

OkTibbeha County Commercial Lot 1.2+/- Acres in Starkville, MS



\$249,600

- 1.2+/- Acre Lot on Stark Road in Starkville, MS
- Prime Location for Business
- Zoned Commercial Neighborhood
- Between HWY 12 and HWY 182
- 200+/- FT of Road Frontage

- Water, Electricity, and Leveled Lot Ready for Development
- Near Residential, Multi-Family Areas, and Retail Locations
- Ideal for New or Relocating Businesses



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This 1.2+/- acre lot on Stark Road in Starkville, MS, features a prime location for your business. The property is zoned CN (commercial neighborhood) and is situated conveniently between HWY 12 and HWY 182 amidst high vehicle traffic levels, offering 200+/- ft of road frontage. With water, electricity, and a leveled lot, this property is primed for development to suit your business needs. Situated near residential and multi-family areas and various retail locations in Starkville, it presents an outstanding opportunity for any new or



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Aerial Photo



[Click Here for an Interactive Map Link](#)



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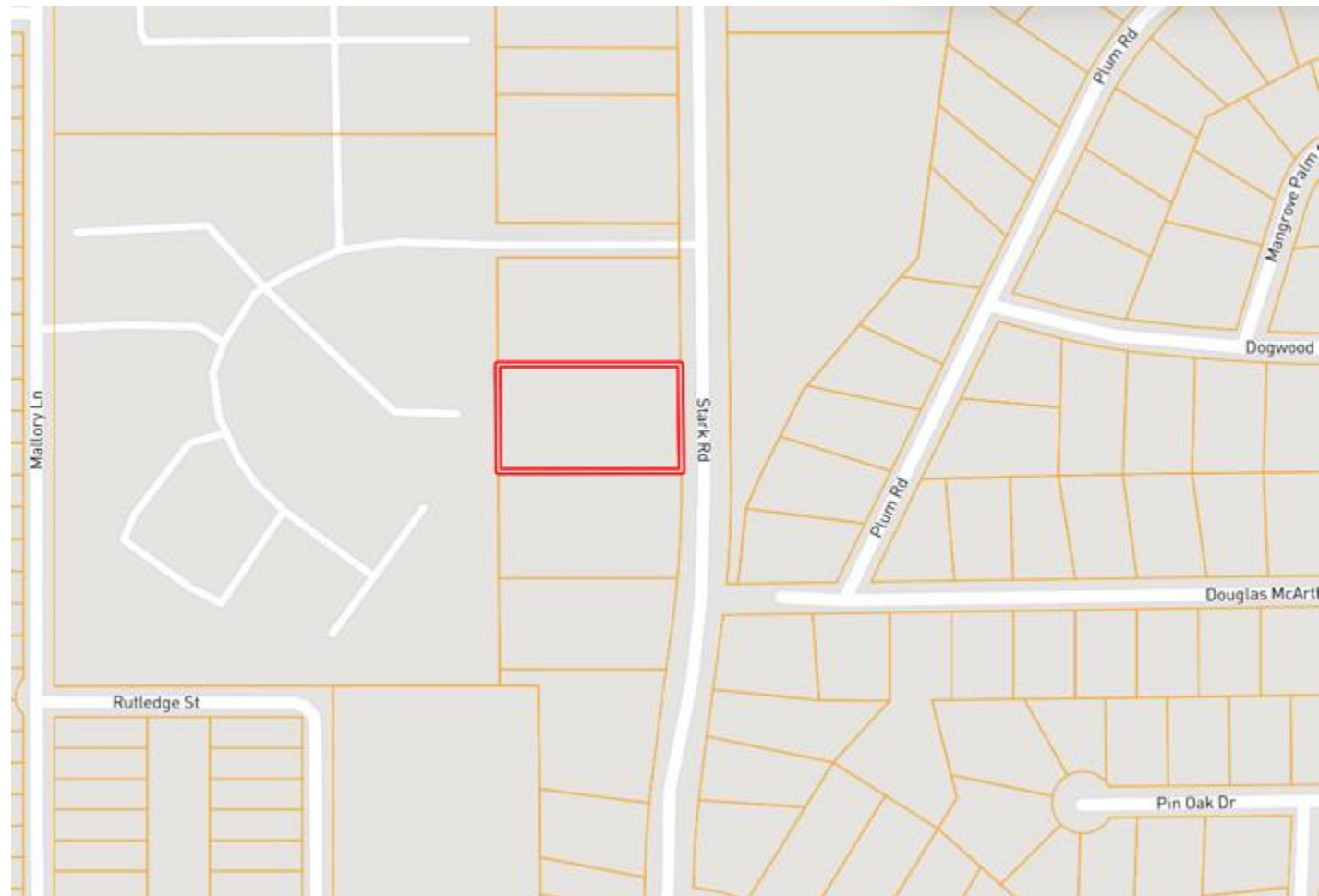
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Ownership Map



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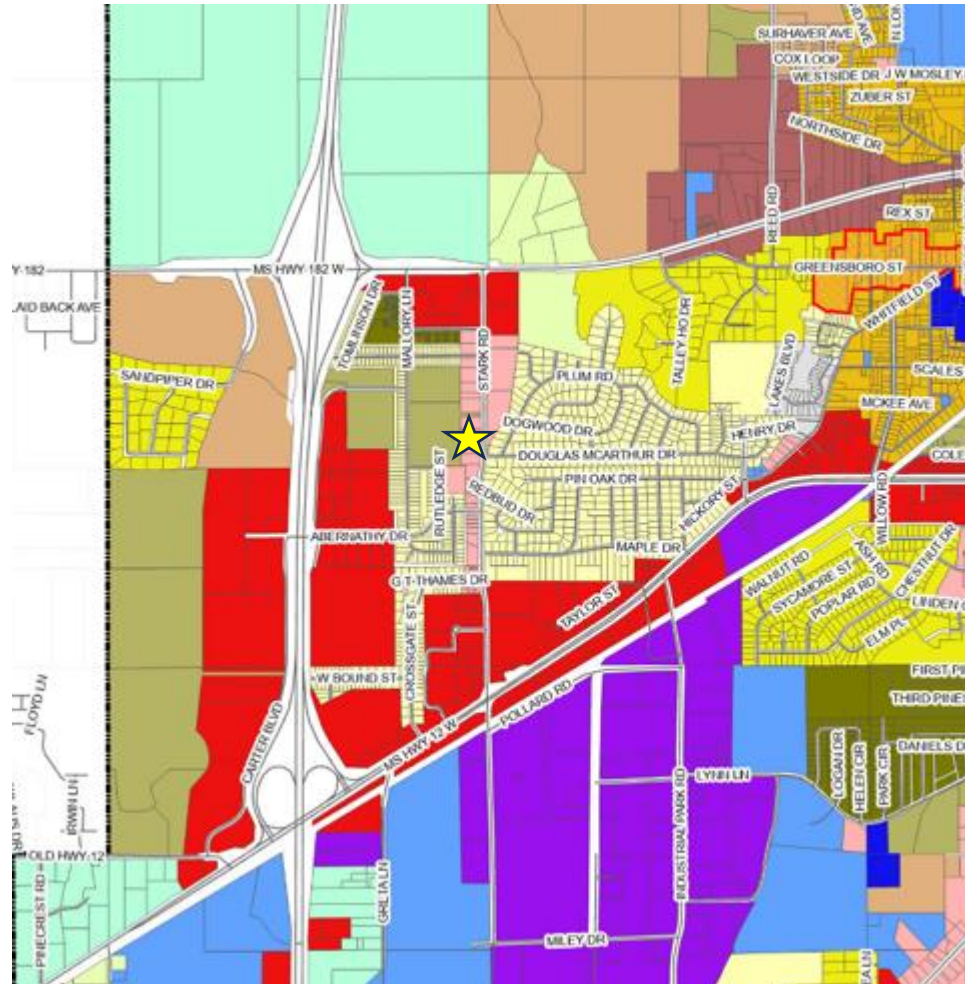


Starkville Zoning Map

City of Starkville, Mississippi Official Zoning District Map

Zoning and Overlay Districts

- City Limits
- Overlay- Greensboro Historic District
- Overlay- Nash Street Historic District
- Zoning**
- C Commercial
- CN Commercial Neighborhood
- CR Commercial Rural
- I Industrial
- MDU-20 Multi-dwelling Unit
- MDU-9 Multi-dwelling Unit
- O Optional District
- PUD Planned Unit Development
- RN Rural Neighborhood
- S-E Special Educational
- S-I Special Institutional
- S-M Special Medical
- SD-2 Suburban Detached
- SD-6 Suburban Detached
- T-4 Form-based District
- T-5C Corridor Form-based District
- T-5D Downtown Form-based District
- T-5U University Form-based District
- TN-E Traditional Neighborhood- Existing
- TN-N Traditional Neighborhood- New
- Parcel



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Soil Map



KIC2	Kipling silty clay loam, 5 to 8 percent slopes, eroded	0.78	66.67	0	68	4e
KIA	Kipling silty clay loam, 0 to 2 percent slopes	0.4	34.19	0	61	3w



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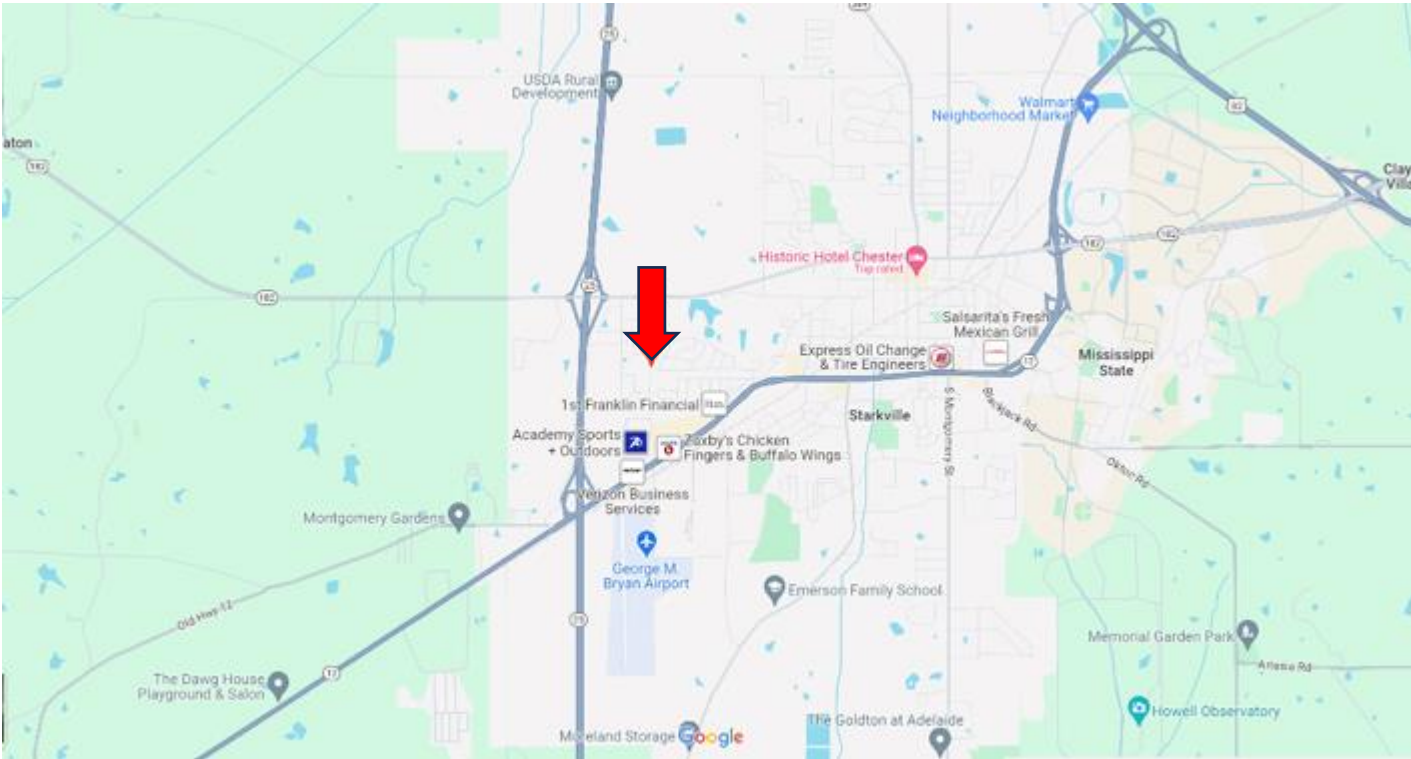
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Directional Map



Directions from the intersection of Hwy 25 and Hwy 182 in Starkville, MS: Travel east on Hwy 182 for .4 miles. Turn right onto Stark Road. After .5 miles, the property will be on your right. [Google Map Link](#)



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