

# Oktribbeha 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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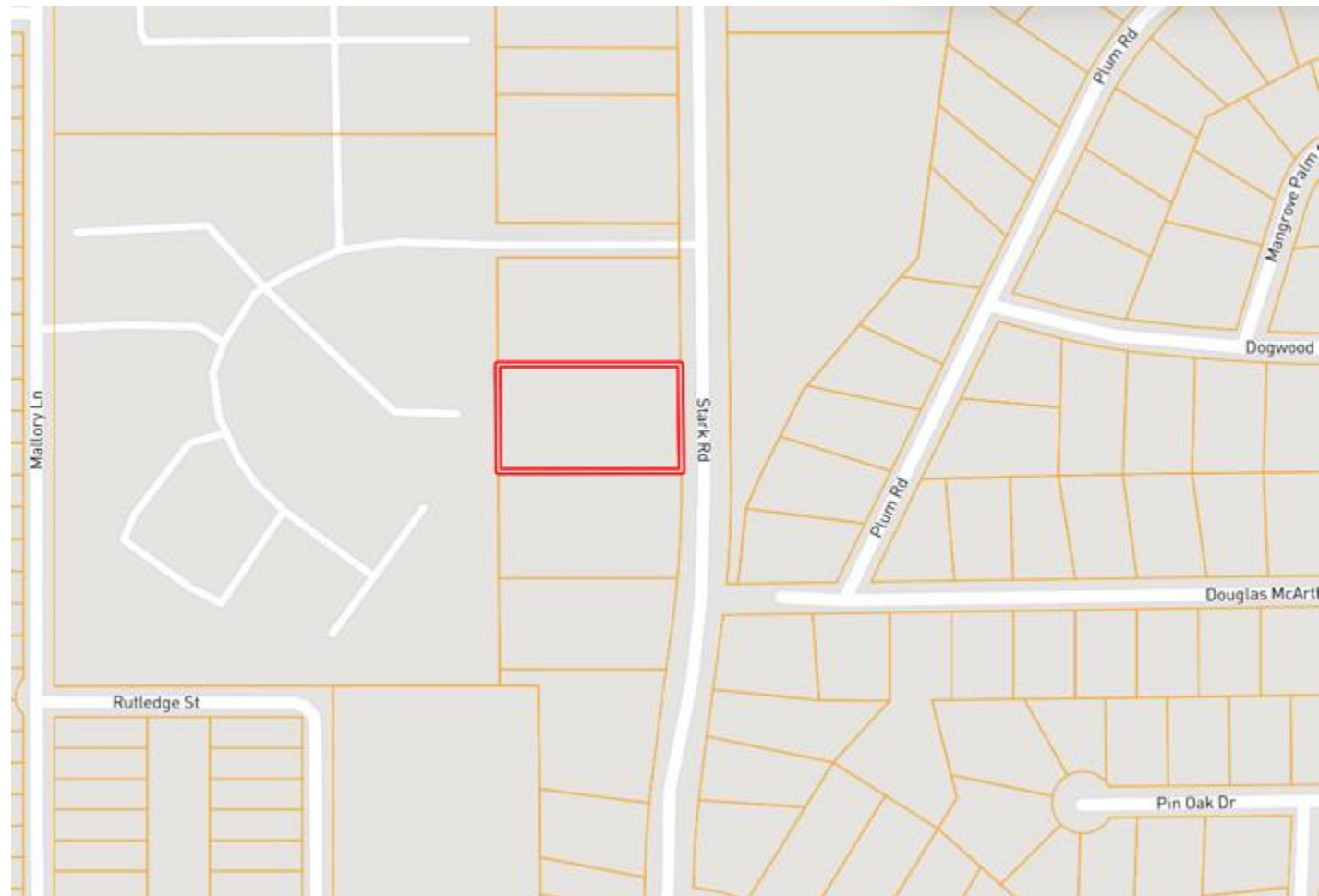
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# Ownership Map



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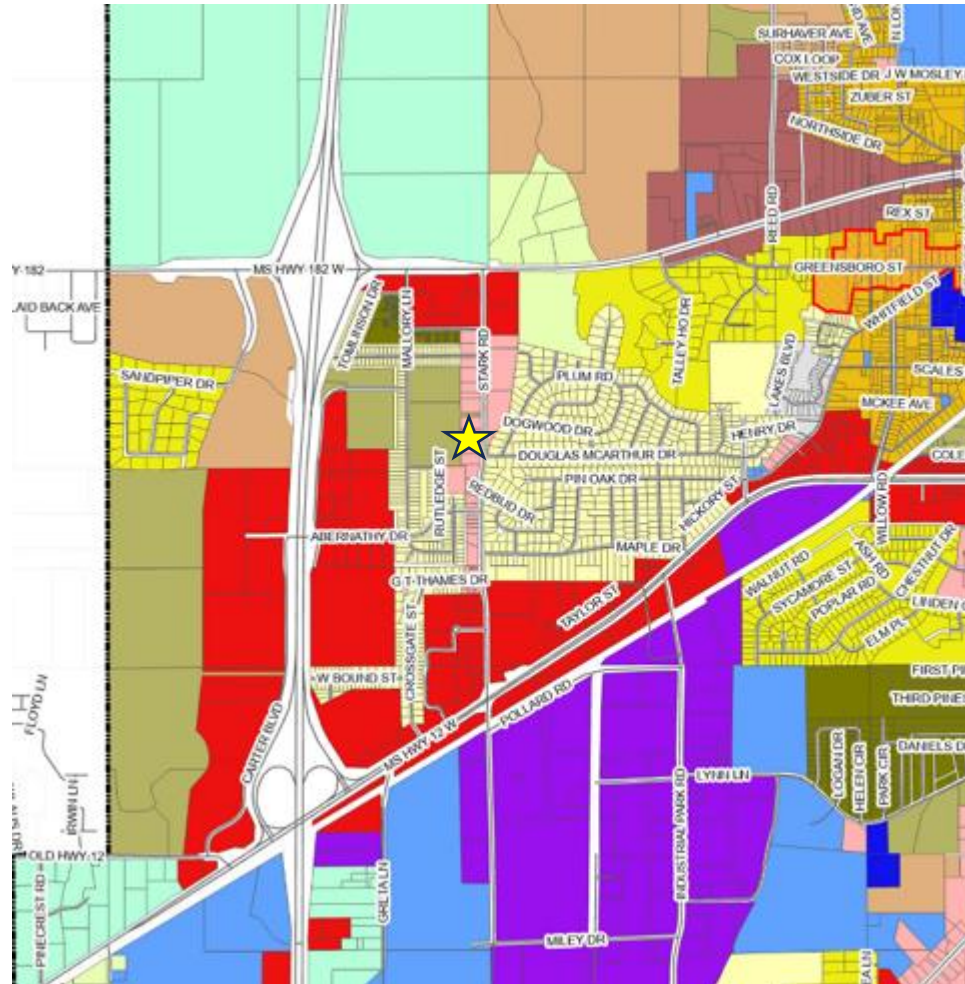


# Starkville Zoning Map

## 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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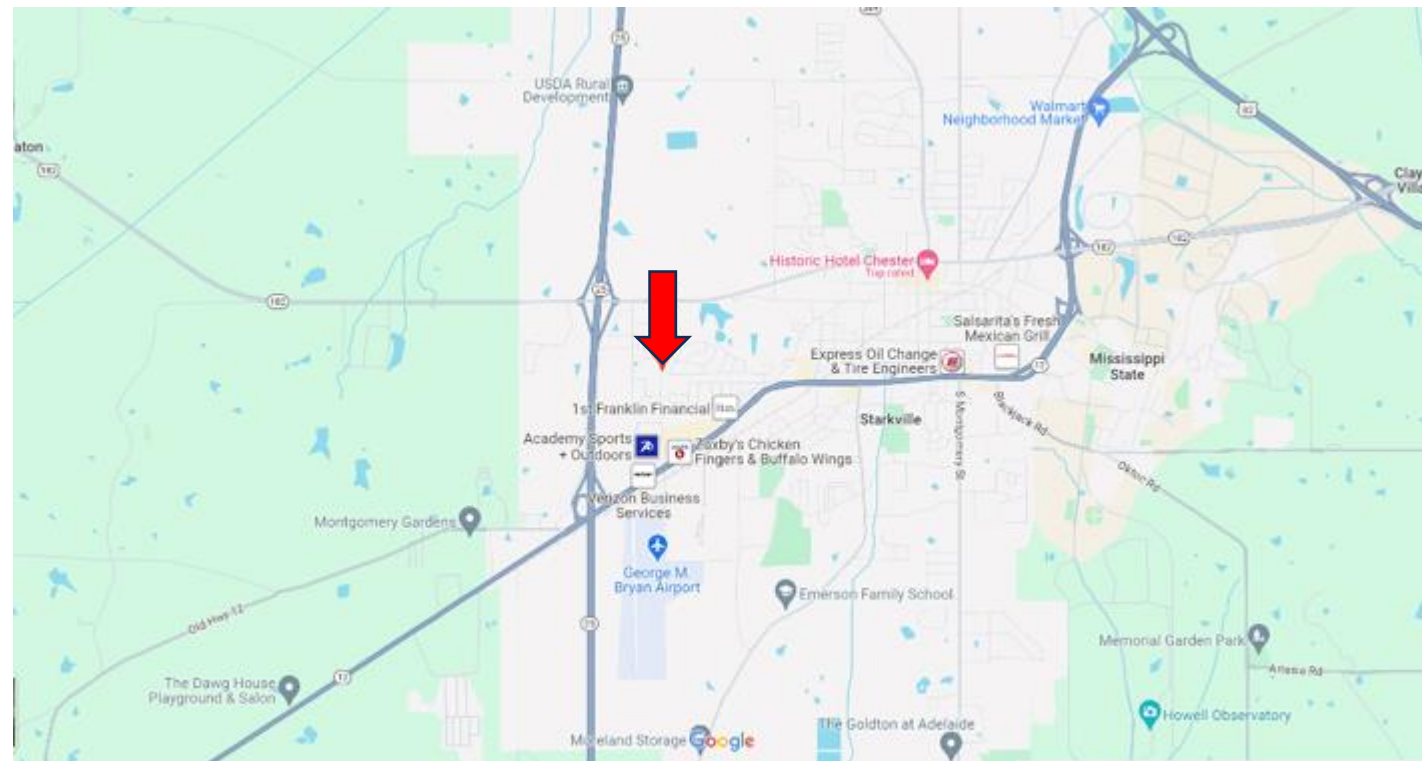
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# Directional Map



**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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