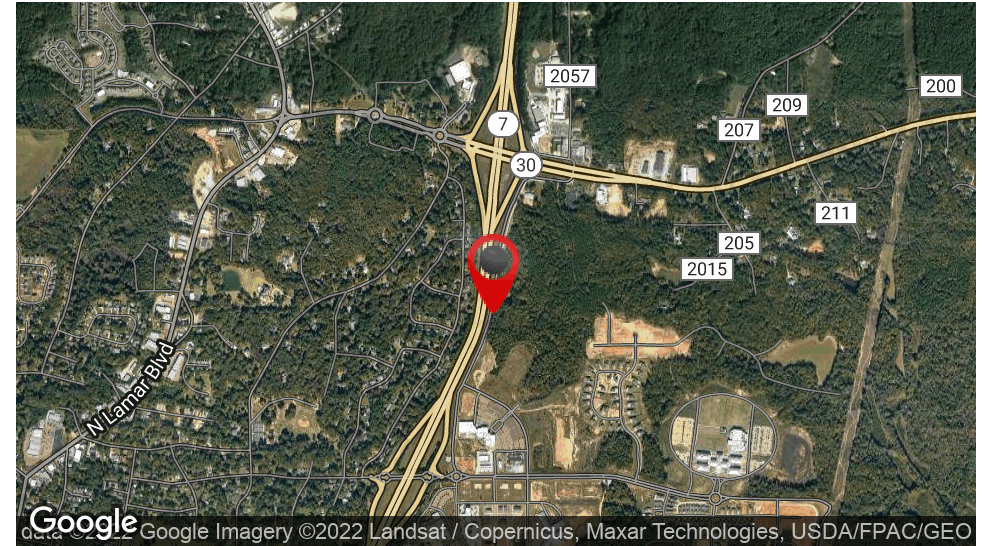


DEVELOPMENT OPPORTUNITY - COLLEGE TOWN

Ed Perry Blvd, Oxford, MS 38655



OFFERING SUMMARY

Sale Price:	Call for Price
Lot Size:	2.68 Acres
Zoning:	Suburban Corridor District

PROPERTY OVERVIEW

Duckworth Realty, Inc. is proud to offer for sale 2.68 Acres of commercial land on Ed Perry Blvd near Oxford's fastest growing submarket, Oxford Commons. This area has experienced significant growth in recent years with the development of several retail strip centers, Hotels, restaurants, Office park, and dense residential. The subject property offers great visibility to Hwy 7 with frontage on Ed Perry Blvd. The site is bordered on all sides by future development sites including 25,000 SF of retail strips directly South and a proposed large Power center directly North of this property. Great development site in a highly desirable College Town. For More Information Call David Gowdey or John Michael Holtmann at 601.914.0800

PROPERTY HIGHLIGHTS

- Zoned (SCO) Suburban Corridor District, allowing for a wide range of commercial uses
- Near the Historic Oxford Square and The University of Mississippi campus
- Prime Location central to Oxford's residential neighborhoods
- Access from Hwy 7, Hwy 6, Hwy 30, and Sisk Ave

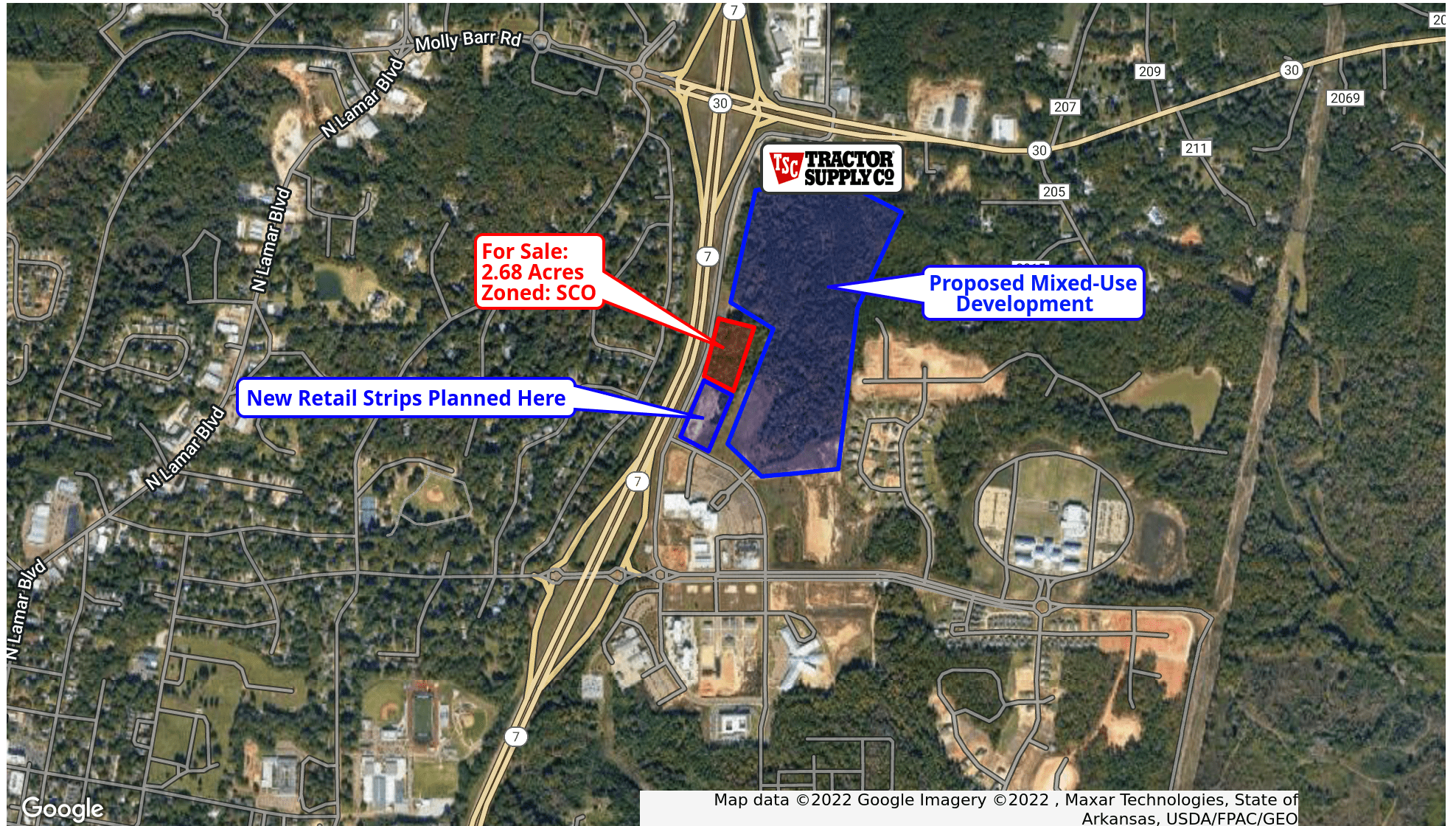
JOHN MICHAEL HOLTANN

Principal
601.914.0800
johnmichael@duckworthrealty.com

FOR SALE

DEVELOPMENT SITE - NEAR OXFORD COMMONS

Ed Perry Blvd, Oxford, MS



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OXFORD COMMONS OVERVIEW

Oxford, MS 38655

OXFORD COMMONS ATTRACTIONS

- Oxford Conference Center: 25,000 SF building with a large auditorium
- Oxford High School: OHS built a new campus in 2014 with a 220,000 SF high school located right off Sisk Ave. 1,267+ Students
- Della Davidson Elementary: 645 Students
- The Park: Professional Office park on Sisk Ave with 82,000 SF of Office space
- Hampton Inn conference center
- Renovated Malco Theater & Premier Bowling Alley
- Townplace Suites by Marriot
- Gas Station Convenience store
- Waffle House: Oxford's first Waffle house being built on Ed Perry Blvd
- Wendy's
- Multiple Fully leased Retail Strip centers with Dining, Medical, Fitness, Shopping, and more.
- FNB Bank on Sisk Ave
- Tru Hotel by Hilton
- The Commons: New Mixed-Use development on Sisk Ave. Phase 1 is complete with 1st floor retail and 2nd floor office. Master plan is to include several retail/office/condo buildings, a large residential apartment development, and an outdoor event venue featuring live music, bar & grill, and shopping
- The Blake: 100 Bed assisted living facility
- 1,189 Homes planned for Oxford Commons
- Christ Presbyterian Church: Recently built with a 700+ seat sanctuary
- El Charro Mexican Restaurant on the corner of Sisk and Ed Perry



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REALTY

OXFORD, MISSISSIPPI

Mississippi's College Town



LOCATION OVERVIEW

Oxford is a city in, and the county seat of, Lafayette County, Mississippi. Oxford is the largest of Lafayette County's communities and the center of business and industry. Touted as the "Cultural Mecca of the South", creativity abounds in Oxford as musicians, artists, and writers alike find inspiration in Oxford's rich history, small town charm and creative community. Home to the University of Mississippi and the Ole Miss Rebels. College students, visitors, and residents alike can take advantage of events happening all through the year, such as Thacker Mountain Radio Show, The Oxford film Festival, Double Decker Festival, or SEC (Southeastern Conference) sporting events on the Ole Miss Campus.

LOCATION HIGHLIGHTS

- **ECONOMY:** Recent Job growth is positive. Oxford Jobs have increased by 2.2%.
- **COST OF LIVING:** Compared to the rest of country, Oxford's cost of living is 11% lower than the U.S. average
- **POPULATION:** Oxford's population is 28,996 people. Since 2010 it has grown 53.29%
- **REAL ESTATE:** The median home cost in Oxford is \$235,000.

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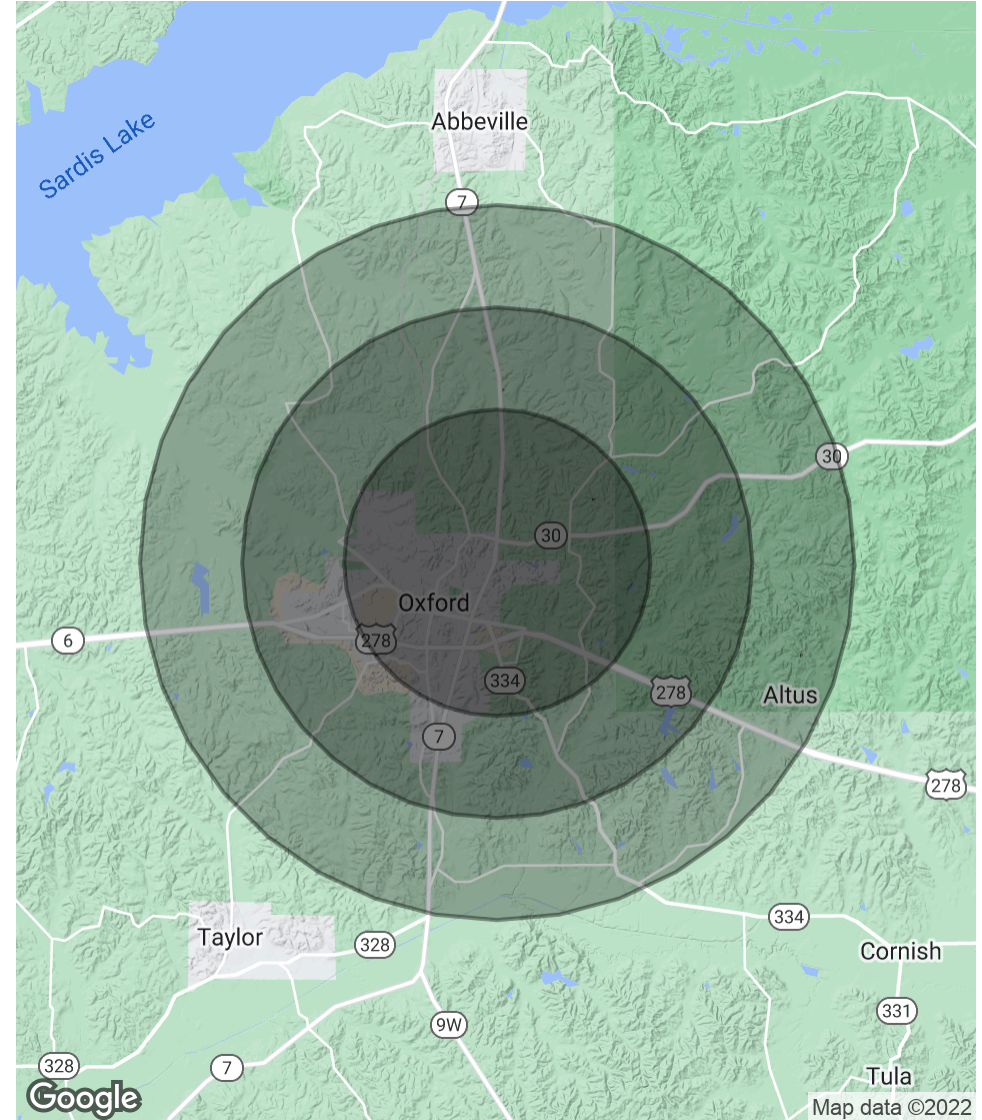
HIGH VISIBILITY COMMERCIAL LAND

Ed Perry Blvd, Oxford, MS 38655

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	18,986	33,063	41,349
Average Age	32.2	32.0	33.0
Average Age (Male)	31.3	30.9	31.6
Average Age (Female)	33.3	33.6	34.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	8,300	16,483	20,364
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$61,765	\$54,257	\$57,216
Average House Value	\$306,809	\$253,864	\$249,255

* Demographic data derived from 2020 ACS - US Census



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