

# THE SUMMIT FOR SALE

🔥 PRIME OUTPARCELS AVAILABLE

High-Visibility • High-Traffic • High Potential  
Fronting Highway 7 and 30

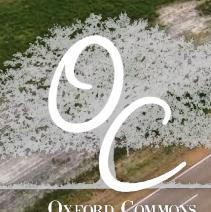
**AVAILABLE: Lot 4 | .89 AC and Lot 11 | 1.03**



**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
901.758.1100

FOR MORE INFORMATION:



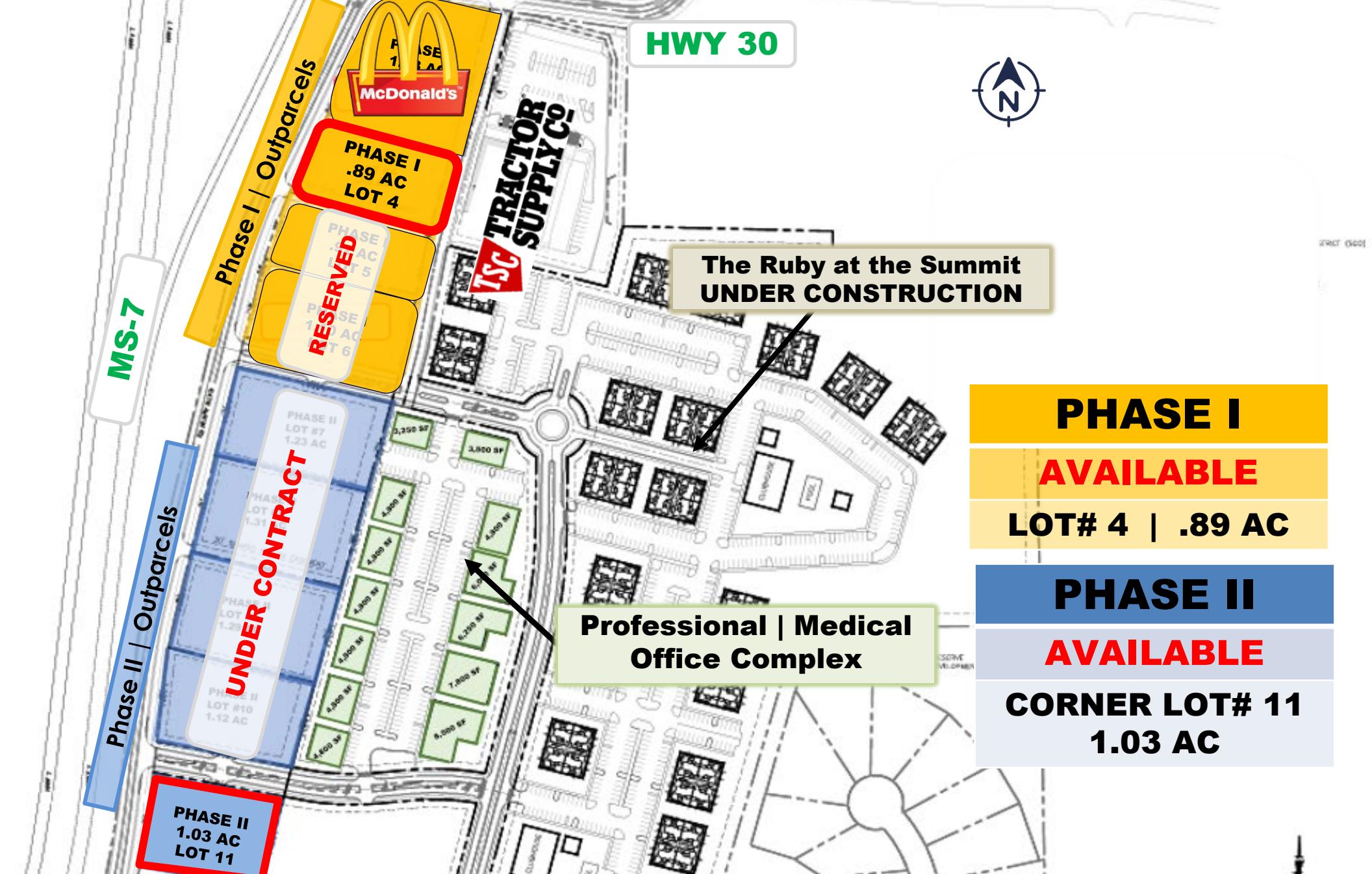
New Mixed-Use Development  
Off Highway 7 @ Sisk Ave.,  
Oxford, MS 38655

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Image taken  
July 2025



**THE SUMMIT**  
At Oxford Commons

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## Premium Outparcels in a Thriving Mixed-Use Development!

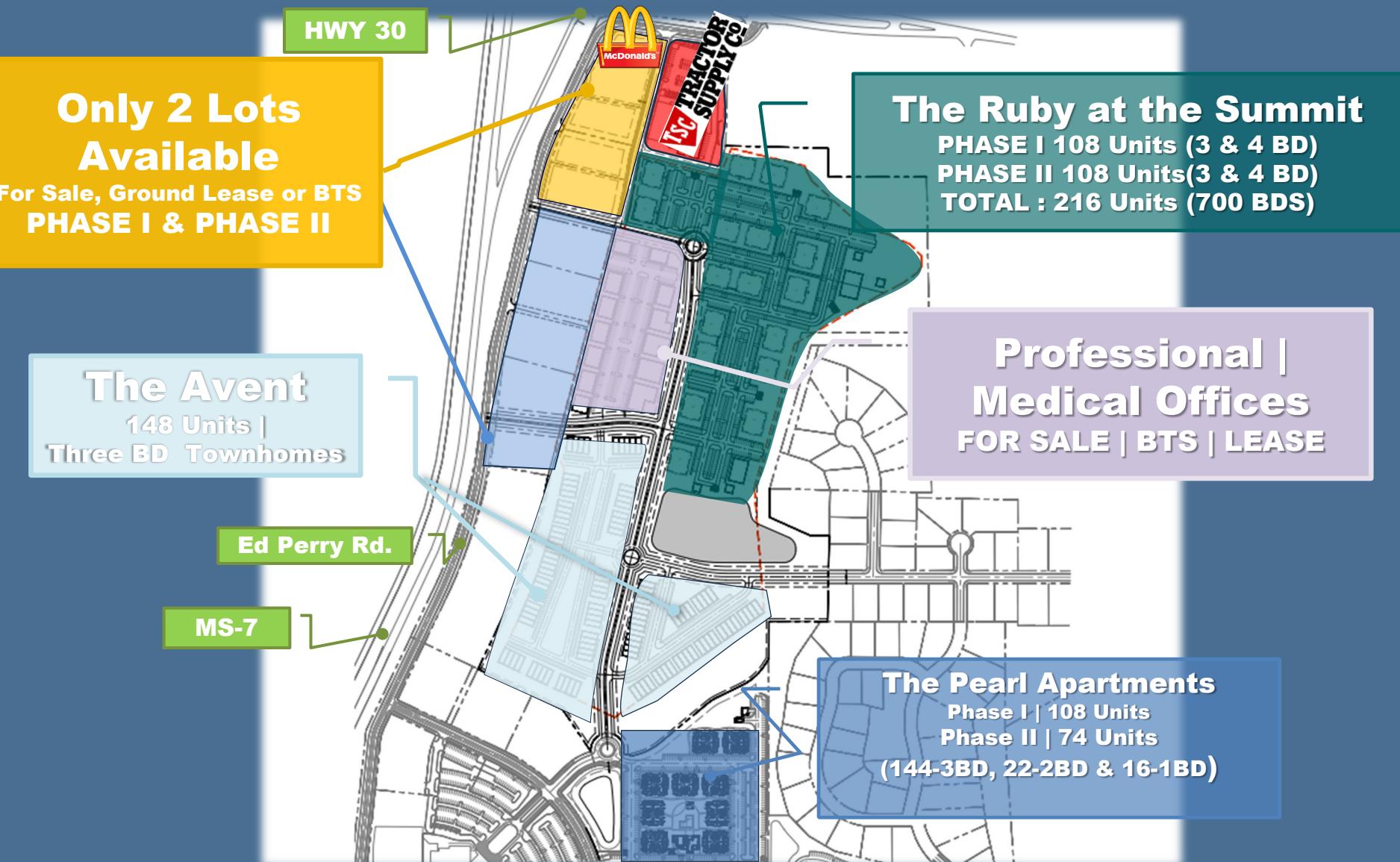
🏦 Banks | 🍔 QSRs | 🚗 Auto Services | 🛍 Retail | 🏥 Medical

- ✓ Major road frontage
- ✓ Utilities in place
- ✓ Flexible lot sizes



Image taken July 2025

# THE SUMMIT SITE PLAN



**GILL PROPERTIES 901-758-1100**

→ Contact us today for pricing, site plans, and availability.  
Outparcels like these don't stay on the market for long.

# THE SUMMIT

## PROFESSIONAL MEDICAL OFFICE COMPLEX

\*SIMILAR CONCEPT AS "THE PARK" OFF ENTERPRISE DRIVE.

LOT PRICE:  
CALL FOR PRICING

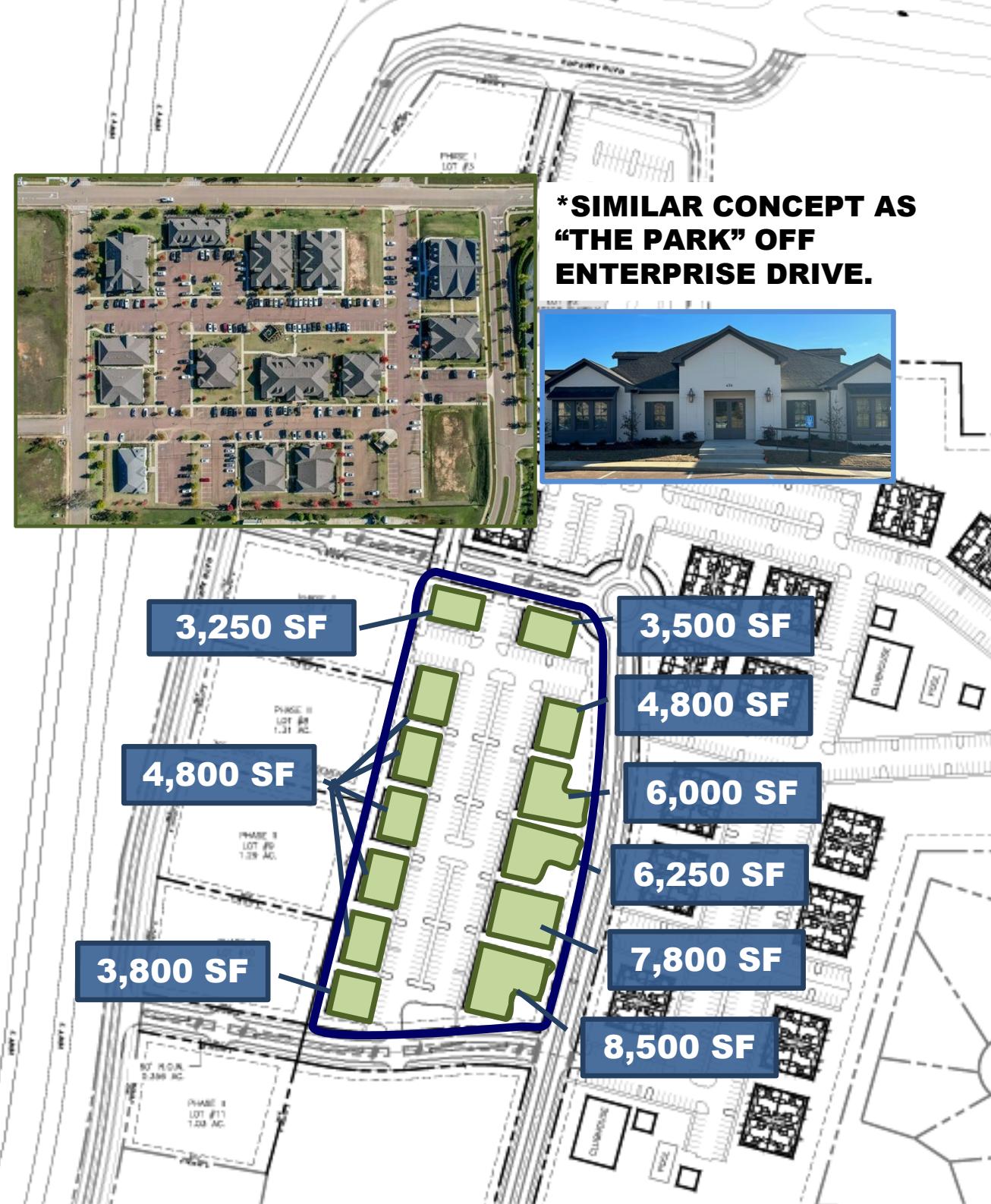
OPTIONS:  
FOR SALE | BTS | GROUND  
LEASE

BUILDING SIZES:  
3,250 SF – 8,500 SF

AVAILABLE:  
13 OFFICE LOTS

**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.

**Oxford Commons** is a major, ongoing PUD located on the northeast side of Oxford, MS and has excellent access to major highways serving Oxford, including Highway 7, Highway 30, and Highway 6/278 and is roughly 2 miles from the historic Oxford Square and about 2.5 miles from the University of Mississippi ("Ole Miss") campus.



# EXPERIENCE OXFORD COMMONS

Oxford Commons is an inviting and picturesque master-planned community with a charming story book setting of beautiful tree-lined streets and thoughtfully crafted homes. Winding trails that connect residents with countless amenities nearby, creating a beautifully livable neighborhood that feels unique yet perfect for the area. The community's ideal location make it easy to get anywhere in minutes. This growing community now has more residential options sure to fit your lifestyle. Soon you'll be able to gather at "The Commons" and enjoy a new way of life in an exciting place!

## WHAT TO EXPECT

Whether you are looking for boutique shopping, local flavors, or open outdoor spaces to relax and unwind, "The Commons" will be the place to be.

- Two large restaurants
- Mixed use buildings including:
  - Brand new office spaces
  - Retail venues
  - Residential living opportunities with "The Commons"



## EXPERIENCE A VIBRANT COMMUNITY

- Walk to shopping, dining, and entertainment
- Four miles from tailgating at The Grove and game day shuttle from the high school
- Minutes from Oxford's private airport or The Square
- Gorgeous landscaping, beautiful walking trails and lake views
- Adjacent movie theater and bowling alley
- On-site exemplary elementary school
- #1 High school in Mississippi just across the street



Developed by



## UNBEATABLE OXFORD, MS LIVING

Located just minutes from the historic Square, our homes offer easy access to major highways and fall within the esteemed Oxford School District. The premier Oxford location ensures an effortless commute to Ole Miss for classes or gamedays and exceptional proximity to unique shopping, dining, and entertainment on The Square, all promising a convenient and vibrant living experience.

# HIGHLIGHTS

**Oxford Commons** is a picturesque master-planned community designed to beautifully blend residential, professional office, retail entertainment, and commercial use.

**The Summit** will be commercial space located along new frontage road that is extension of Ed Perry Blvd, which will connect to Highway 30.

**High Visibility Location** with three major access points:

Highway 7, Highway 30 and Sisk Avenue

**Prime Commercial Lots** in close proximity to Oxford Square, the new Oxford High School, and the University of Mississippi.

**Premier Community Living** with 1,189 planned and existing new homes. Consisting of 214 condos, 200 apartments, 464 townhomes and 775 single-family homes.

# DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<b>POPULATION</b>	2,701	23,144	39,835
<b>HOUSEHOLDS</b>	1,115	8,897	15,963
<b>HH INCOME</b>	\$94,695	\$88,931	\$82,013

# NEW BUSINESSES COMING



LEGALLY TAN

# OXFORD COMMONS

Gill Properties Represented Projects

**THE SUMMIT**

**ONLY TWO LOTS AVAILABLE**

**THE COMMONS  
PHASE III & III  
100% LEASED**

**THE COMMONS PHASE IV  
NOW LEASING  
CONSTRUCTION HAS BEGUN**

**THE COMMONS I  
100% LEASED**

FOR MORE INFORMATION:

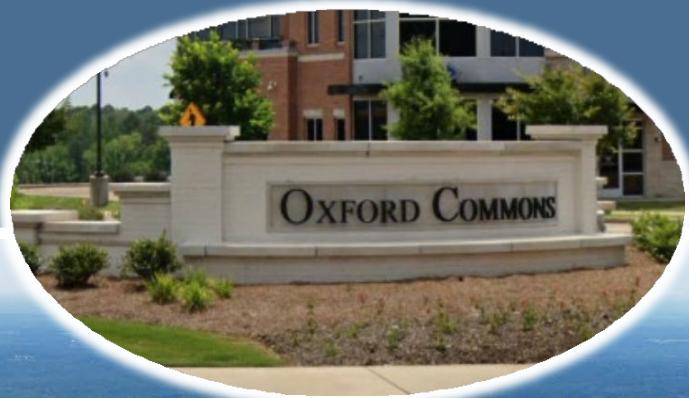


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# OXFORD COMMONS LAYOUT



# OXFORD, MS RANKINGS



**A+ Overall Ranking amongst cities of its size**  
**A+ Amenities**  
**B Cost of Living**  
**A Crime**



**#1 Best Places for Young Professionals in Mississippi**  
**#5 Best Places to Live in Mississippi**  
**#5 Oxford High School | Best College Prep Public HS**  
**#11 Best Places to Raise a Family in Mississippi**  
**#12 Best Places to Retire in Mississippi**



**#4 Best Public Square in the US “The Square”**



**#10 Best Small City for Football Fans**



**#1 Best Small Town**  
**#19 Best Weekend Getaways in the South**  
**#2 Best College Town in the US**

**2024**

**ECONOMIC STRENGTH RANKINGS**  
**(Out of 543 Micropolitan Areas)**

Micropolitan Statistical Areas are “quasi-rural,” smaller areas. A Micropolitan Area must have a city of at least 10,000 people, but fewer than 50,000. It must be at least one county, and many are a single county. There are 543 Micropolitan Statistical Areas (OMB Bulletin 20-01). One of the important criteria for POLICOM's rankings is the “consistency” of the economy.

# The City of Oxford, MS

