



HARBERTREALTY.COM

CASEY HOWARD-205.202.0814  
CHOWARD@HARBERTREALTY.COM

**CADENCE**  
BANCORP, LLC

**REGIONS**

**STRANGE BREW**

**Godfather's**  
Pizza.

**Orangetheory**  
FITNESS

**Stramboll's**

**City Bagel**  
Co.

**Grill**

**RENASANT**  
BANK

*The Little Doosey*

# THE DOOEY HOUSE - RETAIL/MULTI-FAMILY REDEVELOPMENT OPPORTUNITY ON UNIVERSITY DRIVE

📍 508 University Drive, Starkville, MS 39759





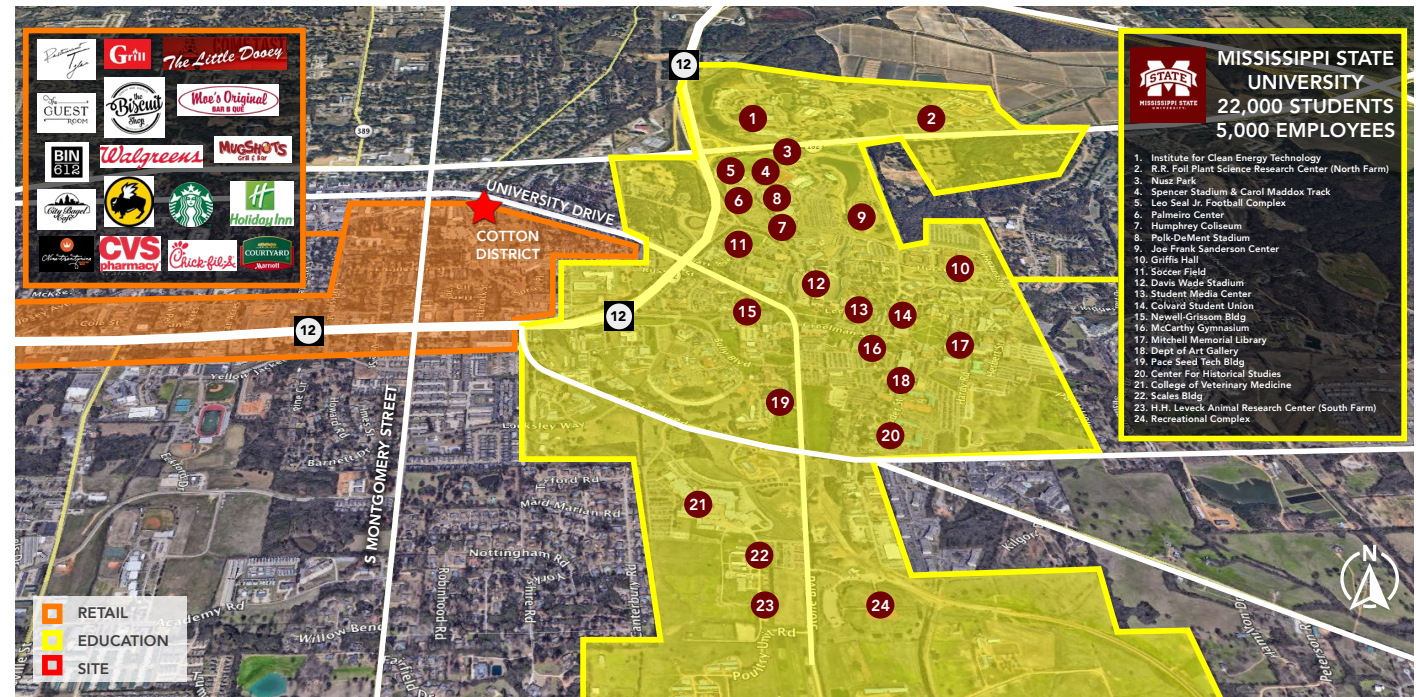
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- Asking price: \$680K
- 5,582 SF, 2-story multi-family (6 bed /4 bath) currently
- Current in-place income: \$39K/yr
- Redevelopment opportunity
- Restriction on Restaurant Use
- 114' of frontage on University Drive
- 0.23 AC (10,150 SF)
- Seller recently completed \$100K renovation
- Zoned T5 – allows for retail, office, multi-family and more



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.





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**Population**  
1 mi. 7,997  
3 mi. 33,004  
5 mi. 39,586



**Daytime Business  
Population**  
± 17,127  
within 5 miles



**Average HH Income**  
1 mi. \$ 38,824  
3 mi. \$ 48,871  
5 mi. \$ 50,599



**Traffic Counts**  
±5,200 cars / day on  
University Dr.

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## 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.



Bulldog Bash

### KEY FACTS

25,057

Population

26.9

Median Age



Average Household Size

\$27,178

Median Household Income

### EMPLOYMENT

68%

White Collar



13%



Services

10.4%

Unemployment Rate

### EDUCATION

12%

No High School Diploma



17%

High School Graduate



23%

Some College



48%

Bachelor's/Grad/Prof Degree



Downtown Starkville

## 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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