

Mississippi State Development Site

- ASKING PRICE: \$4.94 M (\$59/sf)
- Retail/Multi-family Development Opportunity
- 1 block from campus
- +/- 1.92 acres (83,635 SF)
- Zoned T5 – Multi-family, Dormitory, Office, Retail, Entertainment/Recreation,
- Includes 10-unit 100% leased Studio East Apartments - +/- \$84K/yr NOI (sits on +/- 0.42ac – on separate parcel)
- Irreplaceable location – located in the heart of Starkville on University Dr.
- Mississippi State University:
5 consecutive years of enrollment growth
10% growth over past 5 yrs; 25% growth over past 10 yrs

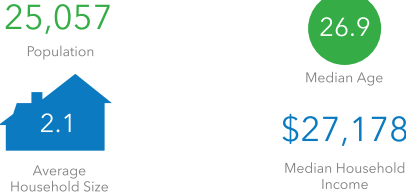




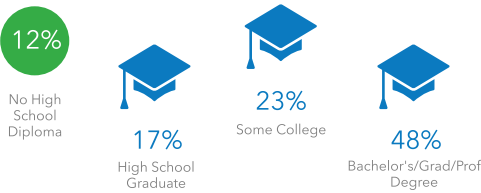
STARKVILLE, MISSISSIPPI

With a resident population of 25,057, the City of Starkville is known for its unique qualities and deep rooted history, which have made the city increasingly attractive to residents, businesses, and tourists alike. Starkville is the largest city in Mississippi's eastern Golden Triangle region and the county seat of Oktibbeha County. Home to Mississippi State University, the state's land-grant institution, Starkville is a quaint, but thriving college town. MSU serves as a cultural catalyst to the rest of the city bringing numerous restaurants, shops, boutique hotels, museums, and festivals to the city, including the annual Bulldog Bash which draws over 20,000 visitors every year. Bulldog Bash is the largest free outdoor concert in Mississippi, which has featured artists such as Third Eye Blind, The Avett Brothers, Jason Mraz, and many more. From quick trips to the Starkville Community Market to a day spent in one of the city's eight public parks, Starkville offers a wide range of activities for any potential resident. Downtown Starkville is also home to four distinct historical districts, including the Nash Street District, the Cotton District, the Greensboro District, and the Overstreet District. Each of which tell a well-preserved story of architecture from their respective time periods.

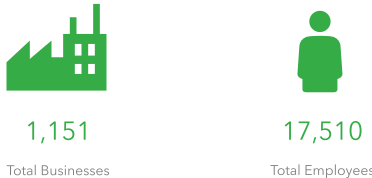
KEY FACTS



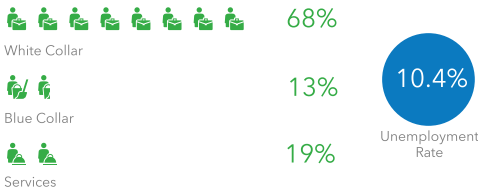
EDUCATION



BUSINESS



EMPLOYMENT



TOP AREA EMPLOYERS

EMPLOYER	EMPLOYEES
Mississippi State University	5,000
Starkville Public Schools	800
Oktibbeha County Hospital	652
Wal-Mart	630
SITEL	600

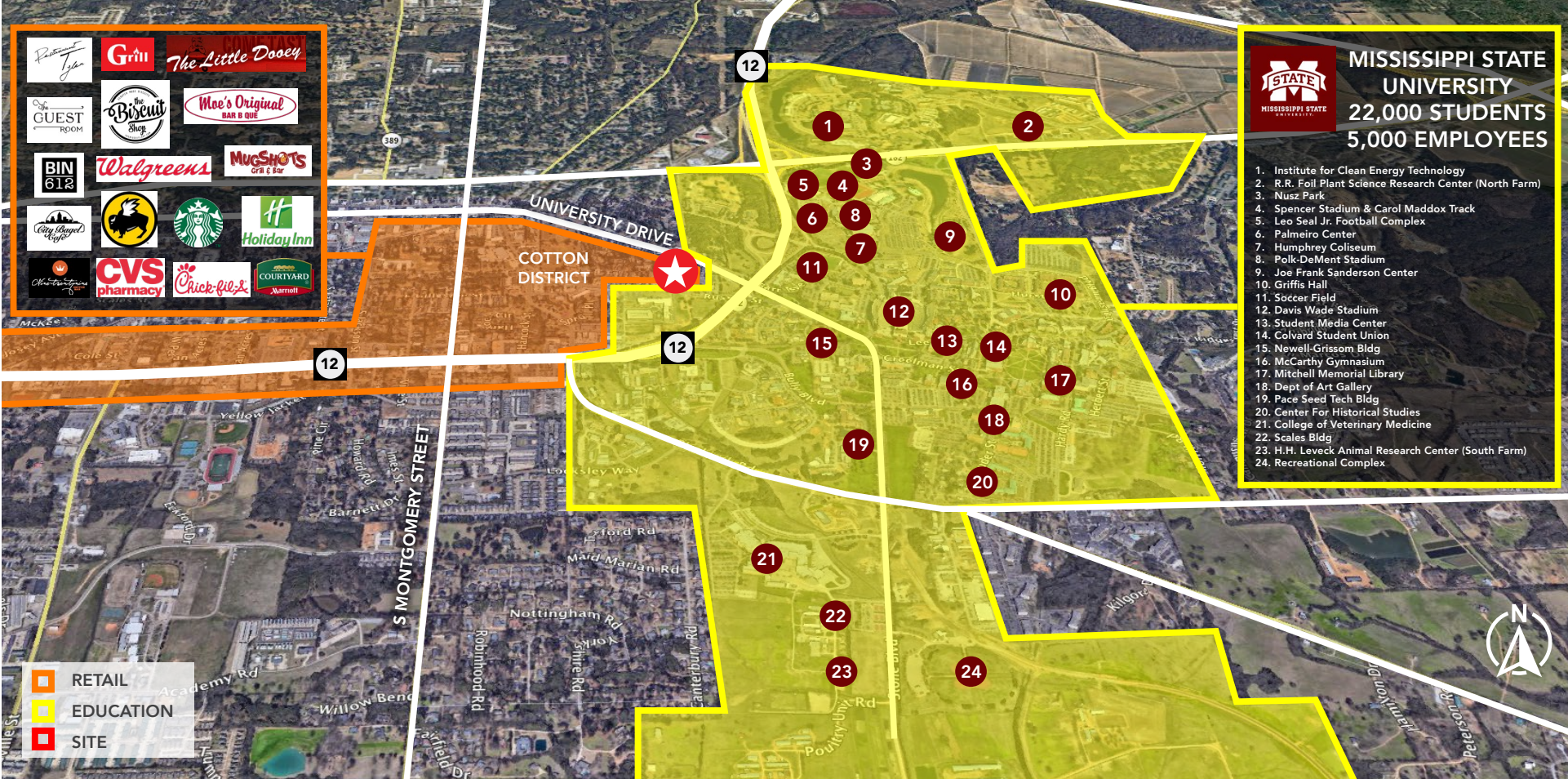


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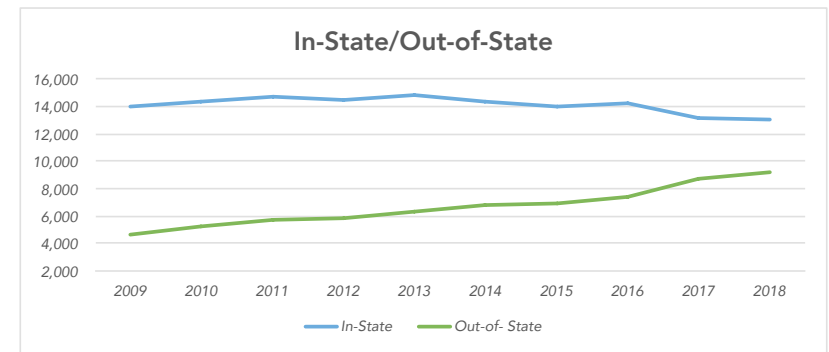
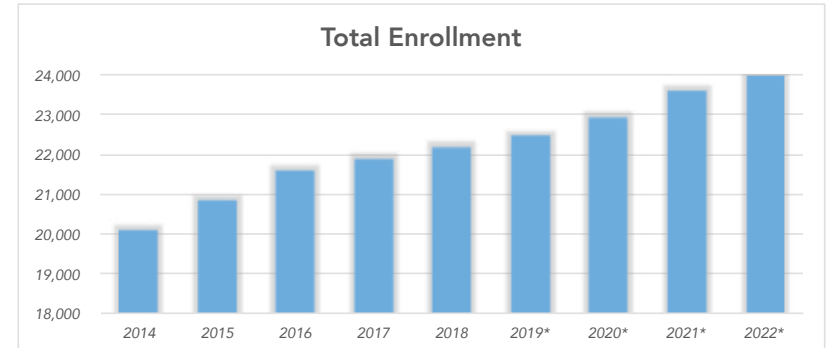
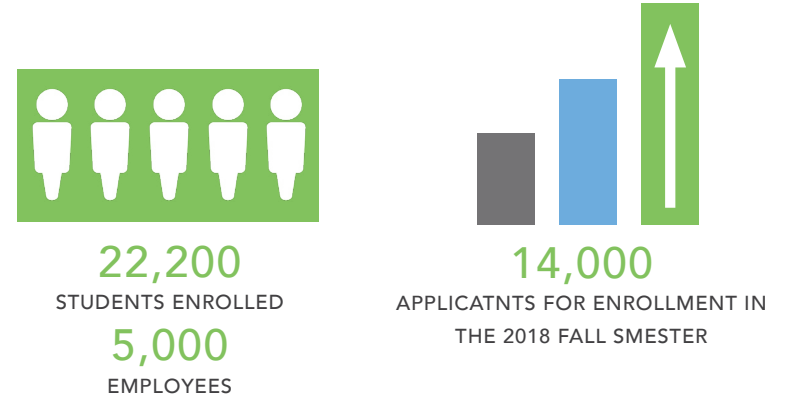
HarbertRealty.com
 205.323.2020



MISSISSIPPI STATE UNIVERSITY

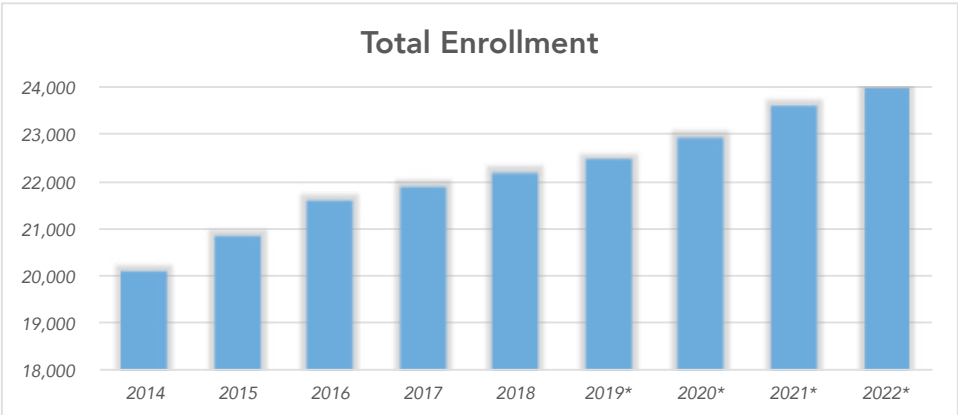
Established in 1878, Mississippi State has more than 22,200 students currently enrolled, and supports a staff of almost 5,000. With the highest research budget in Mississippi, MSU attracts students from every state in the US as well as over 70 foreign countries to their 12 colleges and 180 baccalaureate, 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 is now celebrating 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.

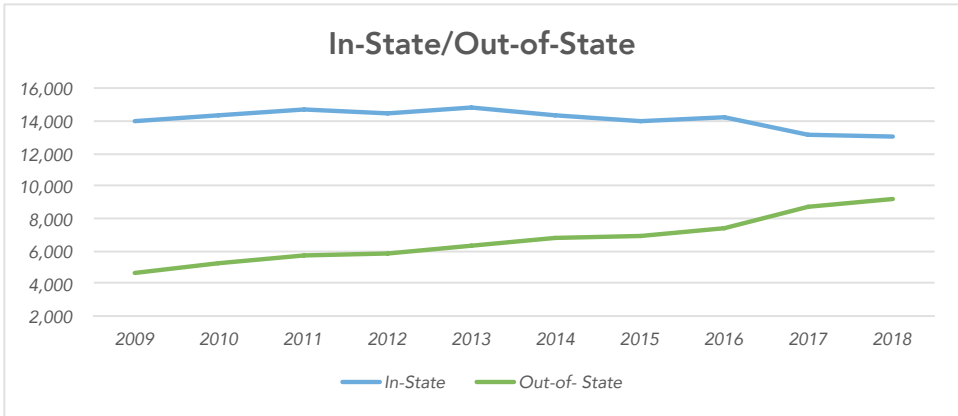


POSITIVE ENROLLMENT TRENDS

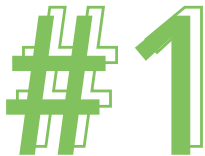
Mississippi State University has experienced excellent enrollment trends that bode well for investment in the area. The university has experienced five consecutive years of enrollment growth and 25% enrollment growth since 2008. Applications during this time period have risen by an astonishing 86%. Mississippi 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.



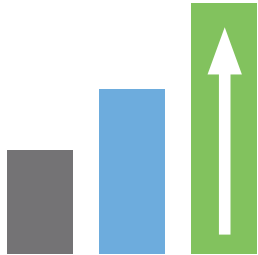
* Forecast



Source: Axio Metrics



CHOICE FOR MISSISSIPPI
HIGH SCHOOL GRADUATES



5 CONSECUTIVE
YEARS
OF ENROLLMENT GROWTH