

2885 - 2891 SOUTH LAMAR BLVD

Oxford, MS

Prime Value-Add Investment
in Oxford's Medical District



OFFERING MEMORANDUM



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REAL ESTATE



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EXECUTIVE SUMMARY

Cannon Cleary McGraw is proud to offer an exceptional investment opportunity located in the heart of the Oxford, MS medical district. Offered at an asking price of \$4,100,000, this asset features an approximately 8% cap rate on current NOI of \$330,000. The property consists of 21,025 square feet of building space situated on 2.51 acres — Lot 1 of the 2889 South Lamar Commercial Subdivision. The property is 100% occupied by a diverse mix of medical, professional, and service tenants, generating immediate and stable cash flow with significant land available for future development.

\$4,100,000

ASKING PRICE

8.0%

CAP RATE

\$330,000

NOI

INVESTMENT HIGHLIGHTS:

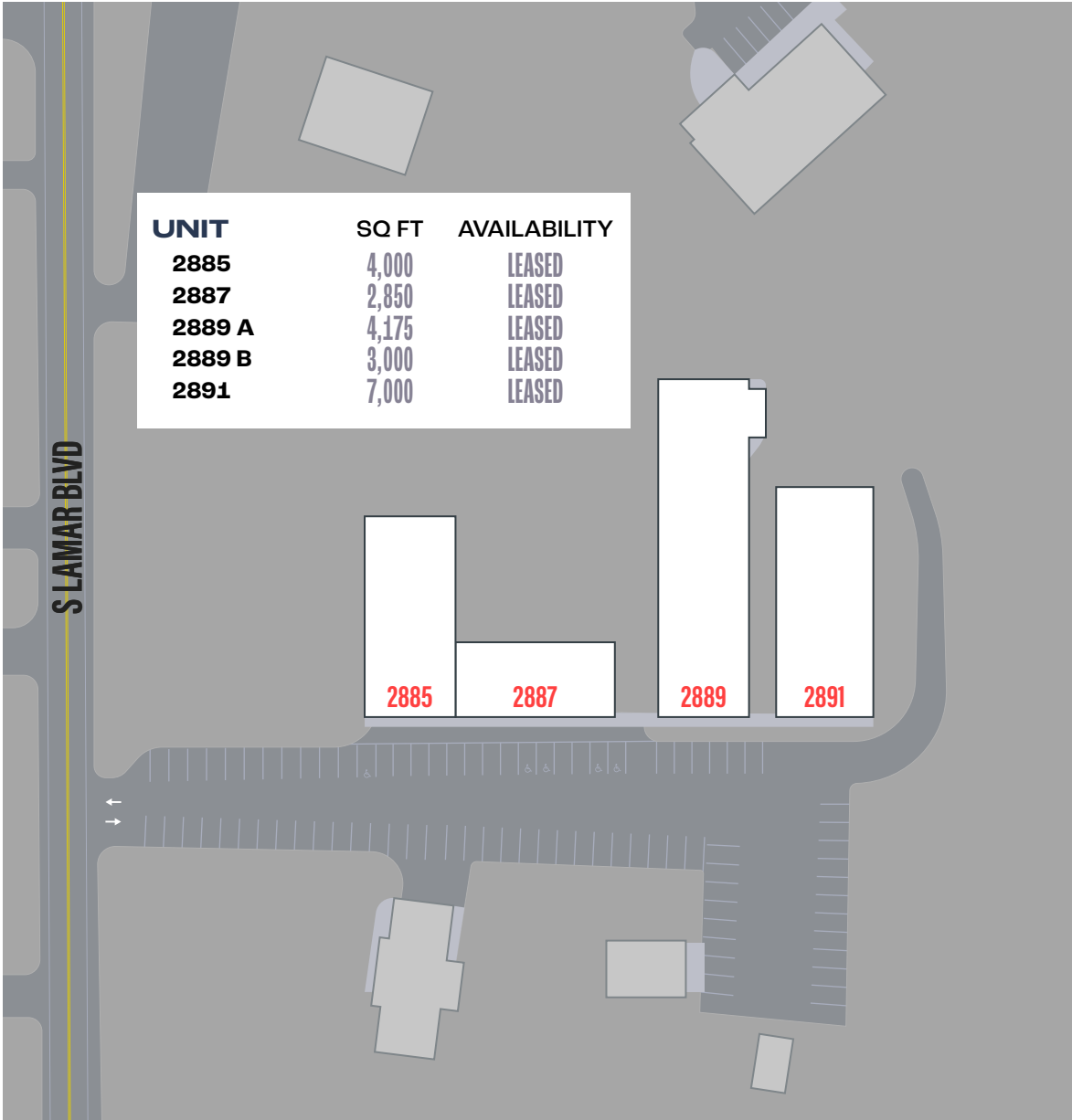
- » **100% Occupied:** The property is fully leased to a strong mix of tenants including Magnolia Veterinary Hospital, Casa of North Mississippi, Focus Health, Elizabeth Heiskel Catering, and Lafayette Pediatric Extended Care, LLC — providing a buyer with stable, diversified income from day one.
- » **Value-Add Upside:** The 2.51-acre site offers meaningful excess land for future development, giving investors the opportunity to increase density or add complementary commercial, office, or multifamily uses — all permitted under the existing SCO zoning.
- » **Favorable Zoning:** Zoned Suburban Corridor (SCO), the site permits a wide array of uses including commercial, office structures, and multifamily residential development — providing maximum flexibility for a future development phase.
- » **Turnkey Condition:** The current buildings have been recently remodeled and the property features ample parking for tenants and clientele.



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SITE PLAN



ZONING DETAILS

The Suburban Corridor District is intended to implement the Suburban Corridor Place Type of Vision 2037. Suburban corridors link suburban neighborhoods to suburban centers and have a distinct character and function in the neighborhoods versus in the centers. Residential and mixed use suburban corridors are intended to allow traffic to move efficiently while also safely accommodating pedestrians and cyclists. The corridor are framed by buildings and streetscape. In suburban neighborhoods and between suburban centers, the corridor should generally be framed by open space, preserving existing vegetation and land forms.

ALLOWED STRUCTURE TYPES:

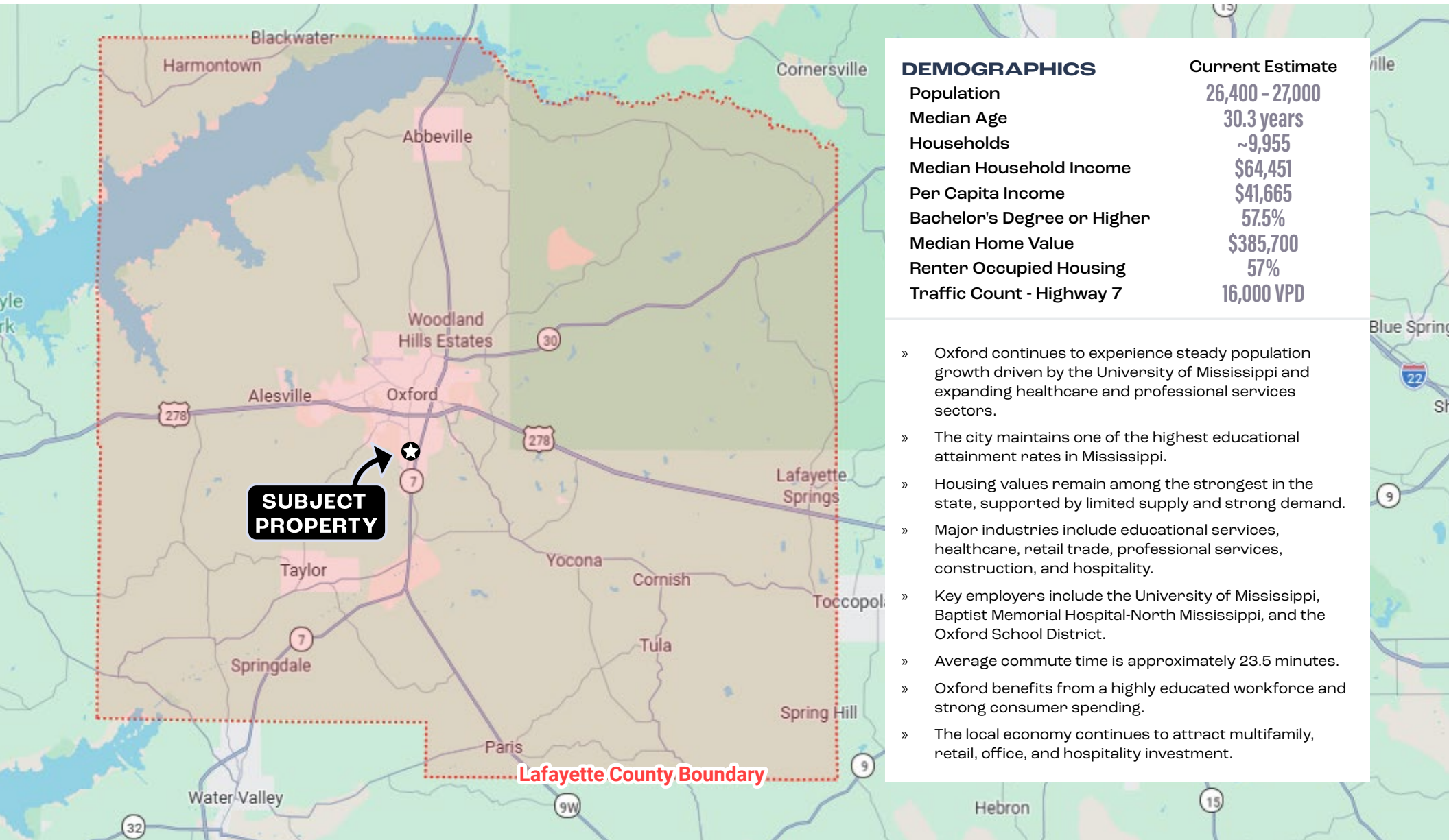
- » Commercial
- » Office structures
- » Mixed-Use Structures with Residential on Upper Floors
- » Multi-family Residential
- » Attached Single Family
- » Assembly
- » Institutional

DIMENSIONAL STANDARDS:

- » **Lot Size, minimum:** No requirement
- » **Dwelling Unit Density, maximum:** As Limited by Floor Area Ratio for upper floor dwellings not to exceed 52 bedrooms per acre
- » **Density, maximum:** 3 FAR (floor area ratio)
- » **Impervious coverage, maximum:** 80%
- » **Street frontage minimum:** 40 feet
- » **Lot width at the front yard build-to line, minimum:** No requirement
- » **Front yard build-to line, min/max:** 15 feet / 58 feet
- » **Side yard setback line, minimum:** 10 feet on one side unless it abuts ER, SR, or NR, then 50 feet
- » **Rear yard setback line, minimum:** 25 feet unless it abuts residential uses in ER, SR, or NR; then 50 feet.
- » **Structure height, maximum:** 50 feet, not more than 4 stories
- » **Open Space, minimum:** 15%



REGIONAL MAP AND DEMOGRAPHICS



DEMOGRAPHICS	Current Estimate
Population	26,400 - 27,000
Median Age	30.3 years
Households	~9,955
Median Household Income	\$64,451
Per Capita Income	\$41,665
Bachelor's Degree or Higher	57.5%
Median Home Value	\$385,700
Renter Occupied Housing	57%
Traffic Count - Highway 7	16,000 VPD

- » Oxford continues to experience steady population growth driven by the University of Mississippi and expanding healthcare and professional services sectors.
- » The city maintains one of the highest educational attainment rates in Mississippi.
- » Housing values remain among the strongest in the state, supported by limited supply and strong demand.
- » Major industries include educational services, healthcare, retail trade, professional services, construction, and hospitality.
- » Key employers include the University of Mississippi, Baptist Memorial Hospital-North Mississippi, and the Oxford School District.
- » Average commute time is approximately 23.5 minutes.
- » Oxford benefits from a highly educated workforce and strong consumer spending.
- » The local economy continues to attract multifamily, retail, office, and hospitality investment.

RENT ROLL

Unit	Tenant	Lease Terms	CAM Amount	Rent Amount
2885 S Lamar	Magnolia Veterinary Hospital	07/01/2022 – 07/01/2032	\$828	\$5,660
2887 S Lamar	Casa of North Mississippi	04/05/2022 – 02/05/2032		\$6,000
2889A	Focus Health	05/01/2026 – 04/30/2029	\$870	\$7,300
2889B	Elizabeth Heiskel Catering	01/01/2026 - 01/01/2031		\$2,000
2891	Lafayette Pediatric Extended Care, LLC	11/01/2022 – 11/01/2027	\$1,175	\$7,500
TOTAL				\$28,460



EXTERIOR PHOTOGRAPHY



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INTERIOR PHOTOGRAPHY



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