

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

**1.03 AC
CORNER
LOT 11**

1.12 AC
CORNER LOT 10

UNDER CONTRACT

PHASE II

HWY 7: AADT: 20,600 +

ED PERRY BLVD

RESERVED

1.10 AC
CORNER LOT 6

**.89 AC
LOT 4**

**TSC TRACTOR
SUPPLY CO.**

McDonald's

PHASE I

**GILL
PROPERTIES**

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



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



Image taken
July 2025

FOR MORE INFORMATION:

FRANK DYER, III CCIM, RPA
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BARRY MAYNARD
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HWY 30



MS-7

Phase I | Outparcels

McDonald's

**PHASE I
.89 AC
LOT 4**

RESERVED

**TSC TRACTOR
SUPPLY CO.**

**The Ruby at the Summit
UNDER CONSTRUCTION**

PHASE I

AVAILABLE

LOT# 4 | .89 AC

PHASE II

AVAILABLE

**CORNER LOT# 11
1.03 AC**

Phase II | Outparcels

UNDER CONTRACT

PHASE II
LOT #7
1.23 AC

PHASE II
LOT #8
1.31 AC

PHASE II
LOT #9
1.25 AC

PHASE II
LOT #10
1.12 AC

**PHASE II
1.03 AC
LOT 11**

**Professional | Medical
Office Complex**

**THE SUMMIT
At Oxford Commons**

FRANK DYER, III CCIM, RPA
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Premium Outparcels in a Thriving Mixed-Use Development!

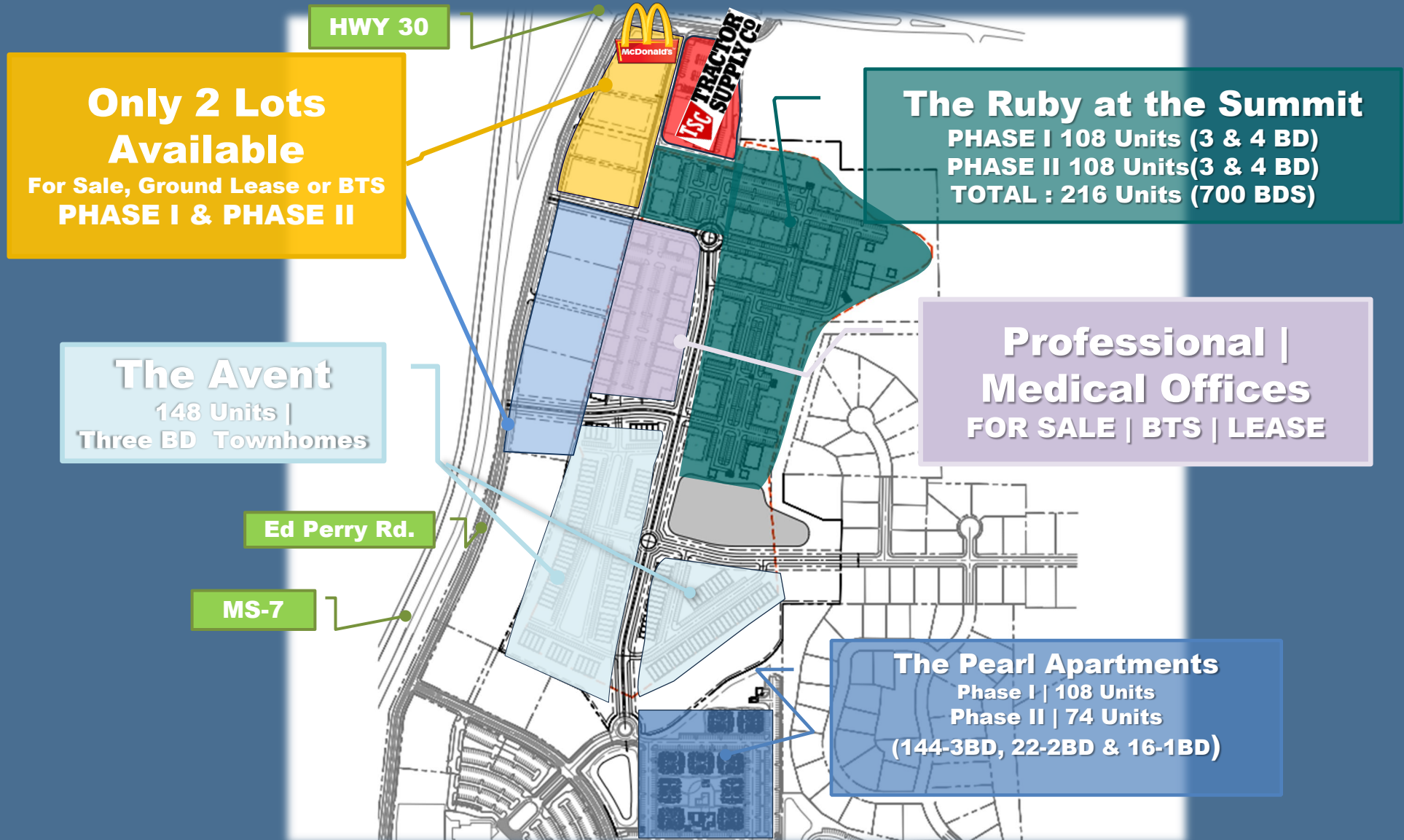
 Banks |  QSRs |  Auto Services |  Retail |  Medical

- ✓ 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

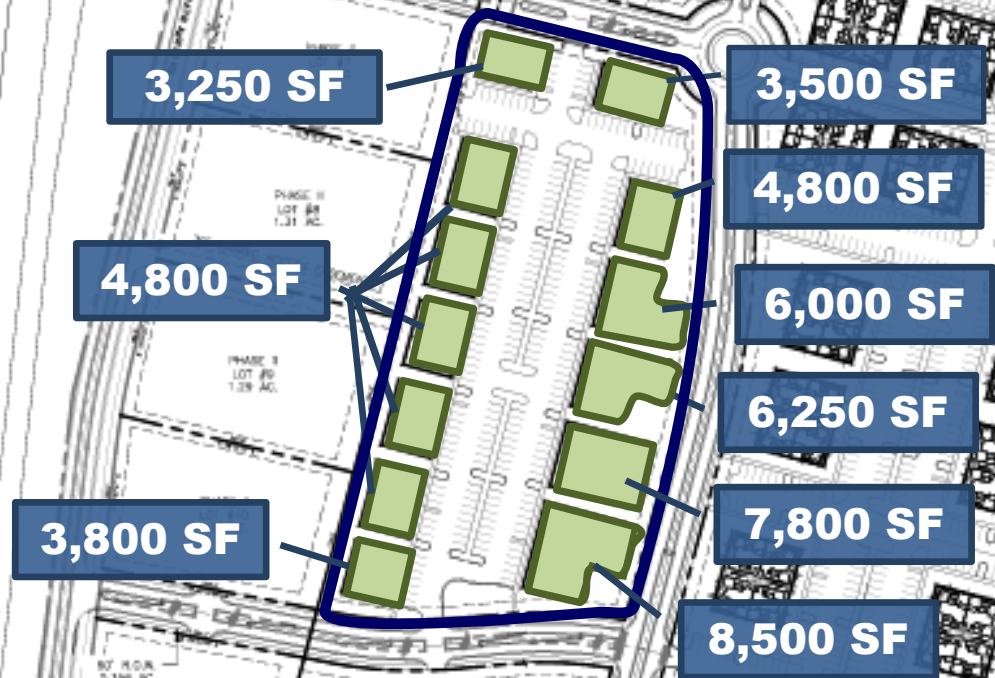
AVAILABLE:
13 OFFICE LOTS

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.



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



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

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.



Developed by



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>
POPULATION	2,701	23,144	39,835
HOUSEHOLDS	1,115	8,897	15,963
HH INCOME	\$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 II & III
100% LEASED**

**THE COMMONS I
100% LEASED**

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

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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

Ranked #51

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



The Grove

US HWY 278



Baptist Hospital Oxford



THE SQUARE
OXFORD, MISSISSIPPI

Jackson Ave W



Belk Blvd

S Lamar Blvd

HWY 30

MS-7

MS-7



Sisk Ave.



Della Davidson
ELEMENTARY SCHOOL

COMING SOON

Sullivan's Marketplace
Off Highway 30

