



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



## OXFORD COMMONS | 410 ENTERPRISE DRIVE | FOR SALE

FOR SALE // \$3,536,844 // 6.75% CAP RATE //  
OFFICE BUILDING

PRESENTED BY //  
BRIAN PHILLIPS, CCIM  
662.638.0722  
BPHILLIPS@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

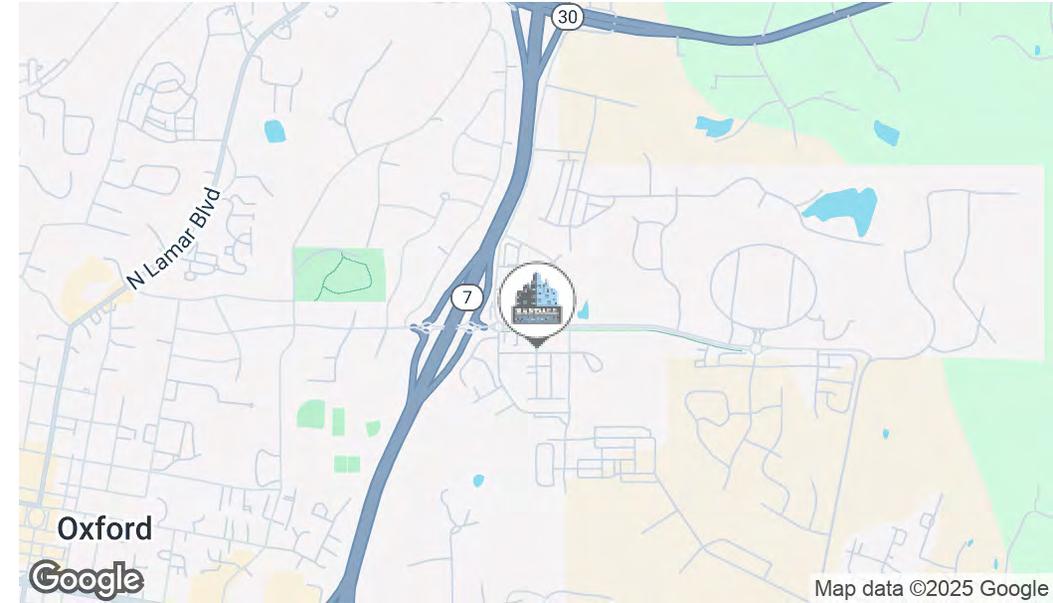
The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$3,536,844
BUILDING SIZE:	8,894 SF
PRICE / SF:	\$397.67
CAP RATE:	6.75%
NOI:	\$238,737
YEAR BUILT:	2024
ZONING:	PUD

## PROPERTY OVERVIEW

Randall Commercial Group, LLC is pleased to offer for sale this multi-tenant professional office condominium in The Park at Oxford Commons ("The Park"). The subject property is approximately 8,894 sq. ft. and was completed in July 2024. The office building is divided into 4 larger office suites and 11 individual office spaces. The 4 office suites are occupied by national and regional tenants including AnderCorp, Ironwood Holdings, Keith S. Collins Company, and Robert W. Baird & Co. The individual office suites are occupied by mixture of banks, mortgage lenders, architects, attorneys, and counselors. The subject property is currently 96% occupied. The Park is part of the larger Oxford Commons Planned Unit Development ("PUD"). The Oxford Commons is envisioned as a self-contained "village" within the city of Oxford. It is designed to be a vibrant, mixed-use community that seamlessly blends residential, commercial, educational, and entertainment components.

## LOCATION OVERVIEW

The Park at Oxford Commons is located just off Sisk Avenue near the Oxford Conference Center. The Subject Property is at the corner of Ed Perry Blvd. and Commonwealth Blvd. The office building overlooks Della Davidson Elementary School and is approximately half a mile from the Oxford High School campus. The Oxford Commons is a major, ongoing PUD located on the northeast side of Oxford, MS. The Commons has excellent access to major highways serving Oxford, including Highway 7, Highway 30, and Highway 6/278. The Commons is roughly 2 miles from the historic Oxford Square and about 2.5 miles from the University of Mississippi ("Ole Miss") campus.

# COMPLETE HIGHLIGHTS



## THE PARK AND THE OXFORD COMMONS HIGHLIGHTS

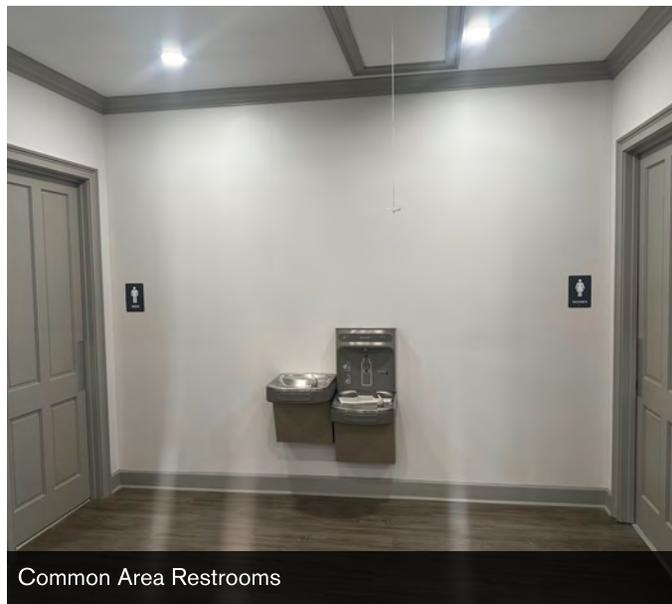
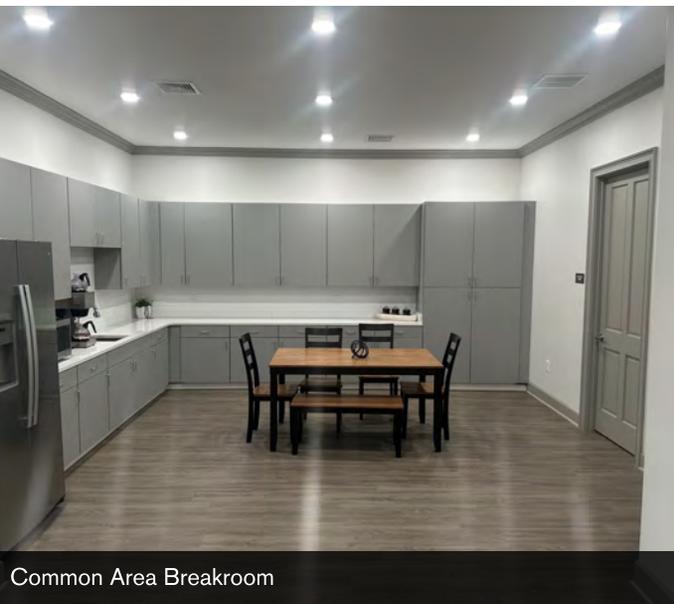
- The Subject Property is approximately 8,894 sq. ft. professional office condominium in The Park at Oxford Commons (“The Park”), an approximately 82,000 sq. ft. professional office development
- The office building is divided into 4 larger office suites and 11 individual office spaces
- The 4 office suites are occupied by national and regional tenants including AnderCorp, Ironwood Holdings, Keith S. Collins Company, and Robert W. Baird & Co.
- The individual office suites are occupied by mixture of banks, mortgage lenders, architects, attorneys, and counselors. The subject property is currently 96% occupied.
- **Key amenities for The Park:**
- Restaurants including Chipotle, El Charro, Amore Italian Ristorante & Bar, Pizzashop, Common Ground Coffee Bar, Chick-Fil-A, Waffle House, Wendy’s, and Aplos Mediterranean Restaurant (coming in 2026)
- Banks including FNB and The Citizens Bank (currently open in the Commons and building a new branch)
- Hotels including Tru by Hilton, Hampton Inn, and TownePlace Suites by Marriott
- Entertainment including Premier Lanes Entertainment Center and Malco Oxford Commons Cinema Grill
- The Oxford Commons is a major, ongoing Planned Unit Development (PUD) in Oxford, Mississippi
- The development features an emphasis on outdoor living with extensive walking trails, beautiful lakes, parks, and picnic areas, preserving over 70 acres of green space
- The Oxford School District has two schools located within the Oxford Commons – Oxford High School and Della Davidson Elementary School
- Approximately 0.3 mile from the Subject property is The Commons at Oxford Commons, a mixed-use development
- Phase I, II, and III of The Commons have been completed; the 4th and final phase will include retail, office, and restaurants with open areas (Aplos coming in 2026)

# NET OPERATING INCOME



Suite	Tenant	RSF	Annual Rent	\$/SF	Rent Comm. Date	Lease Expiration
1	Robert W. Baird & Co. Inc.	1842	\$45,414.40	\$24.65	9/1/2024	6/30/2029
2	Ironwood Holdings, LLC	1467	\$35,208.00	\$24.00	7/1/2025	6/30/2028
3	Andercorp, LLC	1877	\$45,048.00	\$24.00	7/1/2024	6/30/2029
4	Keith S. Collins Company, LLC	1468	\$36,112.00	\$24.60	1/1/2025	12/31/2027
101	Ferguson & Associates Architecture, P.A.	235	\$8,700.00	\$37.02	7/1/2024	6/30/2026
102	Gladden & Ingram, PLLC	246	\$7,800.00	\$31.71	7/1/2024	6/30/2026
103	Eureka Psychology, LLC	195	\$8,700.00	\$44.62	7/1/2024	6/30/2026
104	TBD	182	\$8,400.00	\$46.15	TBD	TBD
105	The Citizens Bank of Philadelphia	186	\$8,400.00	\$45.16	9/1/2024	10/31/2025
106	TBD	188	\$8,400.00	\$44.68	TBD	TBD
107	Section VII Capital, LLC	183	\$8,550.00	\$46.72	2/1/2025	12/31/2025
108	GMFS, LLC	194	\$8,400.00	\$43.30	7/1/2024	6/30/2026
109	GMFS, LLC	219	\$8,400.00	\$38.36	7/1/2024	6/30/2026
110	The Citizens Bank of Philadelphia	216	\$8,400.00	\$38.89	8/1/2024	10/31/2025
111	The Citizens Bank of Philadelphia	196	\$8,400.00	\$42.86	8/1/2024	10/31/2025
	<b>POTENTIAL RENTAL INCOME</b>	<b>8894</b>	<b>\$254,332.40</b>			
	Less: Vacancy & Cr. Losses		\$0.00	0.00%		
	<b>EFFECTIVE RENTAL INCOME</b>		<b>\$254,332.40</b>			
	Plus: OPEX Reimbursements		\$46,326.59			
	<b>GROSS OPERATING INCOME</b>		<b>\$300,658.99</b>			
	<b>OPERATING EXPENSES</b>					
	Property Taxes		\$28,555.21			
	Property Insurance		\$3,927.00			
	Condo Dues		\$6,465.40			
	Utilities - Electric		\$6,465.24			
	Utilities - Gas		\$4,029.11			
	Common Area Cleaning		\$12,480.00			
	<b>TOTAL OPERATING EXPENSES</b>		<b>\$61,921.95</b>			
	<b>NET OPERATING INCOME</b>		<b>\$238,737.04</b>			

# INTERIOR PHOTOS



# EXTERIOR PHOTOS



Northeast Corner



Front



Northwest Corner



Southwest Corner



Back



Southeast Corner

# SURROUNDING BUSINESSES



Chick-Fil-A



Chipotle



Christ Presbyterian Church



The Commons - Mixed Use Development



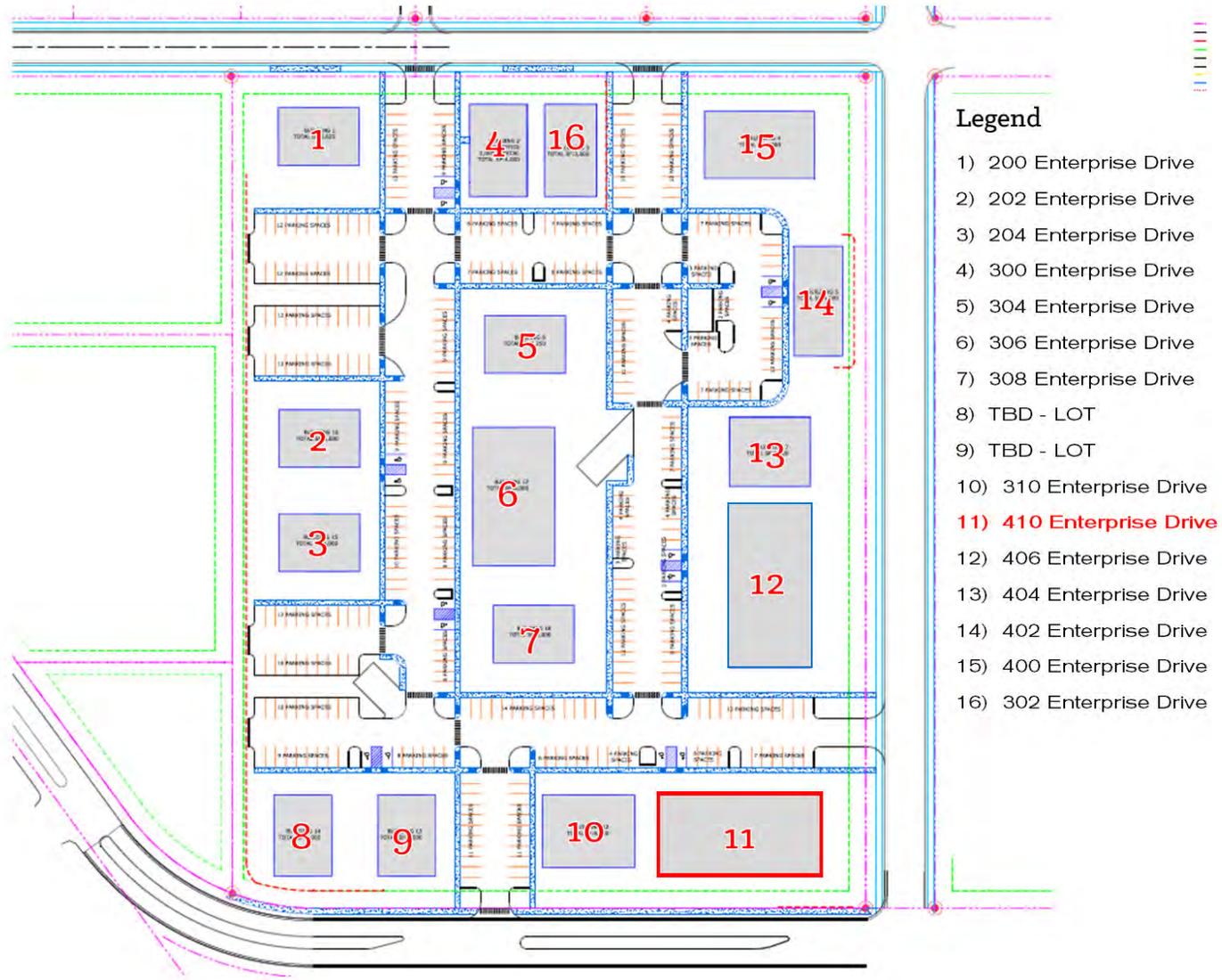
The Pearl - Student Housing



Della Davidson Elementary School (across street from property)



# SITE PLANS



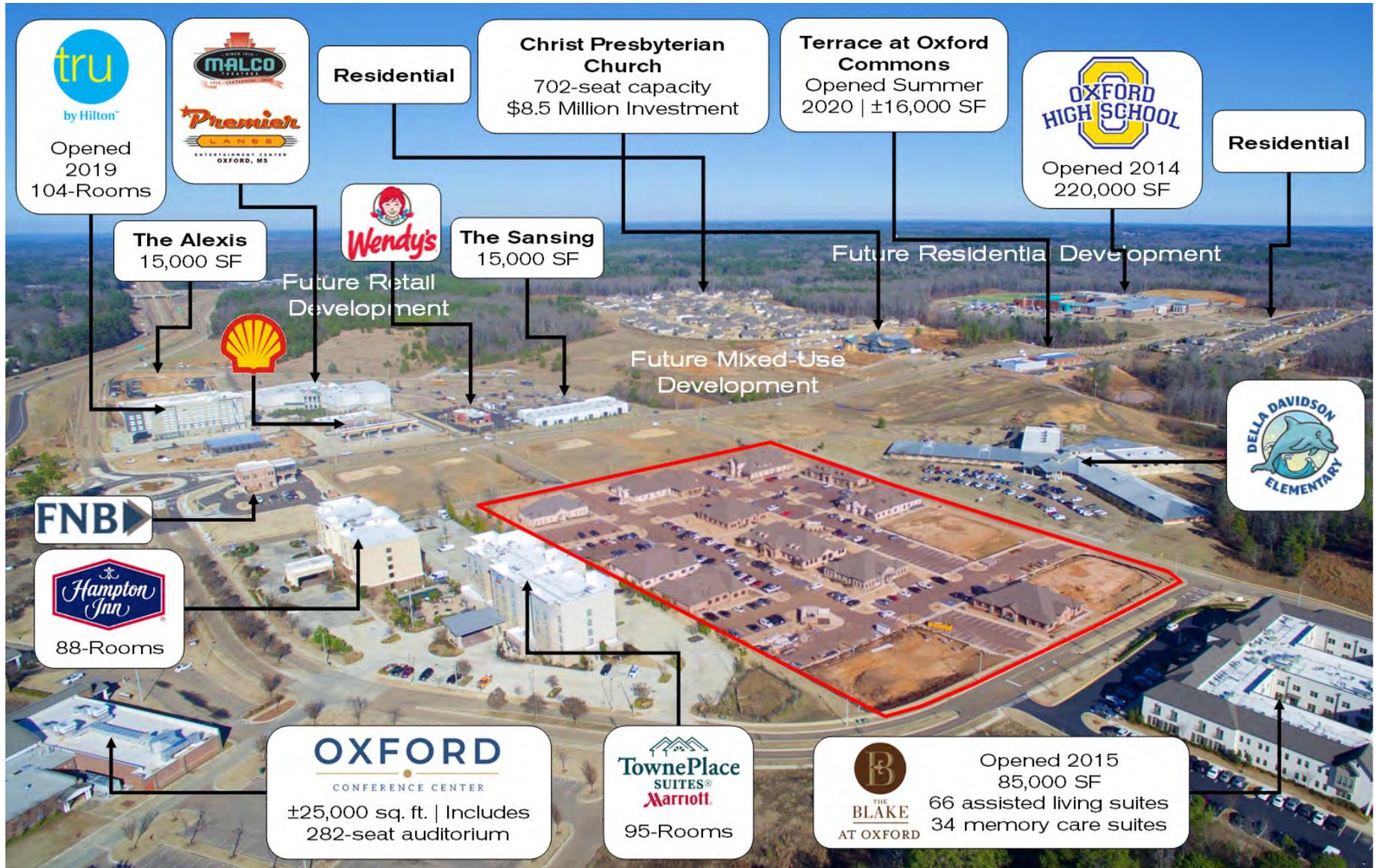
# OXFORD COMMONS

## Oxford Commons

- ✓ **The Park at Oxford Commons** - an upscale office park with **±82,000 sq. ft. of office space**
- ✓ Oxford High School - **\$30 million, 220,000 sq. ft.** opened the spring semester of 2014
- ✓ Della Davidson Elementary School
- ✓ Has **3 access points** - Sisk Ave., Highway 30, and Highway 6
- ✓ Christ Presbyterian Church recently made an **\$8.5 million investment** into a **702-seat capacity** church
- ✓ Malco Theater and Premier Lanes Family Entertainment Center
- ✓ Oxford Conference Center - **±25,000 sq. ft.** with **282-seat auditorium**
- ✓ **3 hotels totaling 287-rooms** - Tru by Hilton (104-rooms), TownePlace Suites by Marriott (95-rooms), and Hampton Inn (88-rooms)
- ✓ 3 new retail strip centers totaling **±46,000 sq. ft.**
- ✓ The Blake at Oxford - **±85,000 sq. ft.** assisted living facility with **66-assisted living** suites and **34 memory care suites**
- ✓ **1,189 homes planned** for Oxford Commons
- ✓ The Village at Oxford Commons is a planned mixed-use commercial development



# OXFORD COMMONS POINTS OF INTEREST



# OXFORD, MS - QUICK FACTS

## Oxford, MS - Quick Facts

- ✓ Touted as the “Cultural Mecca of the South”
- ✓ Home of William Faulkner and The University of Mississippi (*Ole Miss*)
- ✓ Ranked **#8 out of 542** micropolitan areas for economic strength (source: Policom's 2020 Economic Strengths Rankings)
- ✓ Oxford (city limits) has **grown 22% since 2010** (source: Esri)
- ✓ Featured in the Walton Family Foundation Fellows' May 2018 *Micropolitan Success Stories for the Heartland*
- ✓ The Oxford Square won the inaugural 2019 Great Public Space in Mississippi award presented by the MS Chapter of the American Planning Association (source: Oxford Eagle)
- ✓ Oxford School District is one of the best school districts in the state, and its enrollment has **increased by 30% over the last 10-years**
- ✓ Ranked in Top 101 Safest Cities in the U.S. in 2017
- ✓ Blue Cross & Blue Shield of Mississippi Foundation Healthy Hometown
- ✓ City's population has a median household income of \$227,400 compared to an average of \$105,700 statewide (source: MS Business Journal)
- ✓ Housing costs in Oxford average \$211,500, while the state average is \$123,200 (source: MS Business Journal)
- ✓ Oxford is a Certified Retirement City – on CNBC's list of 10 Great College Towns for Retirees



Historic Oxford Square



Square Jam with Ole Miss Basketball Team



Double Decker Arts Festival

# THE UNIVERSITY - QUICK FACTS



*The Lyceum at Ole Miss*



*Vaught-Hemingway Stadium*

## The University of Mississippi - Quick Facts

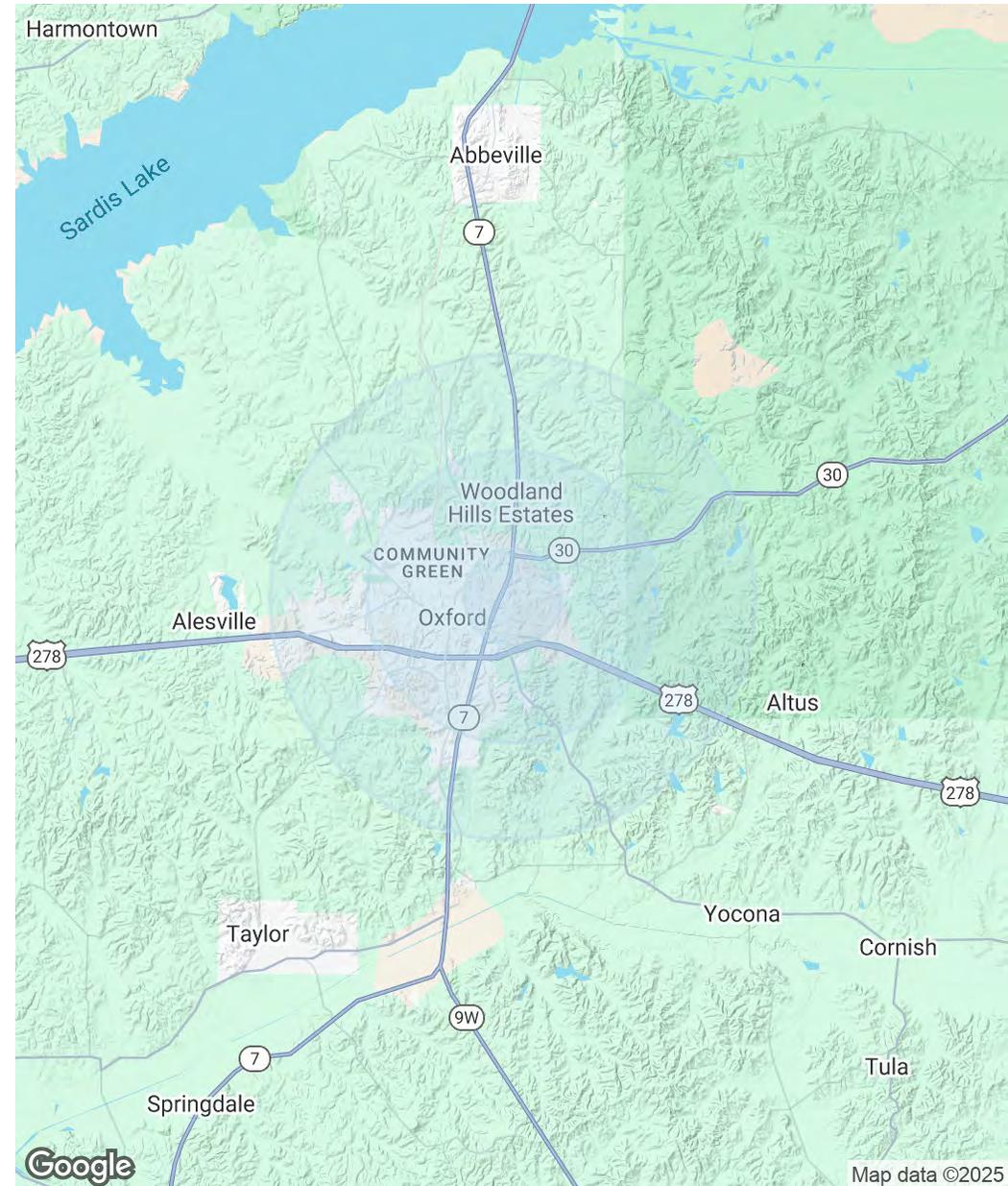
- ✓ Mississippi's Flagship University
- ✓ Founded in 1848
- ✓ Included in the elite group of R-1: Doctoral Universities - Highest Research Activity by the Carnegie Classification (source: olemiss.edu)
- ✓ With more than **24,000 students**, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions (source: olemiss.edu)
- ✓ All **three degree programs in Patterson School of Accountancy** are among the **top 10** in the **2018 annual national rankings** of accounting programs published by the Public Accounting Report
- ✓ Ole Miss' Online MBA Program ranks in **U.S. News & World Report top 25** (source: olemiss.edu)
- ✓ The University's Master of Business Administration program is ranked **37th among public universities by Bloomberg BusinessWeek** (source: olemiss.edu)
- ✓ Voted **#1 Best Beautiful College Campus** in 2016 by **USA Today**
- ✓ For **10 consecutive years**, Ole Miss has been named to the **"Great Colleges to Work For"** list compiled annually by The Chronicle of Higher Education (source: olemiss.edu)
- ✓ Host the first Presidential Debate of 2008, between Senator John McCain and then-Senator Barack Obama

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,161	22,531	38,062
AVERAGE AGE	42	34	35
AVERAGE AGE (MALE)	40	33	34
AVERAGE AGE (FEMALE)	44	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	958	8,219	15,156
# OF PERSONS PER HH	2.3	2.7	2.5
AVERAGE HH INCOME	\$111,304	\$95,804	\$94,343
AVERAGE HOUSE VALUE	\$522,840	\$385,812	\$359,968

Demographics data derived from AlphaMap





# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

## RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

**BRIAN PHILLIPS, CCIM**

PRINCIPAL BROKER

662.638.0722

BPHILLIPS@RANDALLCG.COM

## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

# WORKING WITH A REAL ESTATE BROKER



## WORKING WITH A REAL ESTATE BROKER

**\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\***

Approved 01/2003 By  
MS Real Estate Commission  
P.O. Box 12685  
Jackson, MS 39232

### GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

### SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

#### To the Seller:

\*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

#### To the Buyer and Seller:

\*A duty of honesty and fair dealing.

\*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

### BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

#### To the Buyer:

\* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

#### To the Seller and Buyer:

\* A duty of honesty and fair dealing.

### DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the

# WORKING WITH A REAL ESTATE BROKER



fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

**A Disclosed Dual Agent may not disclose:**

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

**IMPORTANT NOTICE!**

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

**THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE**

The below named Licensee has informed me that brokerage services are being provided me as a:

- Client (Seller's or Landlord's Agent)
- Client (Buyer's or Tenant's Agent)
- Customer (not as my Agent)**
- Client (Disclosed Dual Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

		
(Client)	(Licensee)	(Date)
	Randall Commercial Group, LLC	X
(Client)	(Company)	(Customer)

**LICENSEE** -Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.