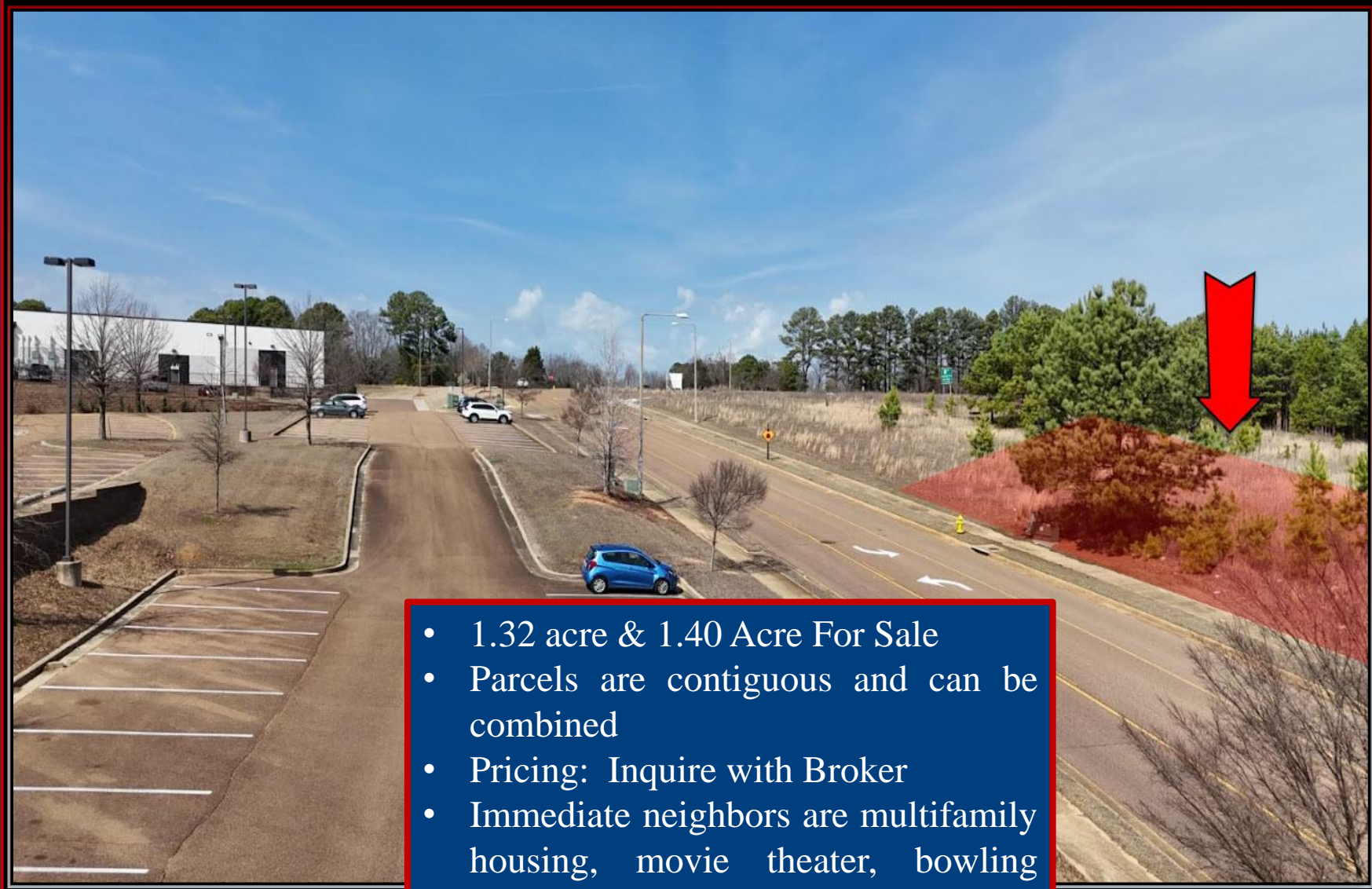


Oxford Commons Land For Sale



Executive Summary

For Sale: From 1.32 acre to 2.72 acres located in one of the most dynamic mixed-use projects in the southeast, The Oxford Commons. The project includes an existing entertainment center featuring a MALCO theater, bowling, and arcade complex, and a variety of quick-casual and quick-serve restaurants. The 700 +/- acre development also includes clusters of multifamily and student housing projects, hotels, a professional office park, churches, Oxford high school, and will include over 1,100 residences once fully constructed. This community within a community has something for all. Please inquire with broker for prices and details.



- 1.32 acre & 1.40 Acre For Sale
- Parcels are contiguous and can be combined
- Pricing: Inquire with Broker
- Immediate neighbors are multifamily housing, movie theater, bowling center and restaurants
- Topo: Gently rolling

PUD Plan

Plan Data

Tract	Tract Area	Residential Units	Commercial Use
Tract A	+/- 34.6 Ac.	+/- 214 Units	+/- 50,000 s.f.
Tract A1	+/- 26.7 Ac.		+/- 305,645 s.f.
Tract B1	+/- 16.6 Ac.	+/- 200 Units	+/- 75,000 s.f.
Tract B2	+/- 10.3 Ac.		Church
Tract C	+/- 20.2 Ac.		+/- 330,352 s.f.
Tract D	+/- 20.0 Ac.		School
Tract E	+/- 58.9 Ac.	+/- 454 Units	
Tract G	+/- 66.9 Ac.	+/- 44 Units	
Tract H	+/- 4.8 Ac.		+/- 16,500 s.f.
Tract J	+/- 4.1 Ac.		+/- 62,250 s.f.
Tract L	+/- 19.4 Ac.	+/- 36 Units	
Tract M	+/- 25.5 Ac.	+/- 93 Units	
Tract N	+/- 131.0 Ac.	+/- 389 Units	
Tract O	+/- 75.0 Ac.		School
Tract P	+/- 6.3 Ac.		+/- 5,000 s.f.
Tract S	+/- 4.1 Ac.		+/- 84,185 s.f.
ROW ¹	+/- 42.6 Ac.		
Total	+/- 568.0 Ac.	+/- 1,440 Units	+/- 918,932 s.f.

NOTES: SEE ATTACHED CONDITIONS

LEGEND

- 55% RESIDENTIAL
 - 9% MIXED USE
 - 12% COMMERCIAL
 - 17% SCHOOL SITE
 - 7% ROAD R.O.W.
- VEHICULAR CIRCULATION FINAL DESIGN TO BE DETERMINED
 - ROADWAY CONSTRUCTION BY OTHERS
 - 36 FT WIDE ROADWAY



¹ The ROW area indicated reflects the area of ROW which has either been dedicated to the City of Oxford or is under construction as of the date on this map.

² The percentages indicated include potential future ROW that has not been dedicated nor has construction started as of the date of this map. These percentages will decrease as ROW is dedicated to the City of Oxford.





Subject
Property





**Subject
Property**

**Single and Multifamily
Residences**



Ole Miss®

Oxford, Mississippi, home to The University of Mississippi (Ole Miss) is the 2nd fastest growing college town in the United States increasing in population 102% from 2000 to 2023. This quaint southern town has been featured in countless publications, including Southern Living, as one of the best communities in which to live in the country. Not only is Oxford one of the most desirable college experiences in the country but is also in demand due to its historic downtown entertainment district, The Square; strong literary community, and local color and food provided by its list of award-winning restaurants.



Contacts:



Clay Short
President
TRI Inc Commercial
662-842-8283 O
662-231-4262 M
cshort@trirealestate.net

Tyler Layton
Sales Associate
TRI Inc Commercial
662-842-8283 O
601-665-2640 M
layton.tyler90@gmail.com

TRI Inc Commercial is a full-service commercial real estate brokerage company offering sales, leasing, management, and consulting services to northeast Mississippi since 1952. TRI Inc specializes in small market commercial real estate within an approximate 60 mile radius of its headquarters in Tupelo with current property offerings in Tupelo, Oxford, Starkville, New Albany, Saltillo, Booneville, and Corinth. TRI Inc currently manages over \$100M of income-producing commercial real estate investments. TRI Inc is licensed in MS and AL.