

GROUND LEASE

.79 AC CORNER LOT

0 South Lamar Blvd at Shackelford Rd. | Oxford, MS 38655



321

Southern Wy

SOUTH LAMAR BLVD

SOUTH GROVE

Southview Dr

Southview Dr

Shackelford Rd

SHACKLEFORD RD

GILL
PROPERTIES

BROKERS:
FRANK DYER III | 901.277.8183
BARRY MAYNARD | 901.230.4265



OXFORD, MISSISSIPPI

Demographics

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

Oxford, Mississippi Market Snapshot

Oxford is a thriving Mississippi community with a population of **29,000+** and located in **Lafayette County**.

Oxford is consistently recognized as one of the best places to live in Mississippi, offering a desirable suburban lifestyle, a strong sense of community, and a vibrant mix of residents, students, professionals, and families.

The area attracts many young professionals and benefits from highly rated public schools, steady population growth, and the energy of the University of Mississippi.

Why Oxford Stands Out:

- ✓ Population of **29,000+**
- ✓ Located in **Lafayette County**
- ✓ One of Mississippi's most desirable places to live
- ✓ Strong residential and rental market
- ✓ Home to young professionals, families, students, and visitors
- ✓ Highly rated public schools
- ✓ Strong community appeal and steady market demand



#4
BEST SMALL TOWN COLLEGE



#10
BEST SMALL TOWN COLLEGE



A+
GREAT PLACE TO LIVE & VISIT



#1
BEST PLACE FOR YOUNG PROFESSIONALS



DOUBLE DECKER ARTS FESTIVAL



UNIVERSITY OF MISSISSIPPI FOOTBALL SEASON



OXFORD SQUARE AT THE HOLIDAYS



THE GROVE



\$100K+
Average Household Income



25%
Millennial population growth projected by 2030



SOUTH LAMAR BLVD SITE LOCATION:

Oxford Square 3.5 Mi
Ole Miss 4 Mi
Baptist Memorial Hospital 3 Mi

Oxford, MS, is experiencing rapid, sustained growth, projected to be the second-fastest growing college town in the US, with a 24% population increase expected by 2030. Driven by the University of Mississippi's expansion (aiming for 30,000 students) and a booming tourism sector, the city is shifting toward high-density development, infrastructure improvements on Highway 7, and the creation of new, walkable, mixed-use centers beyond the historic Square



GILL PROPERTIES

6815 POPLAR AVENUE, SUITE 110
 GERMANTOWN, TN 38138
 901.758.1100

Leasing Brokers:



Frank Dyer III, CCIM, RPA
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 frank@gillprop.com



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