



US-78, Oxford, AL 36532

\$13,900,000

****OWNER FINANCING** 45 ACRES CITY OF OXFORD COMMERCIAL**
45 Acres Commercial



Ashley Brumley
TN 312381
423.313.2178

Listing Added: 12/16/2025
Listing Updated: 04/13/2026



Details

Asking Price	\$13,900,000	Property Type	Land
Sub Type	Commercial	Zoning	Commercial
	Yes		



Marketing Description

45 Acres approved for a commercial retail development. Traffic light approval report available. Site plan approved and attached in this listing (which can be changed or modified). Property has 2 billboard signs. All utilities are available, sewer etc. Fill dirt available from the city if needed property is relatively level. Rebate taxes could be available also. Velerio, High Tide Oil,(no diesel currently on exit) Starbucks, Academy, Tractor Supply, Kia are of interest. Owner may consider financing with 20 to 25% down SEE LIST BELOW:

1. Oxford Exchange (South side of I-20)

This is the main power center and the densest retail cluster in Oxford.

Established Big-box & national retail in area below:

- Target
- Sam's Club
- Best Buy
- Kohl's
- Dick's Sporting Goods
- Hobby Lobby
- Ross Dress for Less
- TJ Maxx
- Old Navy
- Bed Bath & Beyond
- PetSmart
- OfficeMax
- GNC
- Shoe Carnival
- Rainbow
- Lane Bryant
- GameStop
- Sport Clips
- Queen Nails

Restaurants (fronting Oxford Exchange Blvd)

- Buffalo Wild Wings
 - Chick-fil-A
 - Olive Garden
 - LongHorn Steakhouse
 - Texas Roadhouse
 - Chicken Salad Chick
 - Panera Bread
 - Five Guys
 - Firehouse Subs
 - Mexico Lindo
 - Arby's
 - Dunkin'
 - Wendy's
 - KFC
 - Zaxby's
 - Waffle House
 - Cracker Barrel
- Services
- Verizon

- Aspen Dental
- Chevron
- Luxury Nail Lounge

2. North of I-20 (US-78 / Leon Smith Pkwy area)

This is more auto, hospitality, and service retail.

Auto / Industrial

- Sunny King Toyota
- Sunny King Honda
- Benton Nissan of Oxford
- Oxford Car Rental
- A & B Trailers
- Kirkpatrick Concrete
- Murphy Oil
- SAMCO

Hotels

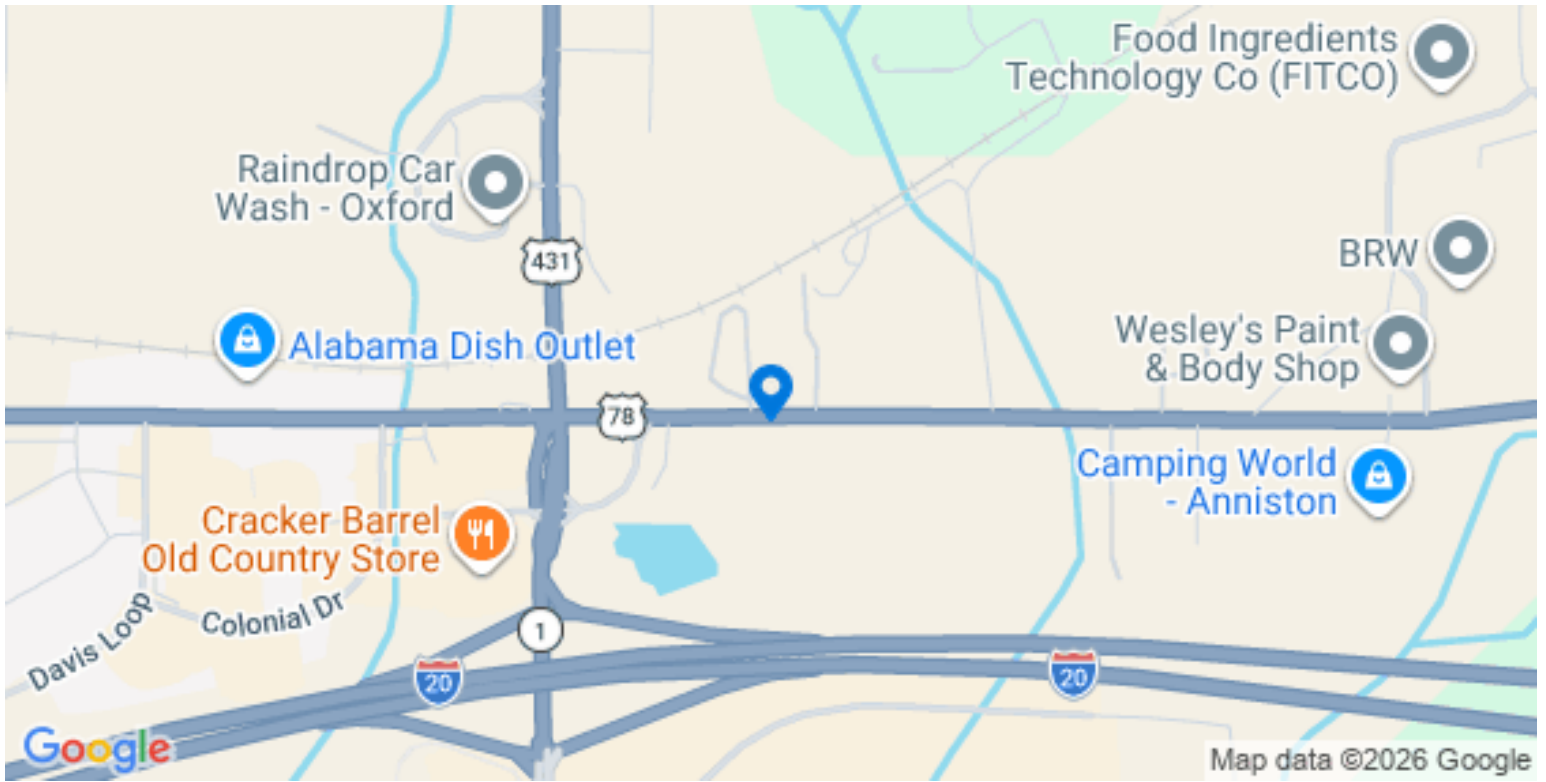
- La Quinta
- Holiday Inn
- Fairfield Inn & Suites
- Hampton Inn
- Hilton Garden Inn
- Home2 Suites
- Courtyard by Marriott
- Quality Inn
- Sleep Inn
- Comfort Inn

3. Big-box & grocery (West / Southwest of interchange)

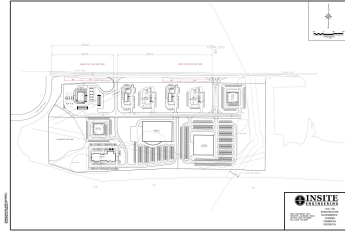
- Lowe's
- Home Depot
- Publix
- Five Below
- Ulta
- Bed Bath & Beyond



Location (1 Location)



Property Photos (16 photos)



Demographic Insights

