAL PROPERTIES**  
O. 662.268.8025  
101 S Lafayette Street Ste 31  
Starkville, MS 39759  
farmercommercialproperties.com



# WEST POINT, MS 39773



## OFFERING SUMMARY

<b>Sale Price:</b>	\$350,000.00
<b>Building Size:</b>	1,838 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	0.78 Acres
<b>Price / SF:</b>	\$190.42
<b>Zoning:</b>	Residential-Office

## PROPERTY OVERVIEW

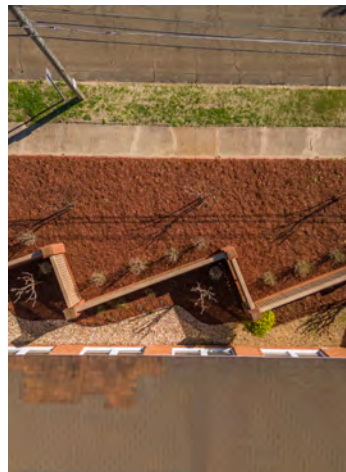
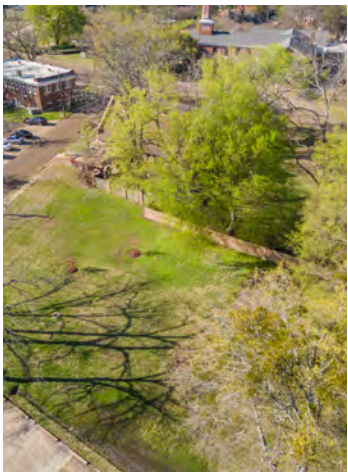
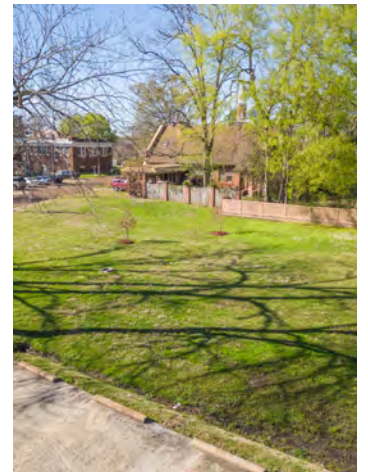
West Point, MS. 254 East Street. Remodeled professional office situated on corner of East Street and Westbrook. Incredible downtown office featuring 1838 SF, reception room, administrative area, 4 offices, new ADA bathroom, 1 1/2 addition bathrooms, kitchen area, and lots of storage. This property is situated near and across from both professional and government offices, in addition to schools and abundance of roof tops. This brick exterior office could easily adapt to most any medical or professional use. Grounds are professionally landscaped with outstanding views from every vantage point. Wonderful concrete parking lot with excellent ingress/egress. In addition, extra lot for expansion or build to suit for additional commercial opportunities. This location would create an "instant presence" for your next business.

for more information contact:

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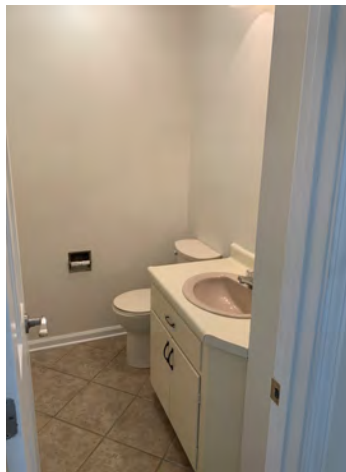
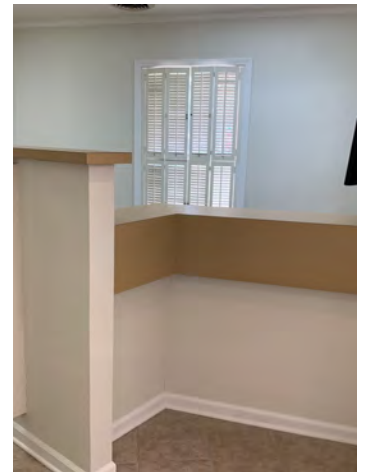
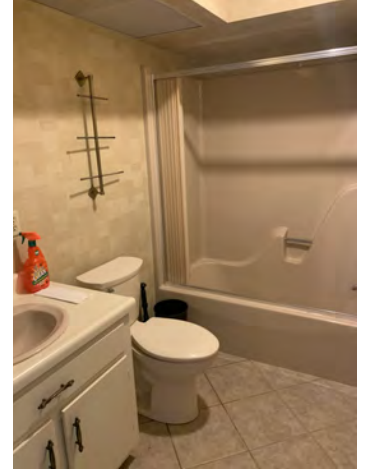
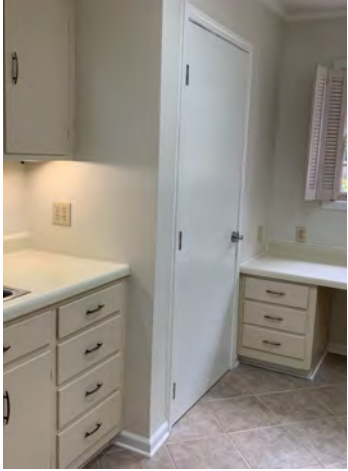
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- (8) Resource Extraction

#### 8.8.5. Development Standards of General Applicability.

All uses and structures in the R-3 District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 2,500 sq. ft. per d.u.; 1 acre for churches, schools, country clubs, Life Care Communities, nursing homes, cemeteries and mausoleums.
- (2) Minimum Lot Width - 20 ft. per d.u.
- (3) Minimum Front Yard - 25 ft.

The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the West Point Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.

- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 50%

#### 8.8.6. Development Standards for Manufactured Home Subdivisions

Manufactured Homes that are permanently affixed to a foundation may only be placed in Manufactured Home Subdivisions approved in accordance with the terms of this Ordinance. Approvals required include Major Conditional Use approval, Site Plan approval and Subdivision approval. Development standards shall be as follows:

- (1) Minimum Subdivision size - 5 acres.
- (2) Minimum Lot Area - 10,000 sq. ft. per home.
- (3) Minimum Lot Width - 100 ft. per home.
- (4) Minimum Yards and Maximum Building Height and Lot Coverage - as per Section 8.8.5 above.
- (5) Building design shall conform to the standards of Section 13.1.2(d).
- (6) Landscaping of each manufactured home subdivision shall be in accordance with Chapter 13, Part 2.

#### 8.8.8. Development Standards for Duplex Dwelling Developments in R-3 Districts

The construction of duplexes within any R-3 District shall comply with all development standards for R-2 Districts as contained in Section 8.7.5.

#### 8.8.9. Development Standards for Single Family Dwellings in R-3 Districts

The construction of single-family dwellings within any R-3 District shall comply with all development standards for R-1S Districts as contained in Sections 8.6.5 and 8.6.6.

### PART 9. R-O RESIDENTIAL/OFFICE MIXED DISTRICT

#### 8.9.1. Purpose and Intent

The purpose of this district is to provide for orderly conversion of older residential structures to limited office uses in older residential neighborhoods. It is the specific intent of this district that such conversions be compatible in design with surrounding residential properties, and that commercial establishments of a retail nature, which require constant short-term parking and generate substantial volumes of vehicular traffic be prohibited.

#### 8.9.2. Permitted Uses

The following uses may be established as permitted uses in the R-O District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Day Care Homes, Small

- (2) Detached Dwellings
- (3) Home Occupations
- (4) Offices, Medical
- (5) Offices, Other than Medical
- (6) Personal Service Establishments
- (7) Parks
- (8) Public Safety Stations
- (9) Recreation Centers
- (10) Satellite Dish Antennas
- (11) Signs
- (12) Swimming Pools

#### 8.9.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-O District, subject to approval by the Director of the Planning and Development in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Crematories
- (3) Day Care Homes, Large
- (4) Funeral Homes
- (5) Home Businesses
- (6) Libraries
- (7) Manufactured Building used for Non-Residential Purposes
- (8) Museums
- (9) Parking Garages
- (10) Parking Lots on Separate Lots
- (11) Personal Care Homes (Ordinance of 11-05-96)
- (13) Recycling Drop Off Stations
- (14) Schools

#### 8.9.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-O District, subject to approval by the Board of Mayor and Selectmen in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and Breakfast
- (2) Day Care Centers
- (3) Coliseums & Stadiums
- (4) Guest House
- (5) Multi-Family Dwellings up to 12 d.u./acre
- (6) Public Utility Facilities
- (7) Resource Extraction
- (8) Restaurants
- (9) Retail Stores up to 20,000 sq. ft.

#### 8.9.5. Development Standards of General Applicability

All uses and structures in the R-O District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 8,500 sq. ft.; 1 acre for churches, schools and funeral homes.
- (2) Minimum Lot Width - 75 ft.
- (3) Minimum Front Yard - 30 ft.

The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the West Point Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.

- (4) Minimum Side Yards - 8 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 35%

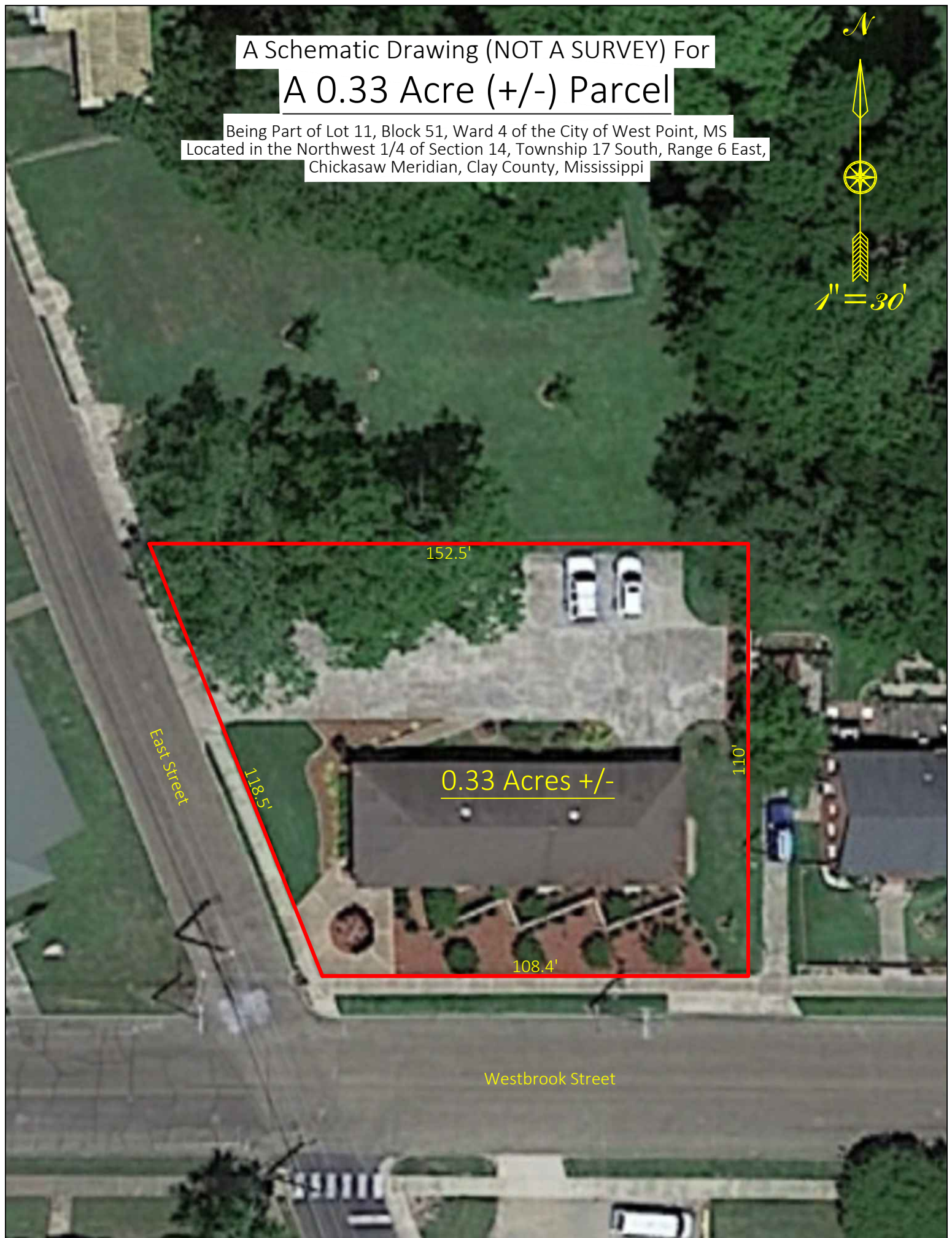
#### 8.9.6. Supplemental Development Standards

- (1) No parking lots shall be allowed in the front yard.
- (2) No conditional use shall be granted for any retail use which is projected to generate more than 30 vehicular trips per day. For



# A Schematic Drawing (NOT A SURVEY) For A 0.33 Acre (+/-) Parcel

Being Part of Lot 11, Block 51, Ward 4 of the City of West Point, MS  
Located in the Northwest 1/4 of Section 14, Township 17 South, Range 6 East,  
Chickasaw Meridian, Clay County, Mississippi



**NOTES:**

1. Lines represented on this drawing are record lines or scaled from existing maps.
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.: 23-025  
PROJECT NAME: Yates Schematic (Part. Lot 11, Block 51)  
CLIENT: Farmer Commercial Properties  
101 S. LaFayette Street, Ste 31  
Starkville, MS 39759  
DRAWING: ChickasawT17sR06e.dwg  
DRAWING DATE: 2023-02-14-T  
DRAWING SCALE: 1"=30'  
DRAFTED BY: WDB  
CHECKED BY: WDB  
FIELD WORK BEGUN: N/A  
FIELD WORK FINISHED: N/A  
FIELD CREW: N/A



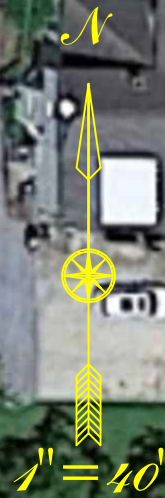
662-769-0383, [DBLANDSURVEYSMS@GMAIL.COM](mailto:DBLANDSURVEYSMS@GMAIL.COM)  
36 CHOCTAW ROAD, STARKVILLE, MS 39759

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



# A Schematic Drawing (NOT A SURVEY) For A 0.45 Acre (+/-) Parcel

Being Part of Lot 10, Block 51, Ward 4 of the City of West Point, MS  
Located in the Northwest 1/4 of Section 14, Township 17 South, Range 6 East,  
Chickasaw Meridian, Clay County, Mississippi



#### NOTES:

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2. This drawing does not constitute a survey of the property depicted
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Starkville, MS 39759  
DRAWING: ChickasawT17sR06e.dwg  
DRAWING DATE: 2023-02-14-T  
DRAWING SCALE: 1"=40'  
DRAFTED BY: WDB  
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](mailto:DBLANDSURVEYSMS@GMAIL.COM)  
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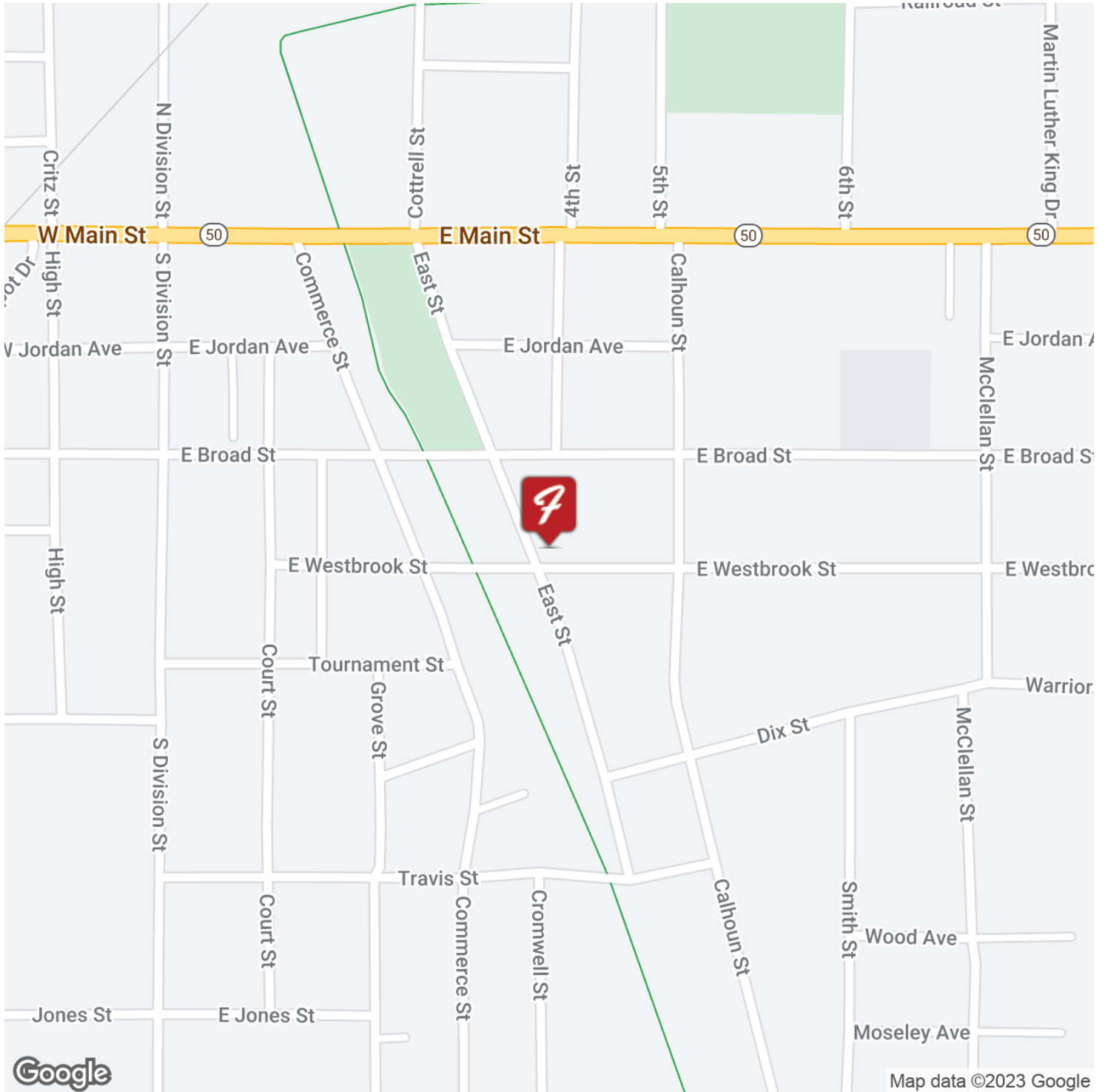
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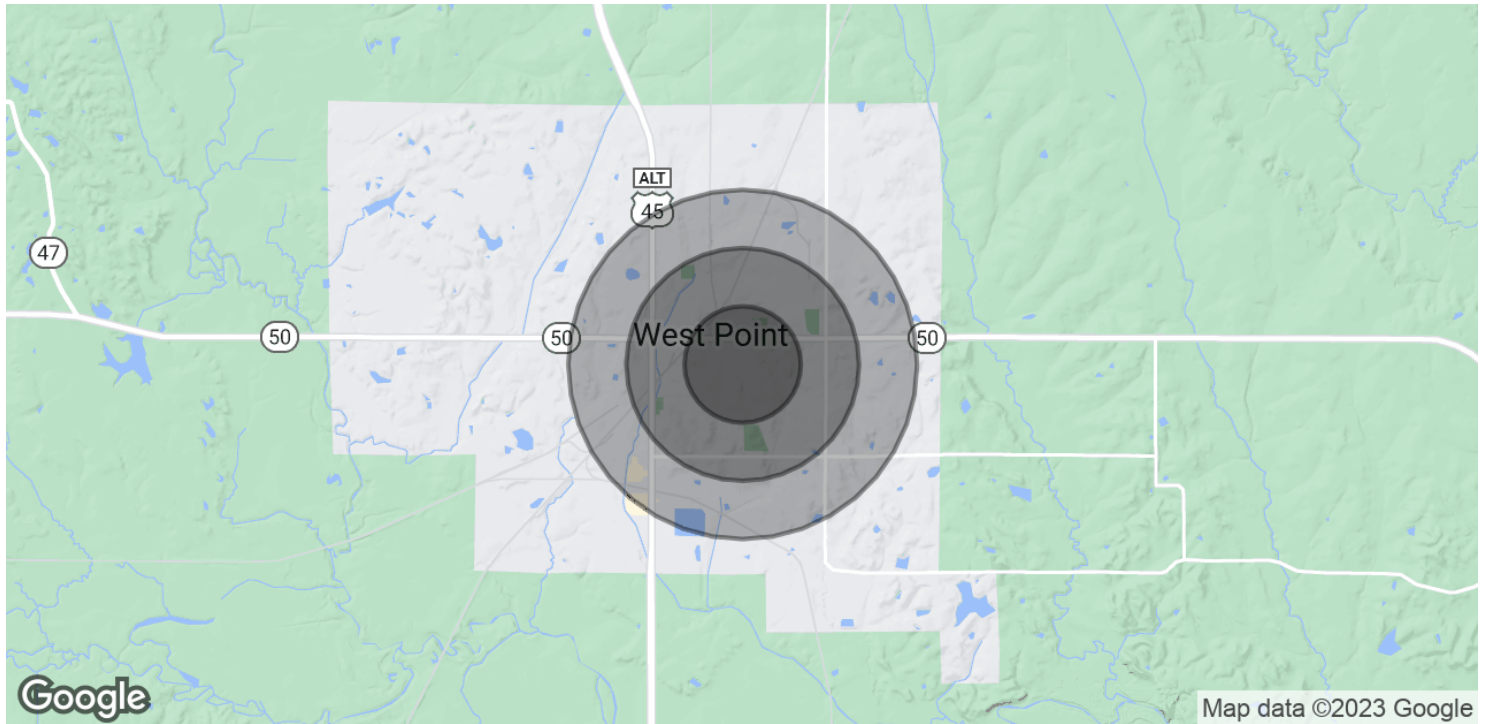
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,430	4,561	7,341
Average Age	38.6	40.0	38.3
Average Age (Male)	32.9	31.9	29.6
Average Age (Female)	49.4	45.9	42.6

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	712	2,184	3,434
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$40,338	\$39,193	\$40,426
Average House Value	\$88,559	\$89,304	\$86,727

\* Demographic data derived from 2020 ACS - US Census

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