

LAND FOR SALE

# ACADEMY AND LYNN LN

Starkville, MS 39759

**SCOTT A. FARMER**

Broker/Owner

D. 662.268.8025

M. 662.341.5205

[scott@farmercommercialproperties.com](mailto:scott@farmercommercialproperties.com)



*Real Estate Excellence Since 1992*

**FARMER COMMERCIAL PROPERTIES**

O. 662.268.8025

214 South Washington Street  
Starkville, MS 39759

[farmercommercialproperties.com](http://farmercommercialproperties.com)

# STARKVILLE, MS 39759



## OFFERING SUMMARY

**Sale Price:** \$2,415,000

**Price / Acre:** \$100,000

**Lot Size:** 24.15 Acres

## PROPERTY OVERVIEW

Superb prime commercial location best describes this 24.15 acre tract. Ideal site for quality mixed-use development. This property has frontage on both Academy Road and Lynn Lane, as well as an additional access lane. New Dairy Queen opened recently nearby. Under Starkville's new comprehensive plan, this is listed as Suburban Center.

## LOCATION OVERVIEW

Starkville - take Hwy 12 W, left on South Montgomery, right on Academy Road, property located on your right. Watch for sign.

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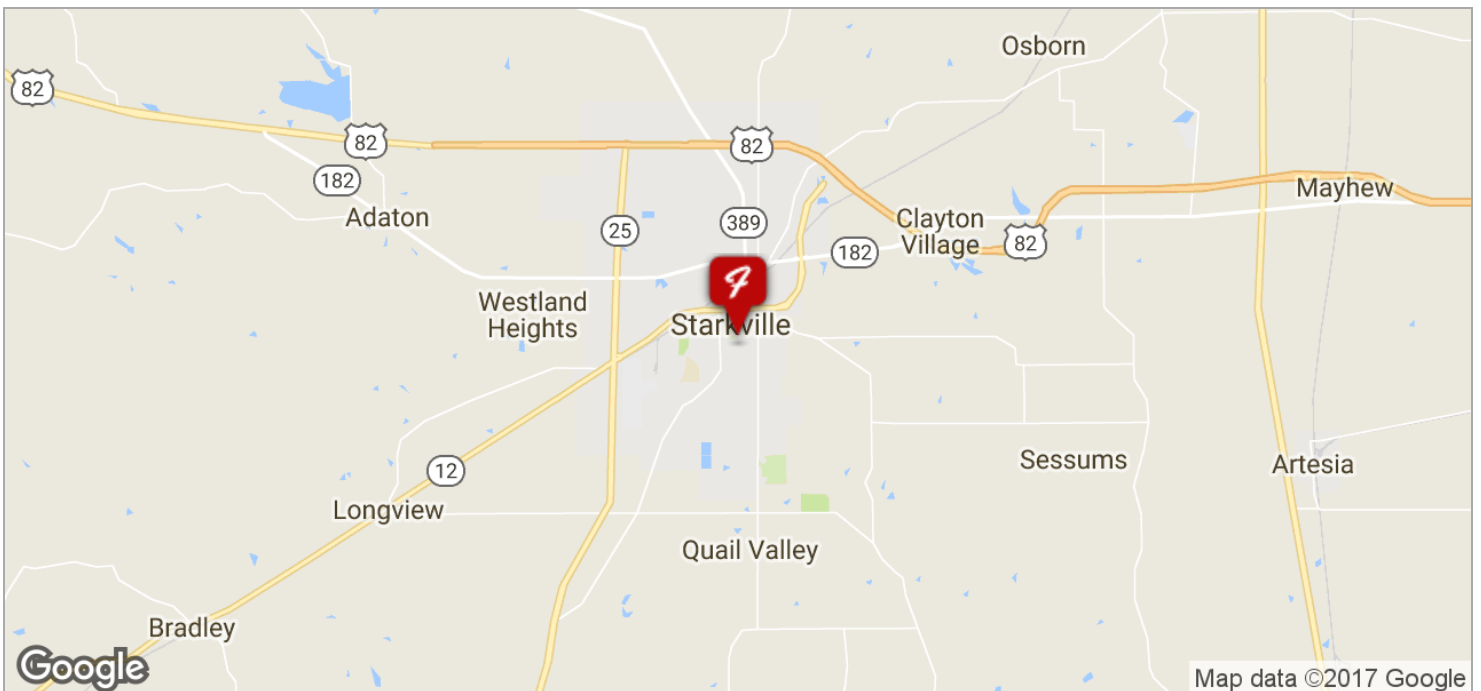
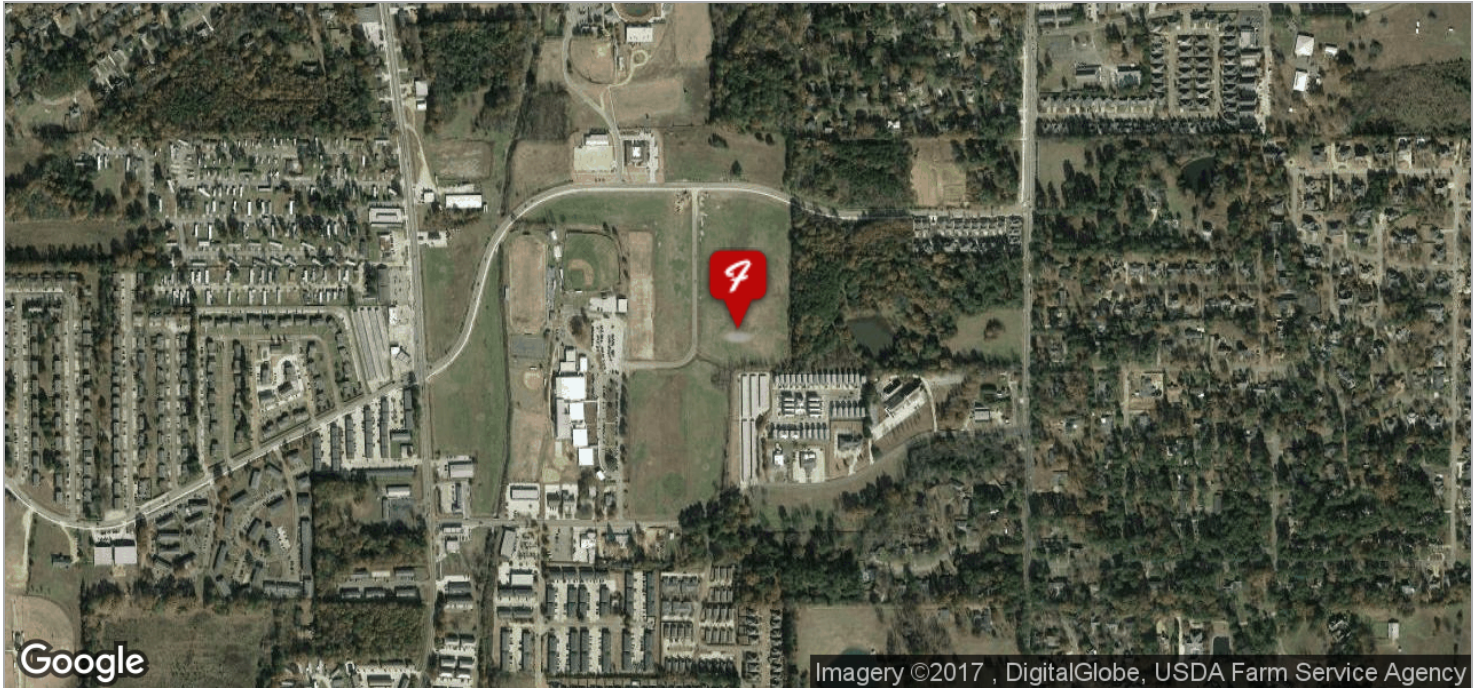
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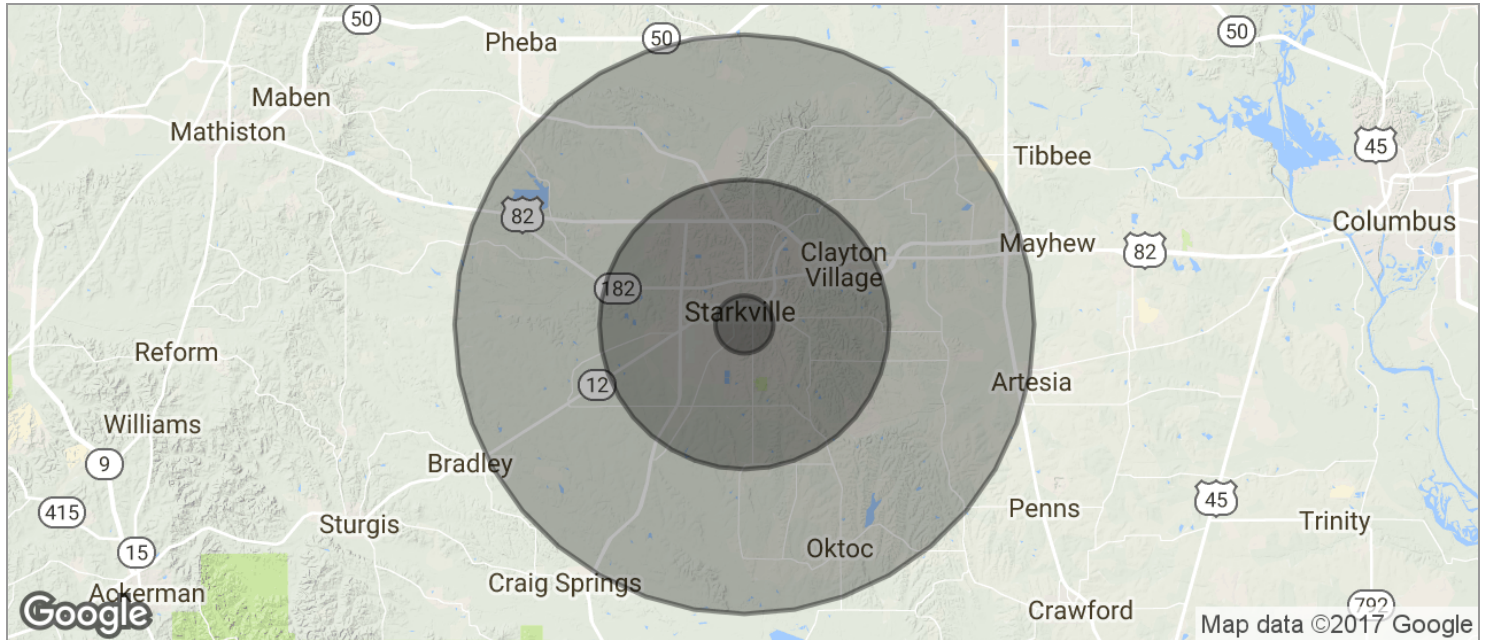


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,276	31,540	45,276
MEDIAN AGE	25.2	25.4	26.1
MEDIAN AGE (MALE)	24.2	24.6	25.6
MEDIAN AGE (FEMALE)	26.9	26.6	26.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	964	12,550	17,364
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$46,017	\$44,480	\$46,312
AVERAGE HOUSE VALUE	\$129,642	\$115,592	\$117,865

\* Demographic data derived from 2010 US Census

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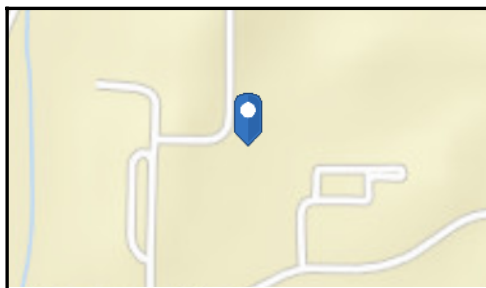
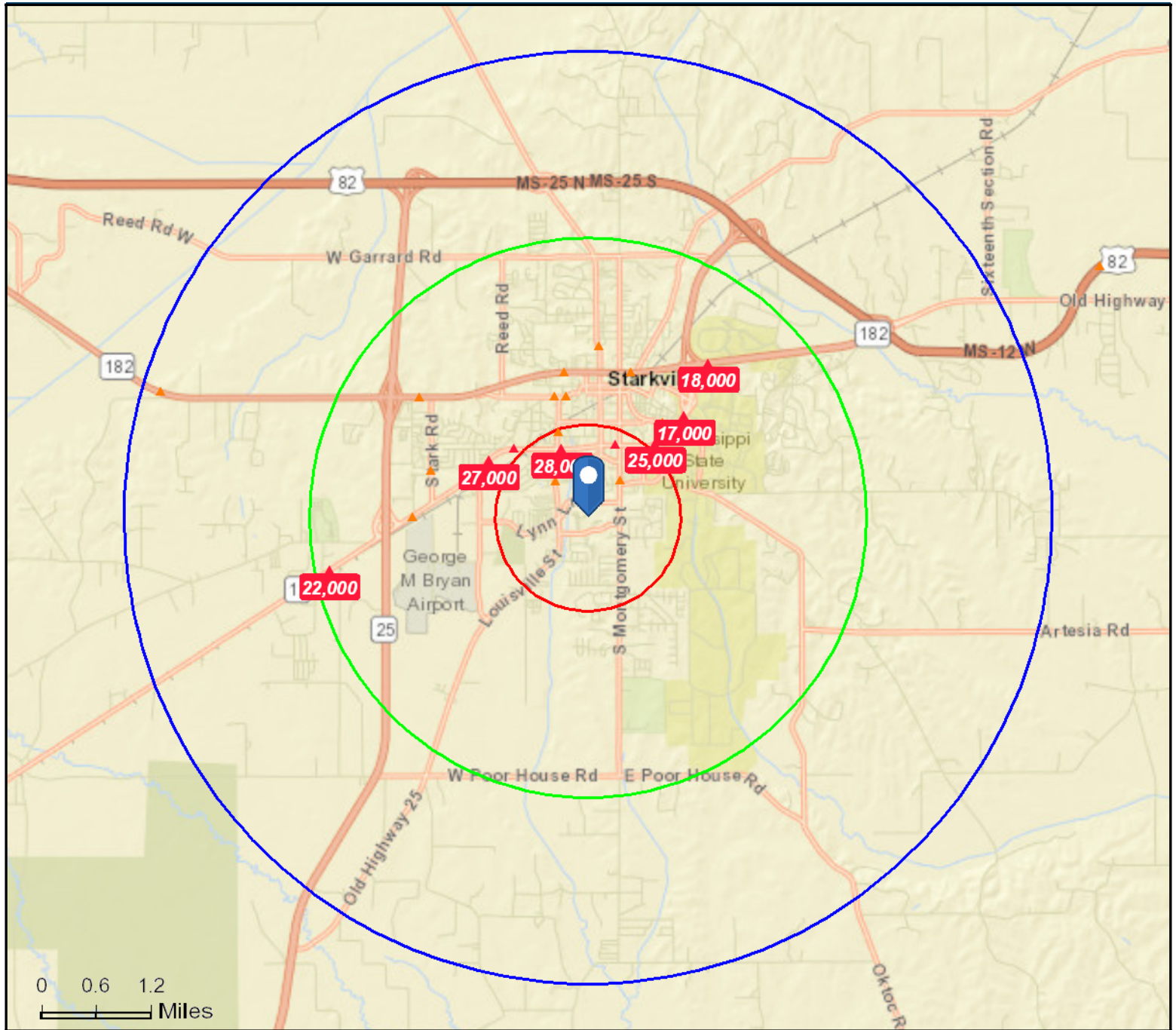
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Lynn Ln & Academy  
Starkville, Mississippi  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.44319  
Longitude: -88.81620



Source: ©2017 Kalibrate Technologies

November 17, 2017



## Executive Summary

Lynn Ln & Academy  
Starkville, Mississippi  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.44319  
Longitude: -88.81620

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,988	26,690	33,189
2010 Population	7,120	29,280	37,545
2017 Population	7,288	30,930	39,647
2022 Population	7,476	31,922	41,034
2000-2010 Annual Rate	0.19%	0.93%	1.24%
2010-2017 Annual Rate	0.32%	0.76%	0.75%
2017-2022 Annual Rate	0.51%	0.63%	0.69%
2017 Male Population	49.0%	50.3%	50.2%
2017 Female Population	51.0%	49.7%	49.8%
2017 Median Age	27.0	24.7	25.1

In the identified area, the current year population is 39,647. In 2010, the Census count in the area was 37,545. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 41,034 representing a change of 0.69% annually from 2017 to 2022. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 27.0, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	57.5%	60.3%	58.2%
2017 Black Alone	34.8%	33.3%	36.0%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	5.4%	4.3%	3.7%
2017 Pacific Islander Alone	0.1%	0.0%	0.0%
2017 Other Race	0.8%	0.5%	0.5%
2017 Two or More Races	1.2%	1.4%	1.3%
2017 Hispanic Origin (Any Race)	2.5%	2.0%	1.8%

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.7 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	3,206	9,885	12,253
2010 Households	3,417	11,387	14,731
2017 Total Households	3,488	11,878	15,409
2022 Total Households	3,580	12,283	15,977
2000-2010 Annual Rate	0.64%	1.42%	1.86%
2010-2017 Annual Rate	0.28%	0.58%	0.62%
2017-2022 Annual Rate	0.52%	0.67%	0.73%
2017 Average Household Size	2.09	2.24	2.28

The household count in this area has changed from 14,731 in 2010 to 15,409 in the current year, a change of 0.62% annually. The five-year projection of households is 15,977, a change of 0.73% annually from the current year total. Average household size is currently 2.28, compared to 2.27 in the year 2010. The number of families in the current year is 7,327 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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## Executive Summary

Lynn Ln & Academy  
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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$22,550	\$26,812	\$27,958
2022 Median Household Income	\$24,121	\$28,386	\$29,693
2017-2022 Annual Rate	1.36%	1.15%	1.21%
<b>Average Household Income</b>			
2017 Average Household Income	\$38,128	\$42,377	\$43,779
2022 Average Household Income	\$42,460	\$46,512	\$48,049
2017-2022 Annual Rate	2.18%	1.88%	1.88%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,005	\$17,885	\$18,228
2022 Per Capita Income	\$20,048	\$19,506	\$19,895
2017-2022 Annual Rate	2.17%	1.75%	1.77%

Current median household income is \$27,958 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$29,693 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$43,779 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$48,049 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$18,228 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$19,895 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,441	10,655	13,285
2000 Owner Occupied Housing Units	1,176	4,162	5,893
2000 Renter Occupied Housing Units	2,029	5,723	6,360
2000 Vacant Housing Units	236	770	1,032
2010 Total Housing Units	3,796	12,498	16,249
2010 Owner Occupied Housing Units	1,185	4,289	6,229
2010 Renter Occupied Housing Units	2,232	7,098	8,502
2010 Vacant Housing Units	379	1,111	1,518
2017 Total Housing Units	3,984	13,270	17,204
2017 Owner Occupied Housing Units	1,080	4,091	6,023
2017 Renter Occupied Housing Units	2,408	7,787	9,386
2017 Vacant Housing Units	496	1,392	1,795
2022 Total Housing Units	4,131	13,811	17,938
2022 Owner Occupied Housing Units	1,091	4,189	6,200
2022 Renter Occupied Housing Units	2,490	8,094	9,777
2022 Vacant Housing Units	551	1,528	1,961

Currently, 35.0% of the 17,204 housing units in the area are owner occupied; 54.6%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 16,249 housing units in the area - 38.3% owner occupied, 52.3% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 2.57%. Median home value in the area is \$154,691, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.34% annually to \$173,678.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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