

15 +/- Acre Development Opportunity Oktibbeha County, MS



15 +/- Acres

\$200,000

HWY 182

Incredible development opportunity in Oktibbeha County, MS! This 15 +/- acre property is just outside the city limits of Starkville, MS, and is conveniently located a short five miles from Mississippi State University. This property would make a tremendous location for a commercial business. This property features a high traffic count, and approximately 420 +/- feet of paved road frontage on Hwy 182. Utilities include a deeded easement to existing City of Starkville sewer gathering system, three phase electricity, and access to an existing eight-inch waterline. The city of Starkville City Limits is the Eastern property line (you literally cannot get any closer to The City of Starkville). Take advantage of the accommodating Oktibbeha County Site Development Permit Guidelines. This property is conveniently located to Hwy 25, Hwy 82, and Hwy 12. This property is in a rapidly expanding portion of Oktibbeha County, with several new residential developments currently in the construction process. The Northeast portion of the property is most suitable for development. Additional acreage is available. Call Harper Day to view this spectacular property!

Directions from the intersection of Hwy 182 and Hwy 25 West of Starkville: Travel West 0.7 miles on Hwy 182 and the property will be on your left. [GOOGLE MAP HERE](#)



call me today!

HARPER DAY, REALTOR®
Harper@TomSmithLand.com
662.268.6333 office | 662.694.9751 cell



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Information is believed to be accurate but not guaranteed



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AERIAL MAP



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ADDITIONAL ACREAGE MAP



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PROXIMITY MAP TO CITY LIMITS OF STARKVILLE



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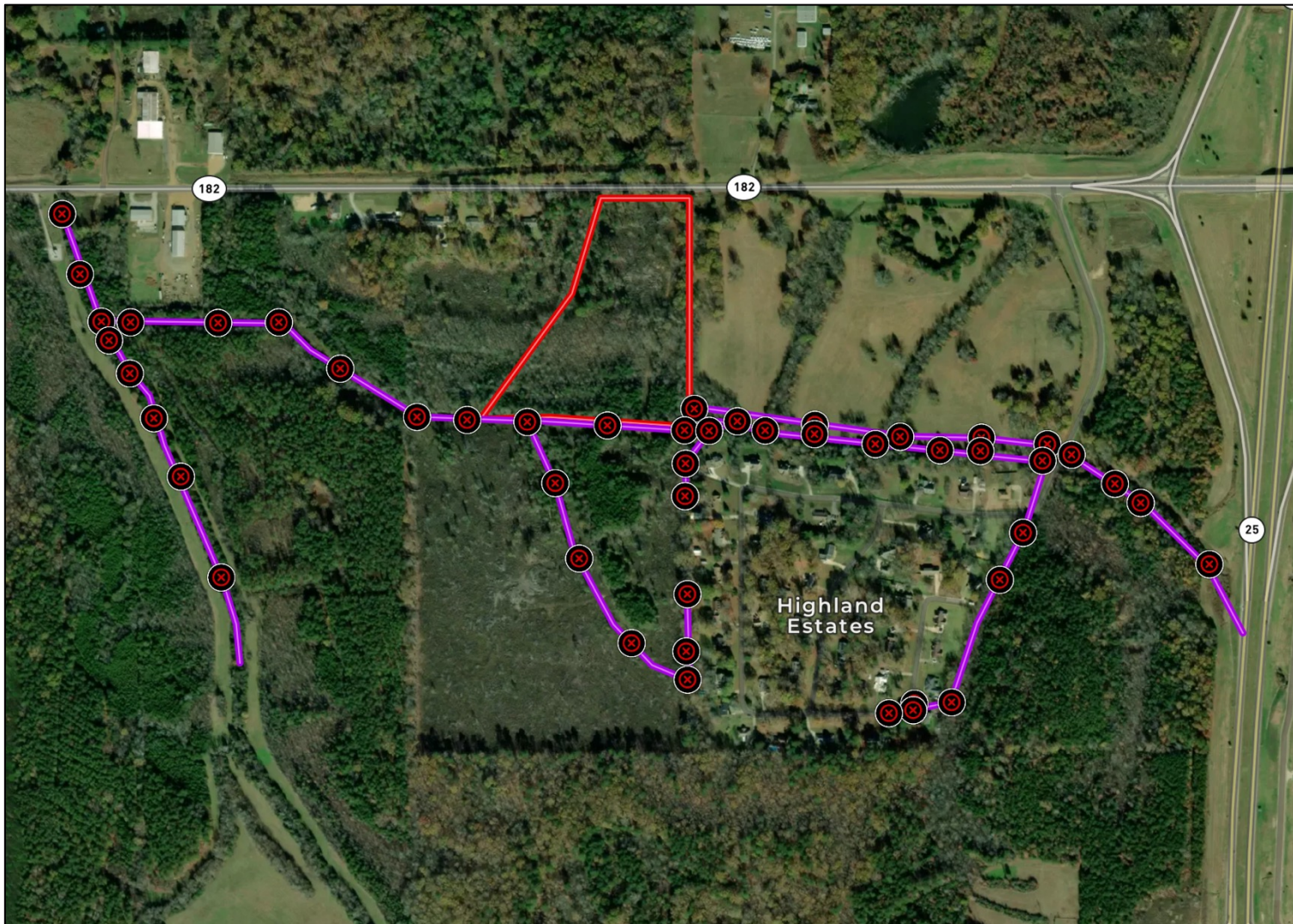


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Existing Sewage Gathering System Map



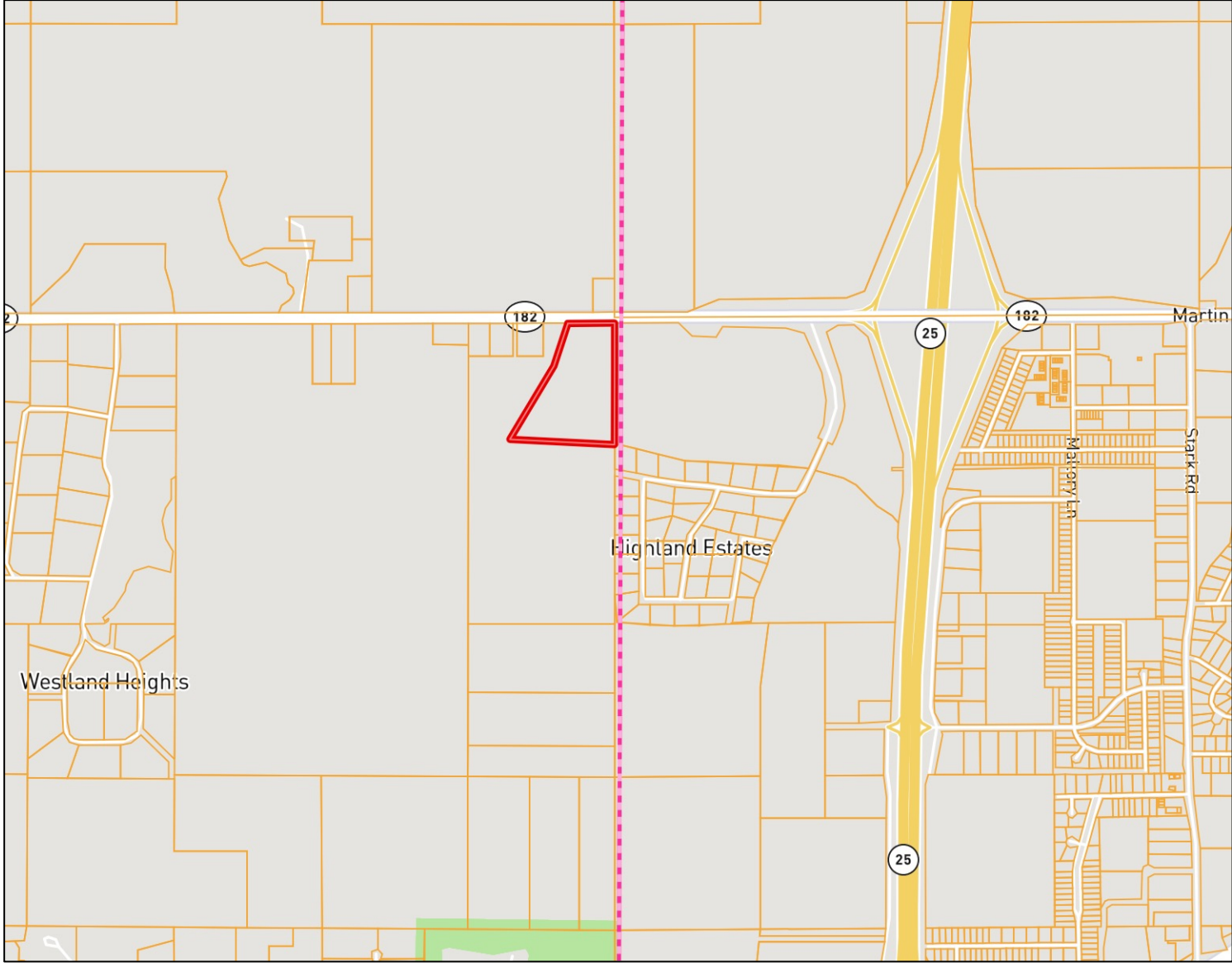
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OWNERSHIP MAP



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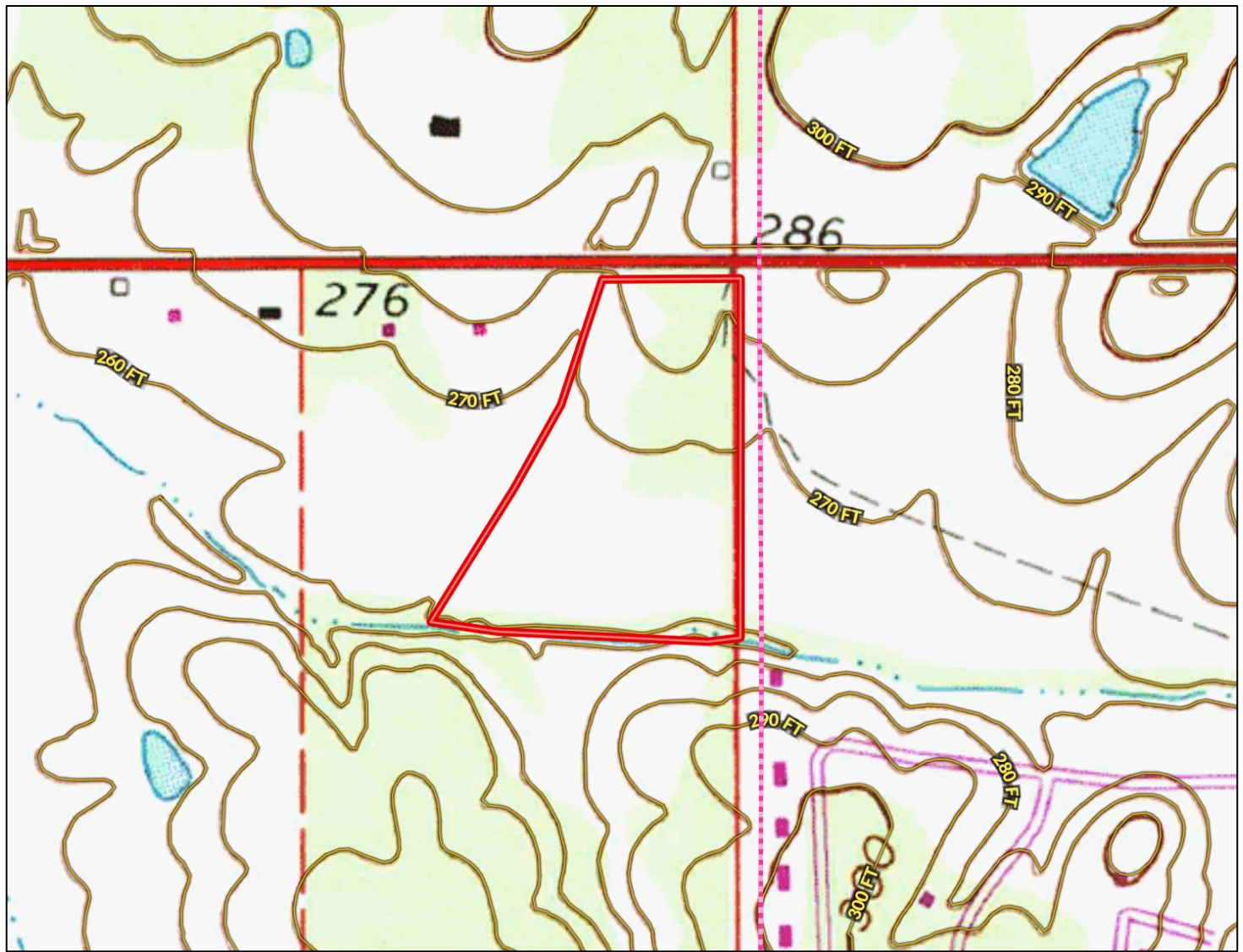
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TOPO MAP



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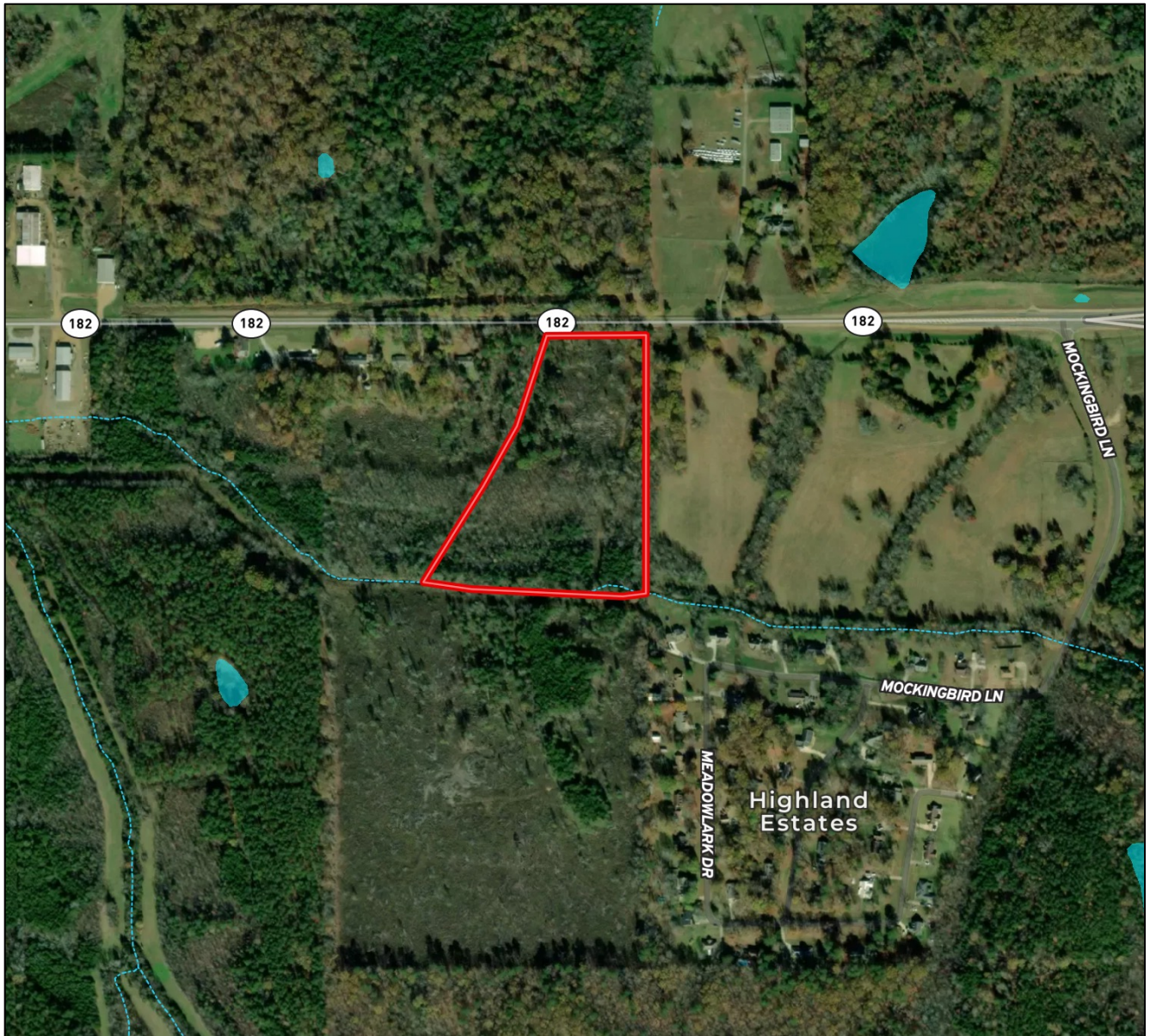
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FEMA Flood and Water Feature Map



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SOIL MAP



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
KIB2	Kipling silty clay loam, 2 to 5 percent slopes, moderately eroded	7.12	43.07%	-	57	3e ?
Mt	Marietta fine sandy loam	4.19	25.35%	-	78	2w ?
Le	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.51	21.23%	-	61	2w ?
KIA	Kipling silty clay loam, 0 to 2 percent slopes	1.71	10.34%	-	61	3w ?

SOIL DETAIL



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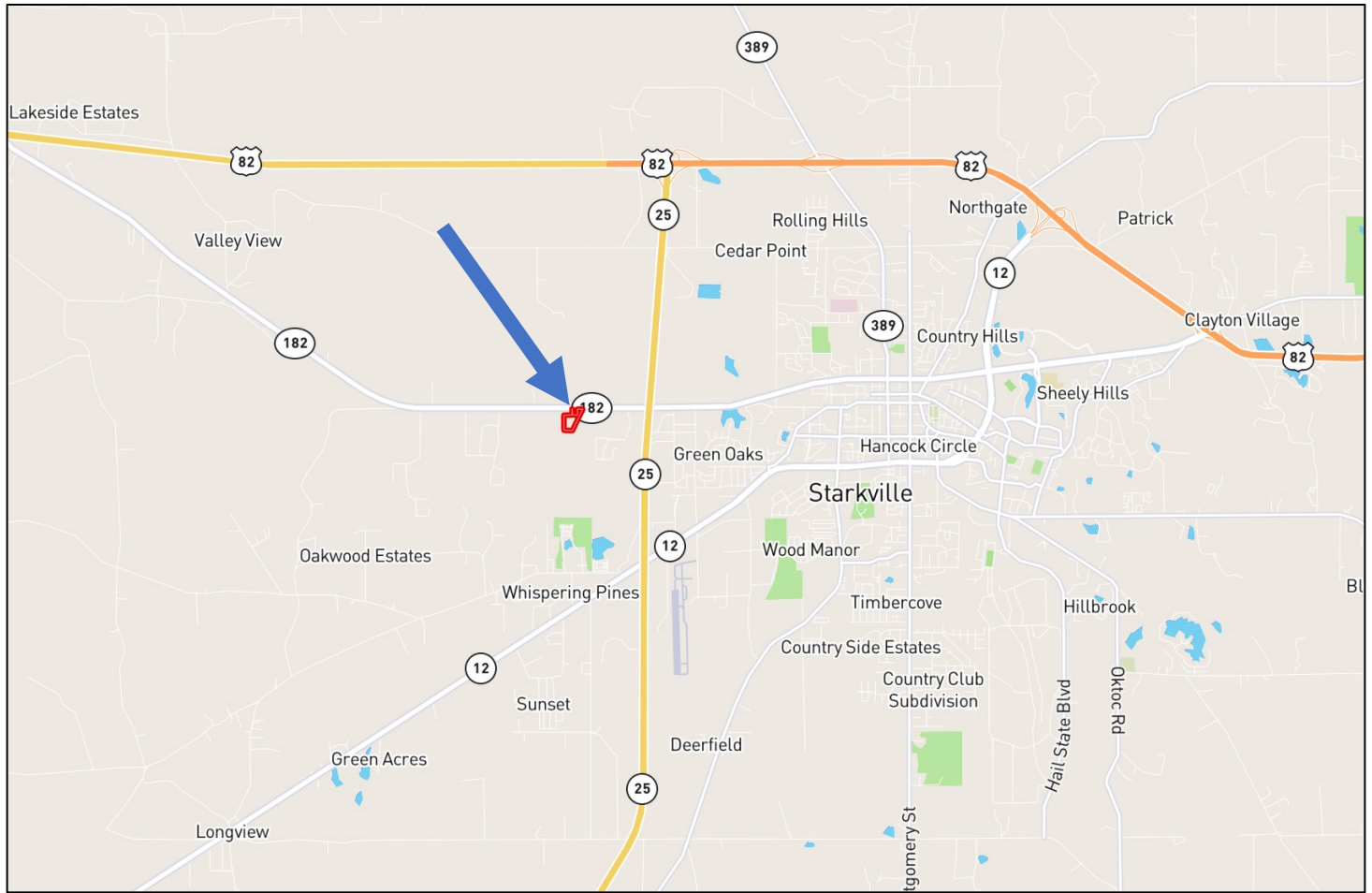


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DIRECTIONAL MAP



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