



S. Lamar Blvd. & Oxford Way
Oxford, Mississippi

Oxford Farms Town Center

Leasing Brokers:



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GILL
PROPERTIES

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This Development, while located a short bike, car, or transit ride from the core of the Ole Miss campus and downtown Oxford, is positioned within a growing residential hub and will, through this development, deliver more than 47,325 square feet of leasable commercial and retail space. This mix of dining, shopping, activity, and convenience-oriented uses is designed to complement the residential component, creating a vibrant, walkable environment. The synergy between high-quality student housing and activated commercial space is expected to produce a distinctive community experience, offering students a destination that combines premium amenities with curated retail and dining options within a single, cohesive development.

Welcome to Oxford Farms

A NEW URBAN OASIS IN THE HEART OF OXFORD, MISSISSIPPI



THE UNIVERSITY of
MISSISSIPPI

Site to Campus

5 Min | 10 Min



BELK BLVD

BAPTIST
MEMORIAL HOSPITAL
NORTH MISSISSIPPI

S LAMAR BLVD

THE RESERVE
AT OXFORD FARMS

a
ARCHIVE
OXFORD

S STILLWATER
AT OXFORD FARMS

Ivy
& Elm
BY RISE

OXFORD WAY

The
STATION



Oxford Farms Town Center

Oxford Farms is shaping up as a true live-work-play district — student housing, residential, townhomes, retail, office, restaurants, and daily-service uses all feeding off Ole Miss, S Lamar Blvd, Highway 7, and **Oxford's continued growth.**

THE PROJECT

- ◆ Residential SF: 277,949
- ◆ Student Housing: 285 Units | 702 Beds
- ◆ Commercial Space: 47,325 SF
- ◆ Location: 1 Mile from Ole Miss Campus
- ◆ Completion Date: 2028

A Development by



Student Housing Amenities

- Golf Simulator
- 4,000 SF State-of-the-Art Fitness Facility
- Resident Wellness Lounge w/ Tanning Beds, Massage Chairs, Spa & Cold Plunge
- Resort Style Pool w/Cabanas, Lounges, Multimedia Center for Gameday Activities
- Flexible Event Spaces
- Study and Fully Functioning Business Center w/Individual Study Pods and Collaboration Rooms
- Mail & Delivery Room
- 24 Hour On-Site Management & Security

This is
Oxford, Mississippi



#4

Best Small College Town 2026



#10

Best Small Town College 2026



A+

Great Place to Live & Visit



<u>BUILDING #</u>	<u>TYPE</u>	<u>FLOORS</u>	<u>BLDG SF</u>	<u>RETAIL SQ</u>
1	Mixed-Use	3	39,681	10,380
2	Mixed-Use	3	39,768	10,631
3	Mixed-Use	3	86,639	13,520
4	Mixed-Use	3	87,228	12,794

TWO FREESTANDING BUILDINGS
RETAIL | OFFICE
 1,470 SF & 2,329 sf

GROUND FLOOR
RETAIL BAYS
 BLDG 1, 2, 3 & 4

SITE PLAN



BUILDING 2 | 10,631 SF

BUILDING 1 | 10,380 SF

BUILDING 4 | 12,794 SF

BUILDING 3 | 13,520 SF

Oxford Farms Town Center



Oxford by the Numbers

- ◆ 1.6 Million Annual Visitors
- ◆ \$208.5 Million in Visitor Spending
- ◆ Ranked 4th Most Visited City in Mississippi
- ◆ Ole Miss Football drives Major Visitor Spending with over \$325M
- ◆ 2026 Double Decker weekend is HUGE, with 228,000 Visitors in 2026

BUILDING ELEVATIONS

Front



Student Housing

- 285 Units | 975 SF Avg Size
- 702 Beds
- 12 Buildings
- 2026 Total Enrollment: 28,476

Commercial Retail Space

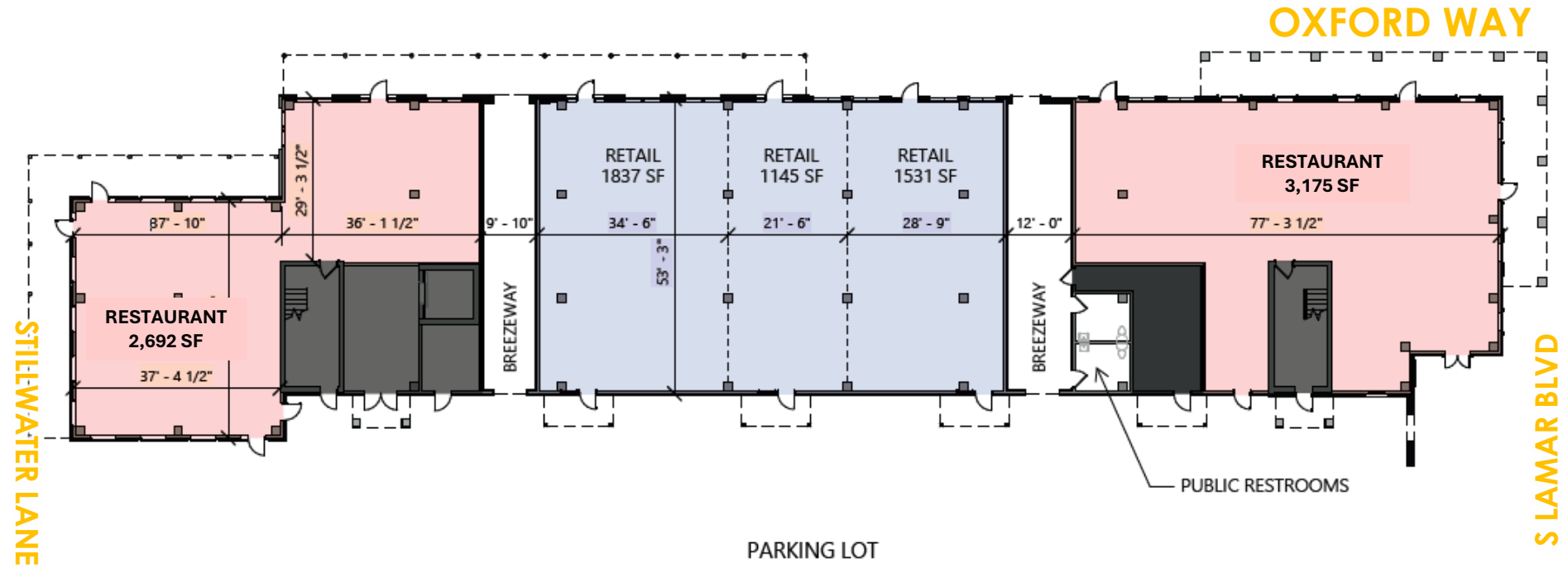
- Ground Floor Retail & Office Suites
- 4 Buildings
- 46,000 SF
- Up to 22 Retail/Office Suites Available

Rear



BUILDING 1

*Subject to change



TOTAL RESTAURANT SPACE: 5,867 SF

TOTAL RETAIL/OFFICE SPACE: 4,513 SF

BUILDING TOTAL: 10,380 SF

AVAILABLE

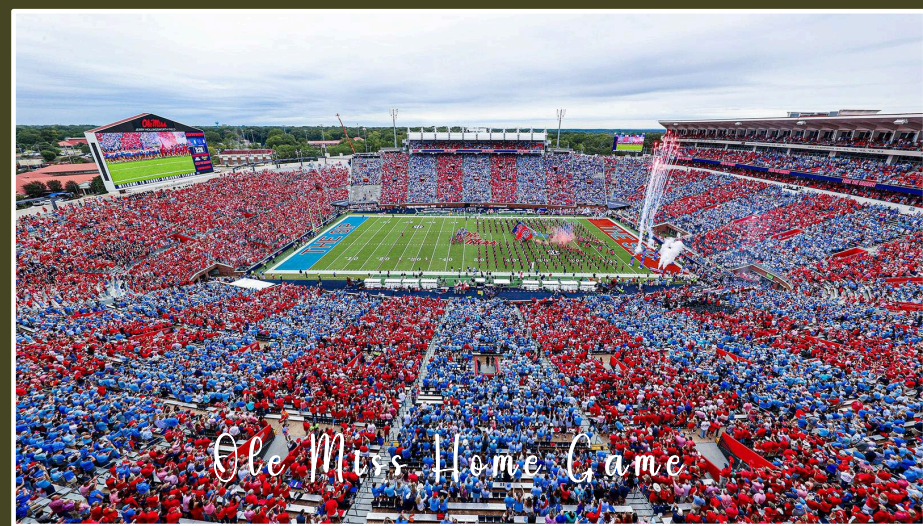
2,692 SF | End Cap with Patio

1,837 SF

1,145 SF

1,531 SF

3,175 SF | End Cap with Patio



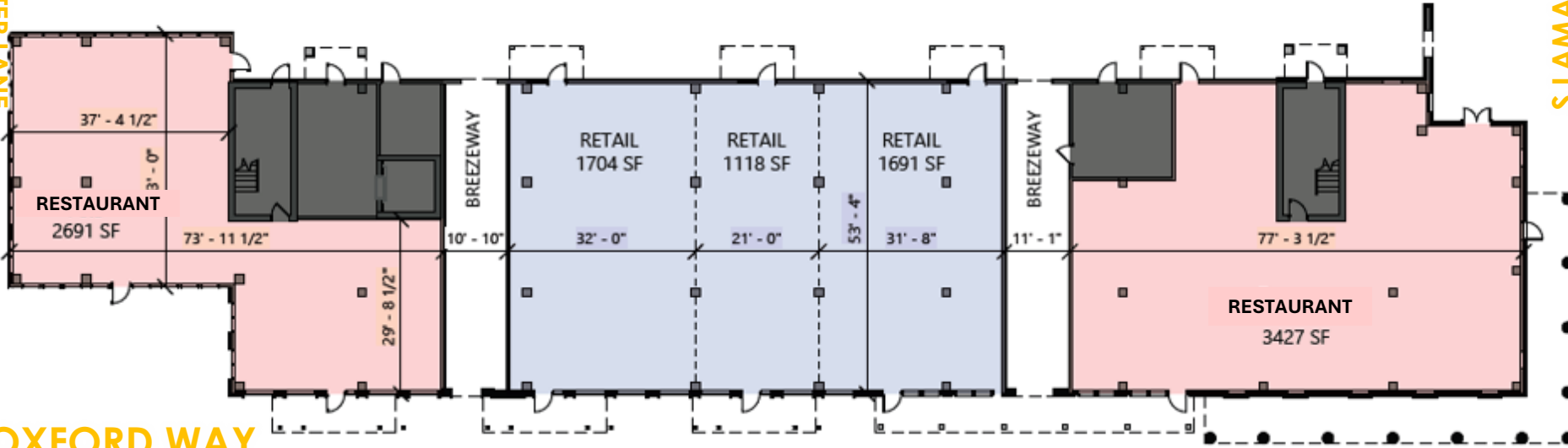
BUILDING 2

**Subject to change*

PARKING LOT

STILLWATER LANE

S LAMAR BLVD



OXFORD WAY

TOTAL RESTAURANT SPACE: 6,118 SF
TOTAL RETAIL/OFFICE SPACE: 4,513 SF
BUILDING TOTAL: 10,631 SF

AVAILABLE

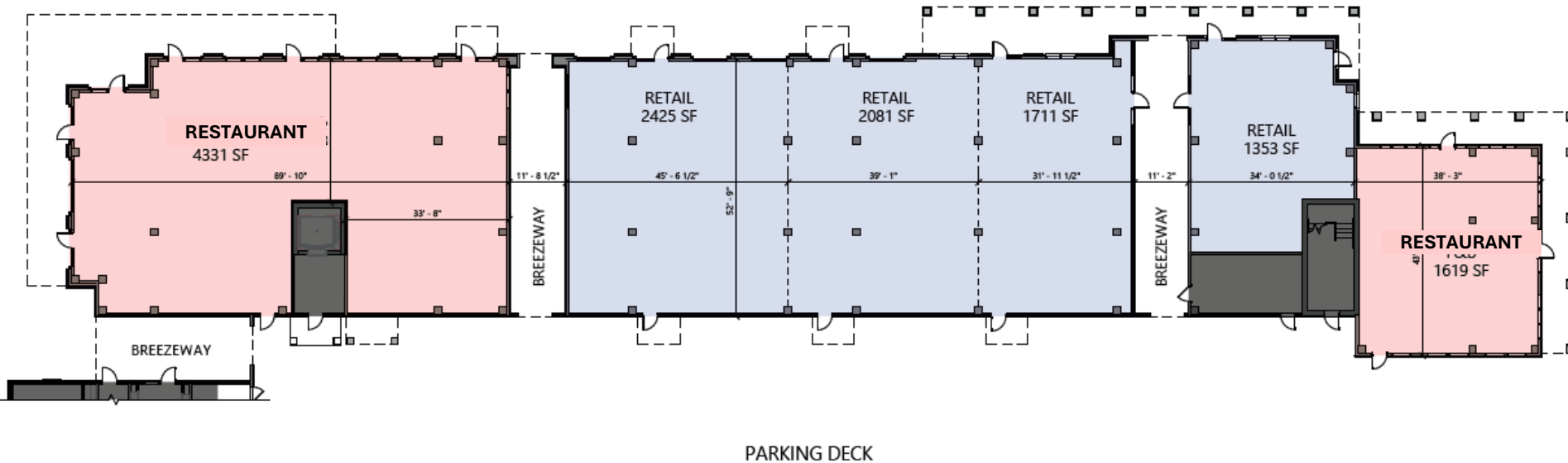
- 2,691 SF | End Cap with Patio
- 1,704 SF
- 1,118 SF
- 1,691 SF
- 3,427 SF | End Cap with Patio



BUILDING 3

**Subject to change*

OXFORD WAY



PARKING DECK

TOTAL RESTAURANT SPACE: 5,950 SF

TOTAL RETAIL/OFFICE SPACE: 7,570 SF

BUILDING TOTAL: 13,520 SF

AVAILABLE

4,331 SF | End Cap with Patio

2,425 SF

2,081 SF

1,711 SF

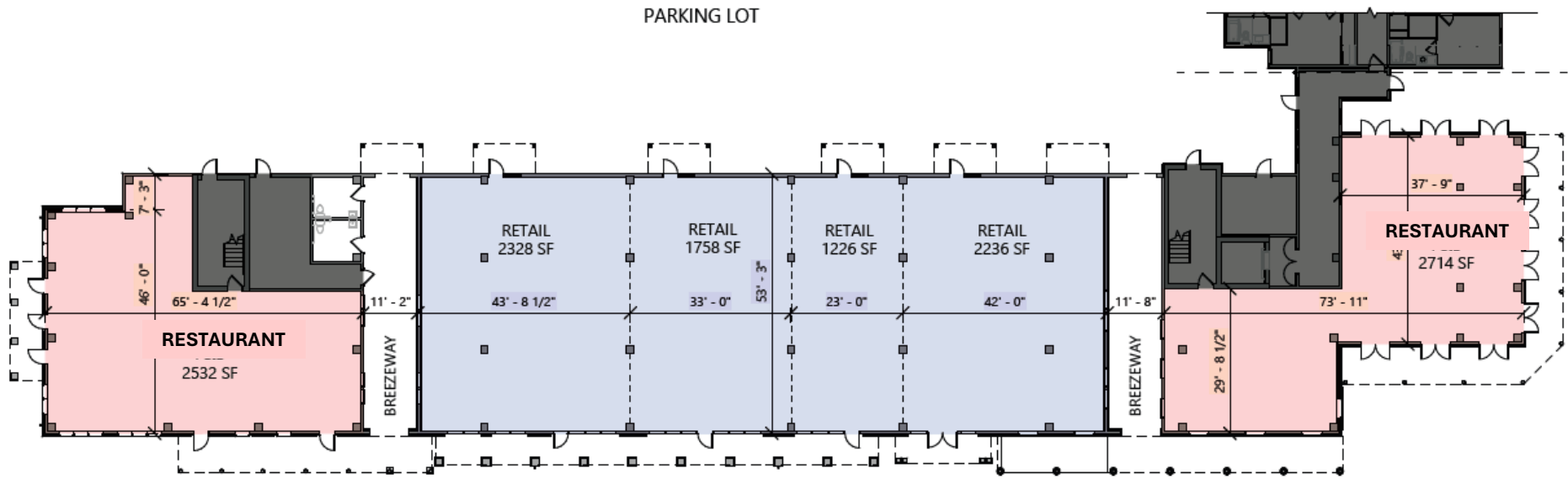
1,353 SF

1,619 SF | End Cap with Patio



BUILDING 4

*Subject to change



OXFORD WAY

TOTAL RESTAURANT SPACE: 5,246 SF
TOTAL RETAIL/OFFICE SPACE: 7,548 SF
BUILDING TOTAL: 12,794 SF

AVAILABLE

- 2,532 SF | End Cap with Patio
- 2,328 SF
- 1,758 SF
- 1,226 SF
- 2,236 SF
- 2,714 SF | End Cap with Patio



RETAIL | OFFICE BUILDINGS

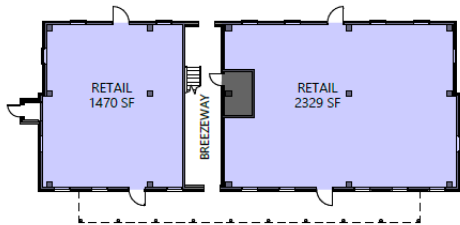
SITE

For Lease

- ✓ 2 Freestanding Buildings
- ✓ 1,470 SF & 2,329 SF
- ✓ Single Floor Shell Space
- ✓ S Lamar Blvd Frontage



PARKING LOT



SOUTH LAMAR BOULEVARD



AREA DATA



- #3 of 116 Best Places to Live in Mississippi
- #1 of 119 Best Place for Young Professionals
- #10 of 119 Best Places to Raise a Family

Demographics



"The Best Places to Live in Mississippi"

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION <i>+1.0% Annually</i>	6,963	29,660	42,414	54,493
HOUSEHOLDS <i>+1.5% Annually</i>	2,271	12,000	17,708	22,411
HH INCOME <i>+2.3% Annually</i>	\$133,304	\$100,545	\$112,859	\$110,707

2026 Double Decker Arts Festival



Traffic ^{*MDOT}

S. LAMAR BLVD	12,670+
HWY 6	36,550+
HWY 7	16,120+



Main Campus | The Grove | The Pavillion at Ole Miss | Vaught Hemingway Stadium



Ole Miss
 has posted record-breaking enrollments as more students pursue college in Mississippi!"
 27,000+ Students reflecting 11% increase in the last three years.

An Area Ready to Support Restaurants, Retail and Services!

◆ SIGNIFICANT RESIDENTIAL SOUTH OF HWY 6



	COMPLEX	UNITS
1	Beau Ridge	100
2	Stillwater	92
3	Cottages at Hooper Hill	33
4	Cottages at Hooper Hollow	82
5	The Domain	216
6	The Azul	300
7	The Mark	84
8	Adelia	19
9	Creekside	84
10	Reserve at Oxford Farms	586
11	Faulkner Flats	264
12	Cambridge Station	176
13	Notting Hill	100
14	Old Taylor Place	112
15	Ivy & Elm	216
16	Taylor Bend	96
17	Flatts at South Campus	216
18	2950 S Lamar Blvd	36
19	Old Taylor Cottages	36
20	The Station at Oxford	269
21	Archive	252
22	The Park at Oxford	80
23	Solo2	46
24	Autumn Ridge	61
25	Fleur de Lis	96
26	Walnut Hills	32
	TOTAL	3,684

OXFORD, MS

Oxford Farms Town Center



Capstone Collegiate Communities ("Capstone") is pleased to partner on the Oxford Farms Town Center, a 15-acre, luxury, mixed-use student housing development located just over one mile from the University of Mississippi ("Ole Miss") in the heart of the new Oxford Farms development. Capstone is partnering with the land seller, an Oxford, Mississippi, native, to bring the vision of an upscale, pedestrian-oriented, town center with commercial and student housing residences to fruition in this rapidly growing hub of student living.

This luxurious 285 unit / 702 Bed development will serve as the gateway to Oxford Farms, a mixed-residential community, which spans over 200 acres of beautiful Mississippi hill country just south of downtown Oxford. Not only can residents expect a plethora of living, work and leisure spaces, but this walkable community is also conveniently located just over one mile from the heart of the Ole Miss campus and charming downtown Square.

Oxford Farms is sure to be an attractive hub for all ages, featuring options in student housing, senior living, single-family homes and everything in between. Visitors and residents can enjoy the relaxed village-style feeling of yesteryear while taking advantage of any modern convenience anyone could need.

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