

# Outstanding Development Tract

## 10.7+/- Acres in Oktibbeha County, MS



**\$299,000**

Looking for a place to start your new business in thriving Starkville, MS? This 10.7+/- acre tract is located on Old Hwy 25, in Oktibbeha County. The property is in the rapidly growing south Starkville area roughly 3 miles south of Hwy 12. In just the last year, several new businesses and residential developments have popped up in this area. The land is open ground with a nice topography, which would make development fairly easy. This tract is zoned C R (commercial rural) under the new Starkville zoning plan. Take advantage of the high traffic count and great visibility for your business. With the prime location and the new, ongoing development all around, this is a great property! Call Michael today!

*Directions:* From the intersection of Hwy 12 and Louisville Street in Starkville drive south on Louisville Street/ Old Hwy 25 for 3 miles and the destination will be on your left. [GOOGLE MAPS LINK](#)



*Call me today!*

**MICHAEL COOPER**, REALTOR®

MCooper@TomSmithLand.com

662.268.6333 office | 662.285.8686 cell

135 Jefferson Street | Starkville, MS 39759



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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Expect More. Get More.

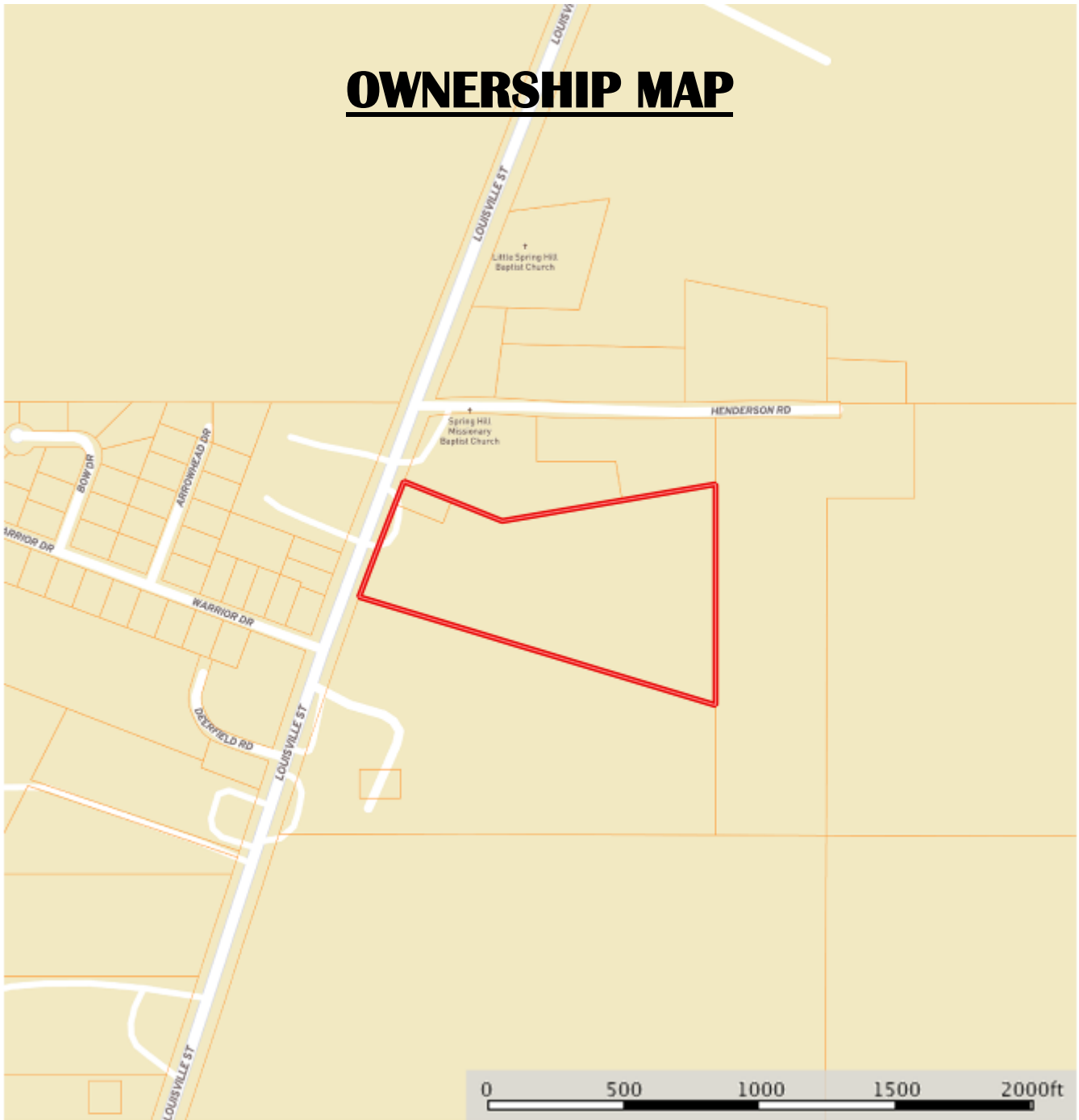


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# OWNERSHIP MAP



 Boundary



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# AERIAL MAP

[INTERACTIVE MAP LINK](#)

Spring Hill Missionary Baptist Church

33.4166  
-88.8423

10.7+/- ACRES

Warrior Dr

Old Hwy 25

Petty Trailer Park Ln

© mapbox

Map data ©2019 Imagery ©2019 M

0 200 400 600 800ft



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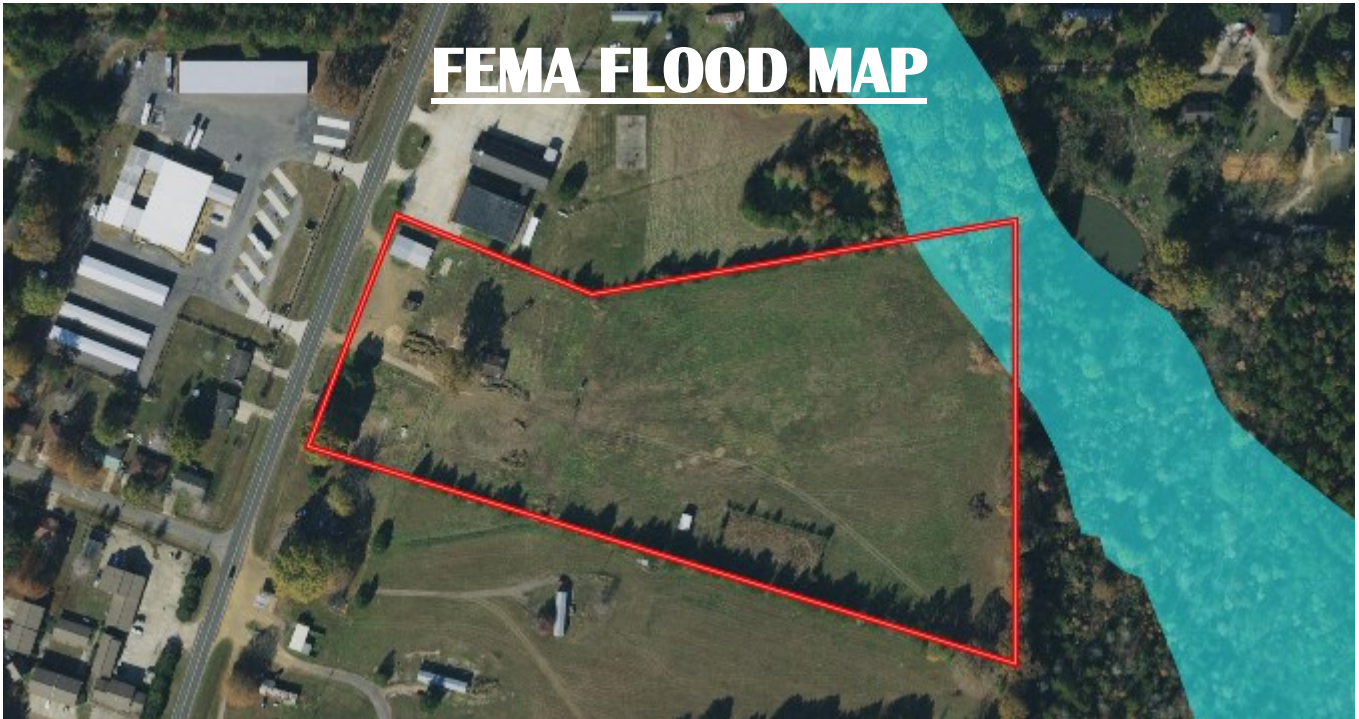


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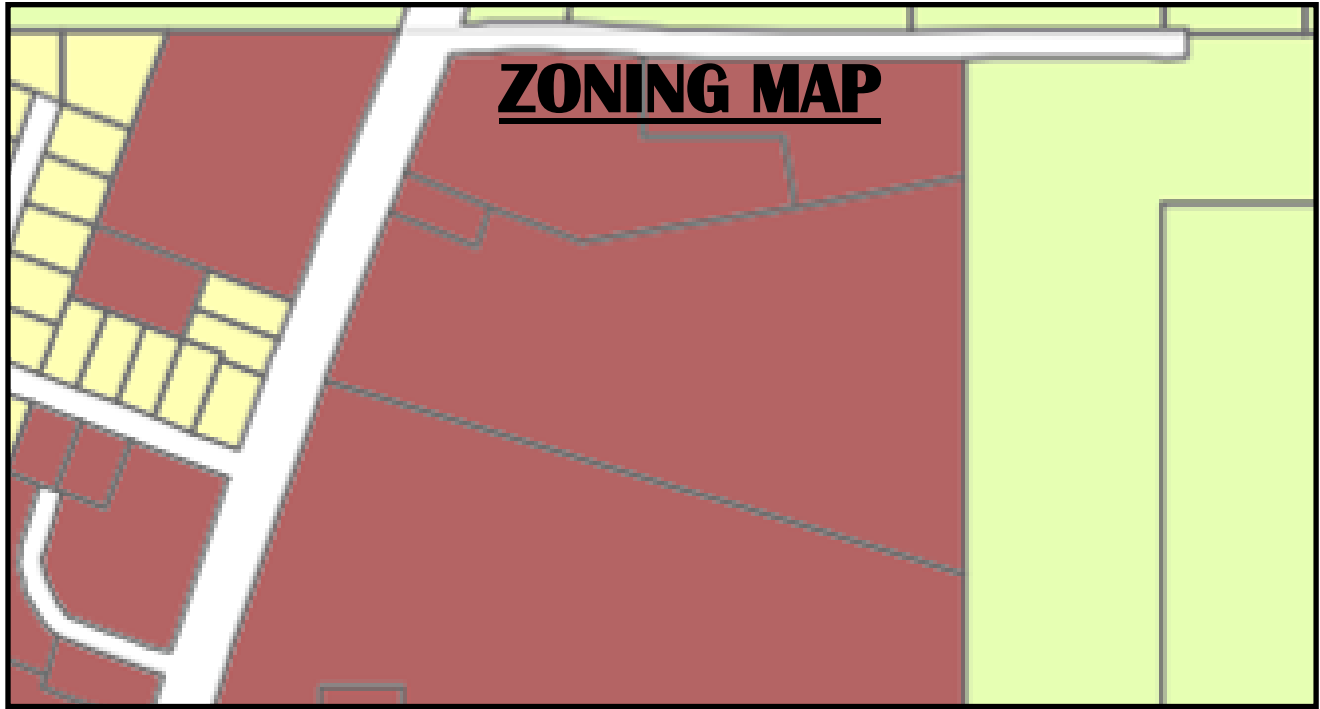


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## ZONING MAP



C R - Commercial Rural Zoning



## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Se	Sessum silty clay loam	11.2	100.0	4w
TOTALS		11.2	100%	4.0



LandReport  
2010-2021  
AMERICA'S  
**BEST**  
BROKERAGES

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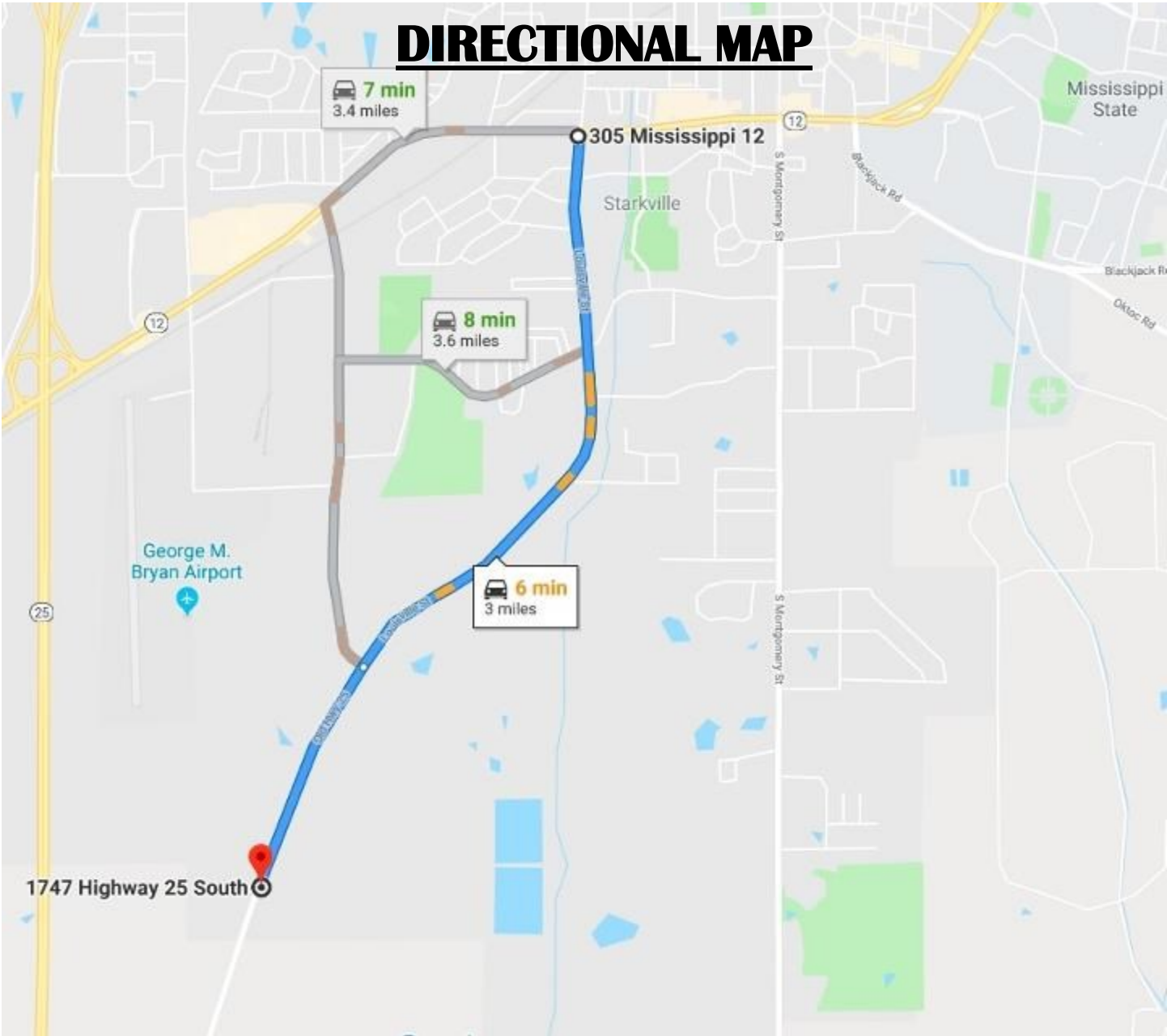


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