

# THE SUMMIT LOTS FOR SALE



THE RUBY



Sullivan's

1.03 AC | CORNER  
LOT #11



McDonald's

TSC TRACTOR  
SUPPLY CO

**FOR LEASE**  
FUTURE RETAIL | OFFICE  
MULTI-TENANT CENTER

.89 AC | LOT #4

ED PERRY BLVD  
HWY 7: AADT: 20,000 +

**ONLY TWO PRIME OUTPARCELS AVAILABLE**  
High-Visibility • High-Traffic • High Potential  
Fronting Highway 7 and 30

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



**GILL**  
PROPERTIES

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

**FOR MORE INFORMATION:**

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**HWY 30**

**ED PERRY**



**PHASE I  
.89 AC  
LOT 4**

**TSC TRACTOR  
SUPPLY CO**

**The Ruby at the Summit**  
PHASE I 108 Units (3 & 4 BD)  
PHASE II 108 Units(3 & 4 BD)  
TOTAL : 216 Units (700 BDS)

**MS-7**

**FOR LEASE**  
RETAIL | OFFICE SUITES  
MUTLI-TENANT CENTER

**Sullivan's  
Marketplace**

**LOTS AVAILABLE**  
**LOT# 4 | .89 AC**  
**LOT# 11 | 1.03 AC**

**Professional |  
Medical Offices**  
FOR SALE | BTS | LEASE

**PHASE II  
1.03 AC  
LOT 11**



**THE SUMMIT  
At Oxford Commons**

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# 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

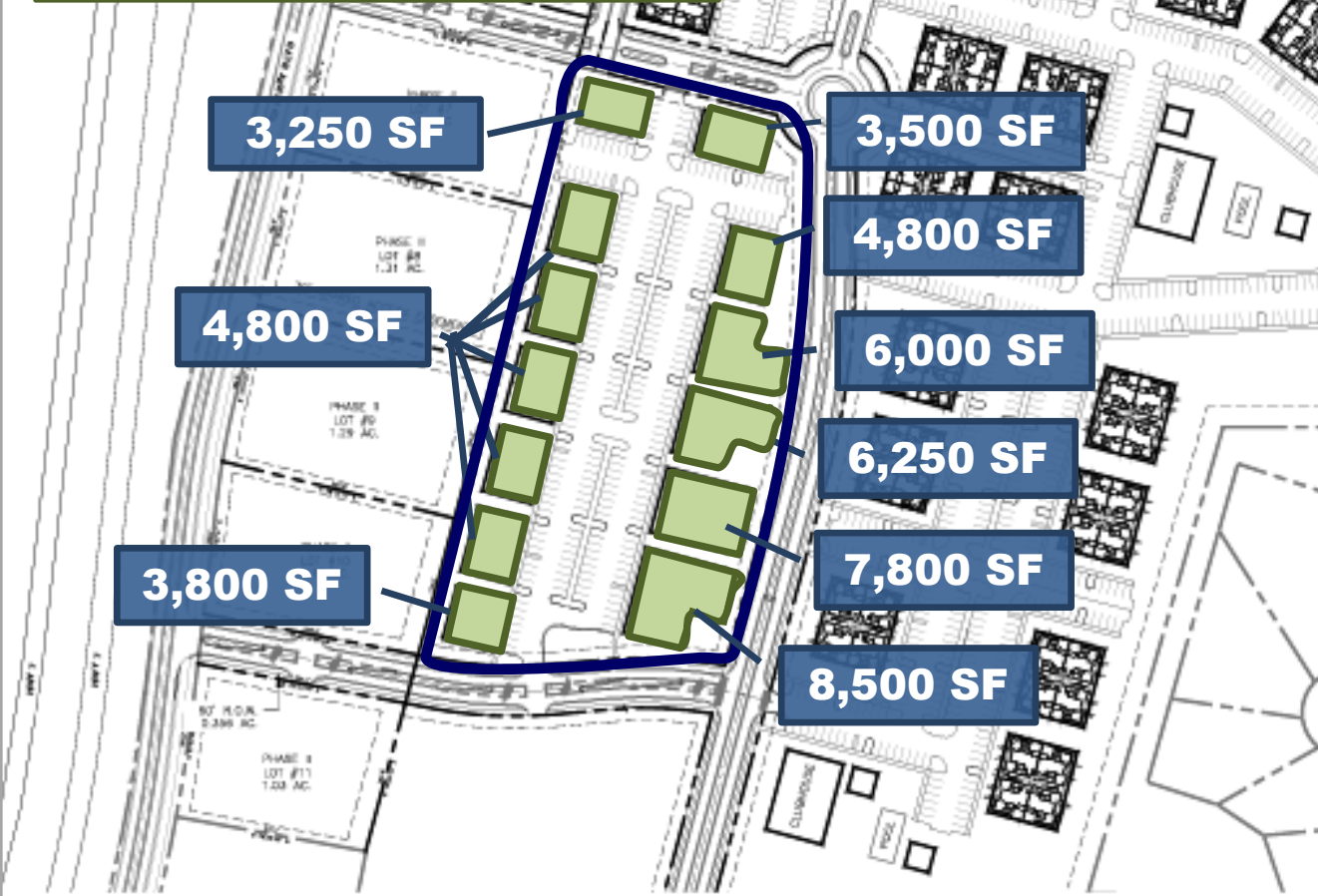
AVAILABLE:  
13 OFFICE LOTS

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>
<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, 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

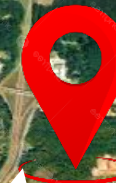


**Belk Blvd**



**Baptist Hospital Oxford**

HWY 30



Sisk Ave.



MS-7

MS-7

S Lamar Blvd



**COMING SOON**

**Sullivan's Marketplace**