

DAVIS WADE STADIUM



12

12

12

DOWNTOWN STARKVILLE
(0.75 MILES FROM SITE)

APPROXIMATE ALLOWED BUILDING HEIGHT

RUSSELL STREET

UNIVERSITY DRIVE

COTTON DISTRICT



SITE SUMMARY

Address	800 University Dr
Acreage	±1.92 AC
Square Footage	83,635 SF
Zoning	T5 - Multifamily, Dormitory, Office, Retail, Entertainment/Recreation
Distance to Campus	0.1 Miles

OFFERING SUMMARY

HMA is pleased to present a ± 2 acre site in the heart of the Cotton District in Starkville, MS. This seven-parcel assemblage is ripe for redevelopment with a T-5 zoning that allows for multifamily, as well as numerous other uses. The properties on the site currently collect over \$280,000 annually in rent, proving the location but also providing revenue to offset pre-development carry costs. Close to both the university and nightlife, you will not find another location like this in Starkville.



LOCATED IN STARKVILLE'S COTTON DISTRICT, JUST A BLOCK FROM CAMPUS



WITHIN 1 MILE OF CAMPUS, FRATERNITY AND SORORITY ROW, AND NIGHTLIFE CORRIDOR



5 CONSECUTIVE YEARS OF ENROLLMENT GROWTH



175+ DEGREE PROGRAMS OFFERED ACROSS 8 ACADEMIC COLLEGES

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Parcel ID

- 1 013770
- 2 013773
- 3 009052
- 4 013771
- 5 001523
- 6 003932
- 7 009702

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UNIVERSITY DRIVE
STARKVILLE, MS

7 PARCELS

STUDENT HOUSING
OPPORTUNITY

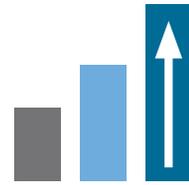
MISSISSIPPI STATE UNIVERSITY

Established in 1878, Mississippi State has more than 22,200 students currently enrolled, and supports a staff of almost 5,000. With the highest research budget in Mississippi, MSU attracts students from every state in the US as well as over 70 foreign countries to their 12 colleges and 180 baccalaureate, graduate, and professional degree programs. The graduate school enrollment has grown to over 3,500 students. The University boasts a 20:1 ratio of students to faculty and an average classroom size of 30 students. Of the 22,200 students currently enrolled, approximately 41% are out-of-state students and 59% are in-state students. Approximately 27% of students live in campus-owned housing, equating to approximately 16,206 students (73%) in need of off-campus student housing. With no freshman live-on requirements, the demand for student housing is rapidly growing.

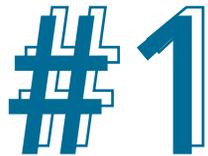
With five consecutive years of historic growth, MSU celebrated a record setting enrollment for the spring of 2019. The application rate has more than doubled in the last ten years to almost 14,000 applicants for the fall semester of 2018. This surge of student growth has been influenced by a number of factors including the new scholarship options offered through the Judy and Bobby Shackouls Honors College, expanded undergraduate research and distance programs, more study abroad offerings, and the opportunity for students to gain membership to the Phi Beta Kappa honor society, the nation's most prestigious academic society.



22,200
STUDENTS ENROLLED
5,000
EMPLOYEES



14,000
APPLICANTS FOR ENROLLMENT IN
THE 2018 FALL SEMESTER



CHOICE FOR MISSISSIPPI
HIGH SCHOOL GRADUATES



**4 CONSECUTIVE
YEARS**
OF ENROLLMENT GROWTH

POSITIVE ENROLLMENT TRENDS

Mississippi State University has experienced excellent enrollment trends that bode well for investment in the area. The university has experienced five consecutive years of enrollment growth and 25% enrollment growth since 2008. Applications during this time period have risen by an astonishing 86%. Mississippi State is the number one choice for Mississippi high school graduates and has also experienced a record number of out of state students (35%). In addition to growing enrollment, Mississippi State's freshman class had the highest average ACT score in school history and had a record number of freshman enrolled in the Shackouls Honors College.

