

THE SHOPS AT BELLE COMMONS

75-90 Ed Perry Blvd | Oxford, MS



New Construction Retail
Now Preleasing!

OFFERING MEMORANDUM



CANNON | CLEARY
MCGRAW
REAL ESTATE





TABLE OF CONTENTS

Executive Summary	3
Site Plan	4
Master Plan	5
Conceptual Floor Plans	6
Market Aerial	7
Area Overview	8
Photography	9
Regional Map and Demographics	10
Contact	11



CANNON | CLEARY
MCGRAW
REAL ESTATE



EXECUTIVE SUMMARY

Introducing a premier new retail center in one of Oxford's most active and high-visibility commercial corridors. This dynamic property combines a multi-tenant retail strip with a brand-new freestanding outparcel building featuring patio and drive-thru capability. Designed to accommodate a wide range of retail, restaurant, medical, financial, and professional users, the center offers flexible floor plans, strong traffic exposure, and the opportunity for tenants to customize their space in a growing, high-demand Oxford location.

Aug. 2026

DELIVERY

6.23/1000

PARKING RATIO

24,000

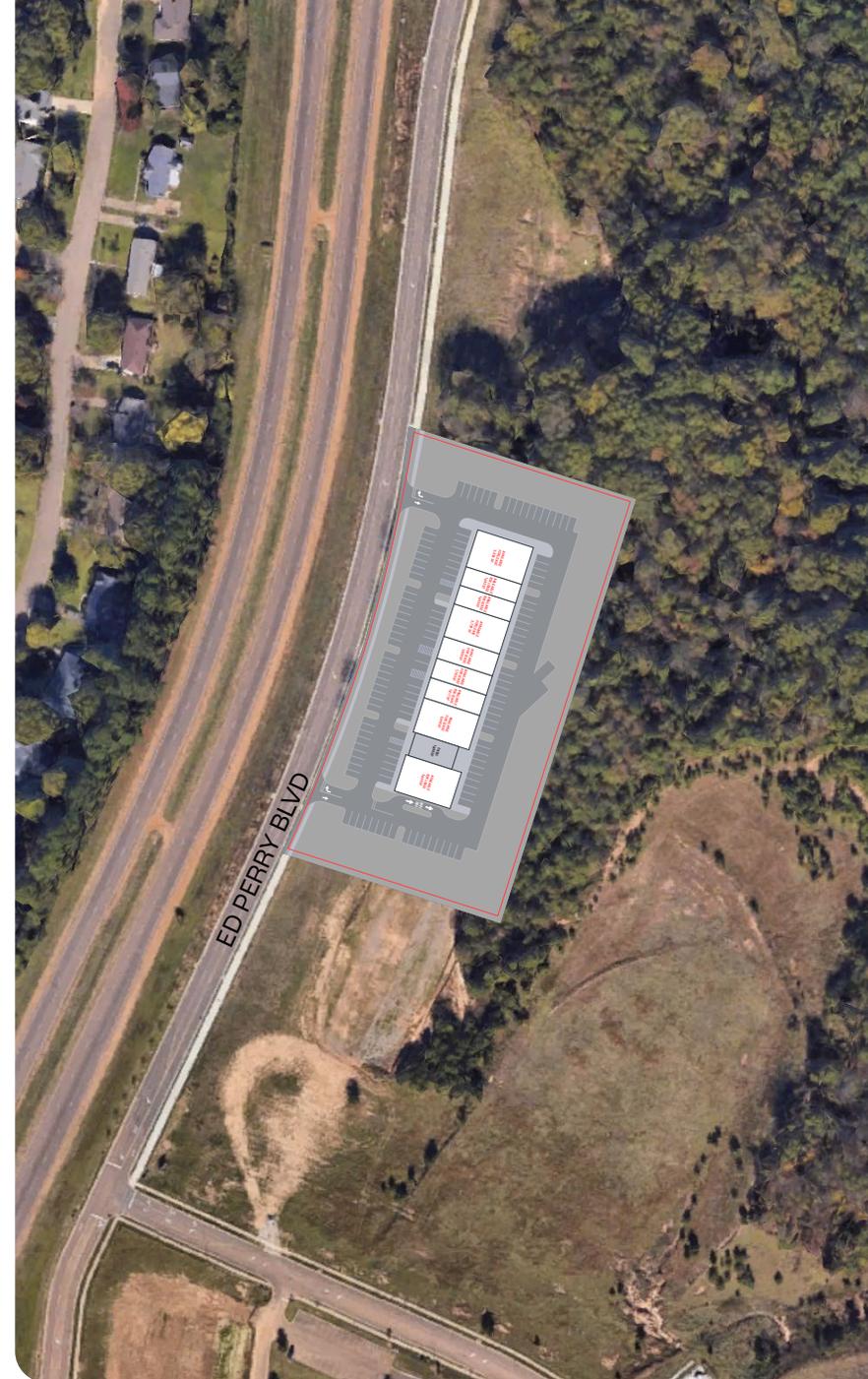
CARS PER DAY

KEY HIGHLIGHTS:

- » Multi-tenant strip spaces and one freestanding outparcel building
- » Freestanding building includes patio and drive-thru capability
- » Landlord delivers exterior and shell condition
- » Strip spaces delivered heated and cooled with sheetrocked exterior walls (primed), utilities stubbed, and slab leave-out
- » Tenant improvement allowance available and negotiable
- » Flexible floor plans with no existing interior build-out constraints
- » Dedicated parking for freestanding building
- » Prominent signage opportunities
- » Located along a high-visibility, high-traffic Oxford corridor
- » Surrounded by established retail and residential growth

PRICING:

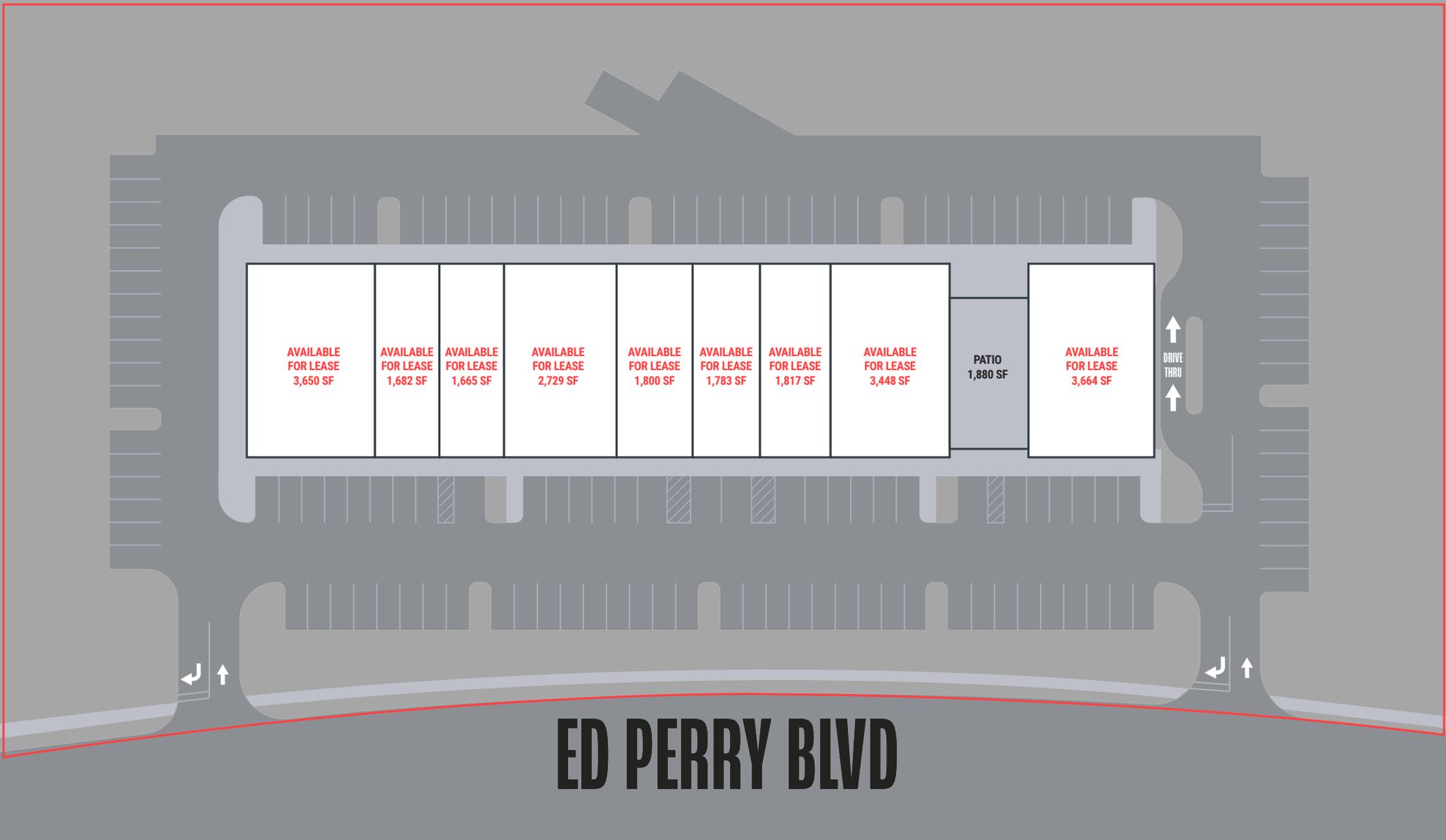
- » End Cap and Retail Units: \$35 PSF, NNN
- » Freestanding Building w/Drive-Thru: \$45 PSF, NNN



CANNON | CLEARY
MCGRAW
REAL ESTATE



SITE PLAN



CANNON | CLEARY
MCGRAW
REAL ESTATE



MASTER PLAN

Plan Data

Tract	Tract Area	Residential Units	Commercial Use
Tract A	+/- 34.6 Ac.	+/- 214 Units	+/- 398,618 s.f.
Tract A1	+/- 26.7 Ac.		+/- 305,645 s.f.
Tract B1	+/- 16.6 Ac.	+/- 200 Units	+/- 75,000 s.f.
Tract B2	+/- 10.3 Ac.		Church
Tract C	+/- 20.2 Ac.		+/- 330,352 s.f.
Tract D	+/- 20.0 Ac.		School
Tract E	+/- 58.9 Ac.	+/- 464 Units	
Tract G	+/- 66.9 Ac.	+/- 44 Units	
Tract H	+/- 4.8 Ac.		+/- 16,500 s.f.
Tract J	+/- 4.1 Ac.		+/- 52,250 s.f.
Tract L	+/- 19.4 Ac.	+/- 36 Units	
Tract M	+/- 26.5 Ac.	+/- 93 Units	
Tract N	+/- 131.0 Ac.	+/- 389 Units	
Tract O	+/- 75.0 Ac.		School
Tract P	+/- 6.3 Ac.		+/- 5,000 s.f.
Tract S	+/- 4.1 Ac.		+/- 84,185 s.f.
ROW ¹	+/- 42.6 Ac.		
Total	+/- 568.0 Ac.	+/- 1,440 Units	+/- 1,267,550 s.f.

NOTES: SEE ATTACHED CONDITIONS

LEGEND

- 55%² RESIDENTIAL
- 9%² MIXED USE
- 12%² COMMERCIAL
- 17%² SCHOOL SITE
- 7%¹ ROAD R.O.W.
- VEHICULAR CIRCULATION FINAL DESIGN TO BE DETERMINED
- ROADWAY CONSTRUCTION BY OTHERS
- 36 FT WIDE ROADWAY



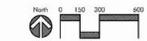
BELLE CENTER COMMONS

REVISED PUD PLAT (JULY 2023)

¹ The ROW area indicated reflects the area of ROW which has either been dedicated to the City of Oxford or is under construction as of the date on this map.
² The percentages indicated include potential future ROW that has not been dedicated nor has construction started as of the date of this map. These percentages will decrease as ROW is dedicated to the City of Oxford.



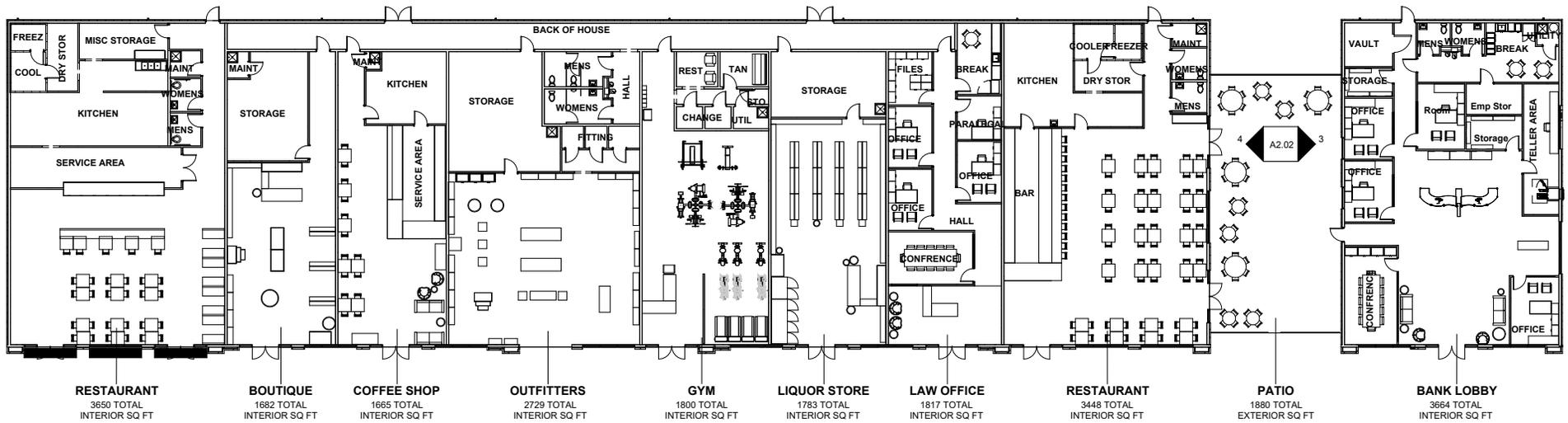
North to MS HWY 30
 Existing Camp Ground Rd. (C.R. 217)
 South to MS HWY 6 (US HWY 278)



CANNON | CLEARY
 MCGRAW
 REAL ESTATE



CONCEPTUAL FLOOR PLANS



CANNON | CLEARY
MCGRAW
REAL ESTATE



MARKET AERIAL



Aerial by:
SUBJECT
RUNNER
Imagery:
Nearmap



CANNON | CLEARY
MCGRAW
REAL ESTATE



AREA OVERVIEW

Oxford is one of the South's fastest-growing and most dynamic college cities, anchored by the University of Mississippi (Ole Miss), one of the nation's premier research institutions with a record enrollment of nearly 24,000 students. Oxford has emerged as far more than a college town – it has become a recognized hub for healthcare, technology, financial services, and entrepreneurship. On any given weekday, the city's resident population of approximately 27,000 is supplemented by more than 80,000 people in the market area, drawing from students, workforce commuters, and visitors from surrounding counties. This sustained in-migration and daytime density create consistent retail and commercial demand across all property sectors.

KEY FACTS

Population Growth 2020–2026	7.61%
Median Household Income	\$64,451
Unemployment Rate	1.70%
Median Property Value	\$333,400

KEY HIGHLIGHTS:

- » University-Driven Economic Stability | Oxford Demonstrates Consistent Job Creation and Population Growth Supported by Ole Miss's 24,000+ Students, a Growing Healthcare Sector, and Expanding Technology and Entrepreneurship Hubs
- » Prime Commercial Corridor | Property Offers Direct Access to Highway 7 and Highway 30 Within Oxford Commons, a Master-Planned Mixed-Use Community Generating 20,000+ Vehicles Per Day
- » Attractive Demographic Profile | Area Features a Highly Educated Workforce – 46%+ of Residents Hold a Bachelor's Degree or Higher – with a Young Median Age of 30, Rising Household Incomes, and Unemployment Well Below the National Average



CANNON | CLEARY
MCGRAW
REAL ESTATE



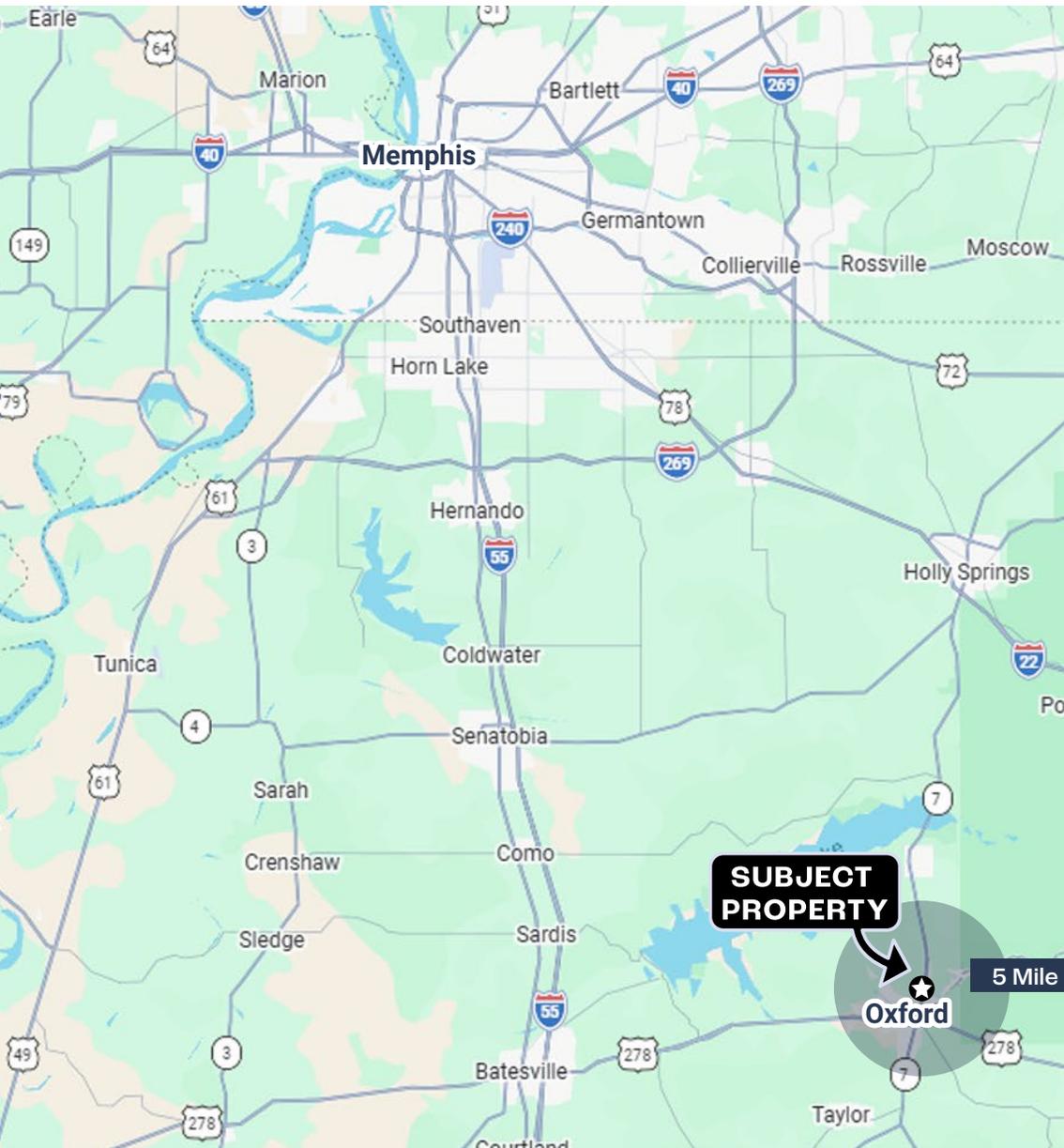
PHOTOGRAPHY



CANNON | CLEARY
MCGRAW
REAL ESTATE



REGIONAL MAP AND DEMOGRAPHICS



DEMOGRAPHICS

	Oxford (City)	Lafayette Co. (Trade Area)
Population (2024 est.)	26,801	59,843
Population Growth (2020–2024)	0.054	0.072
2010–2024 Growth	0.42	0.26
Median Household Income	\$64,451	\$67,185
Per Capita Income	\$41,665	\$36,403
Poverty Rate	25.40%	17.90%
Owner-Occupied Housing Rate	43.20%	—
Median Home Value	\$385,700	—
Median Gross Rent	\$1,071	—
Bachelor's Degree or Higher (25+)	57.50%	46.50%
Labor Force Participation (16+)	60.30%	—
Mean Commute Time	23.5 min	—
Total Retail Sales (2022)	\$919.1M	\$982.1M
Retail Sales Per Capita (2022)	\$34,697	\$17,013
Accommodation & Food Sales (2022)	\$257.1M	—
Total Employment (2023)	—	19,206
Employer Establishments (2023)	—	1,435
Annual Payroll (2023)	—	\$844.0M
Employment Growth (2022–2023)	—	0.036



CANNON | CLEARY
MCGRAW
REAL ESTATE





Exclusively

REPRESENTED BY:

Joel Reeves

C | 601.942.0132

O | 662.371.1000



CANNON | CLEARY
MCGRAW

REAL ESTATE

Anita Chen

C | 662.507.0639

O | 662.234.5555

