

For Sale

106 Acre Mixed Use Development Site MS Highway-6 Lafayette County, Mississippi

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➤ OVERVIEW OF OXFORD, MISSISSIPPI

Oxford, Mississippi, is a vibrant and historically rich city located in the northern part of the state. Known for its charming small-town atmosphere and significant cultural heritage, Oxford is often celebrated as a quintessential Southern destination with much to offer both residents and visitors alike.

[Visit Oxford Online](#)



NEWMARK

HISTORICAL SIGNIFICANCE

Founded in 1837, Oxford holds a deep historical importance. It is perhaps best known for being home to the University of Mississippi, commonly known as Ole Miss. The university, founded in 1848, is an integral part of the city's identity, contributing to its vibrant academic and cultural life. Additionally, Oxford is the hometown of the renowned writer William Faulkner, whose legacy continues to inspire literary enthusiasts around the world. His home, Rowan Oak, is now a museum and a popular tourist attraction.

CULTURAL AND EDUCATIONAL HUB

Oxford boasts a lively cultural scene, with numerous galleries, music venues, and theaters. The city's cultural life is further enriched by events such as the Oxford Film Festival, the Double Decker Arts Festival, and various university-led events. The historic downtown square, with its beautifully preserved architecture, is the heart of the city, featuring unique shops, restaurants, and cafes.

REAL ESTATE MARKET

The real estate market in Oxford is characterized by a mix of charming historic homes, modern developments, and student housing. Due to the presence of the university, there is a strong demand for both rental and residential properties. The city offers an array of real estate options, from cozy cottages and traditional Southern homes to contemporary condos and townhouses. The steady influx of students and faculty ensures a dynamic and competitive market, making Oxford an attractive location for real estate investment.

QUALITY OF LIFE

Oxford is known for its high quality of life. The city offers a blend of educational excellence, cultural richness, and recreational opportunities. Residents enjoy a mild climate, excellent public schools, numerous parks, and outdoor activities. The presence of the university also means access to top-notch healthcare and a variety of cultural and sporting events.

CONCLUSION

In summary, Oxford, Mississippi, is a city that beautifully intertwines historical charm with modern amenities. Its educational institutions, cultural vibrancy, and real estate opportunities make it a standout location in the Southern United States. For those looking to invest in property or simply enjoy a high quality of life, Oxford presents a compelling and welcoming option.

PRICE

Call for details
Jim Rainer: 901-292-4595

Major Traffic
Artery

**23,000+ CARS
PER DAY**

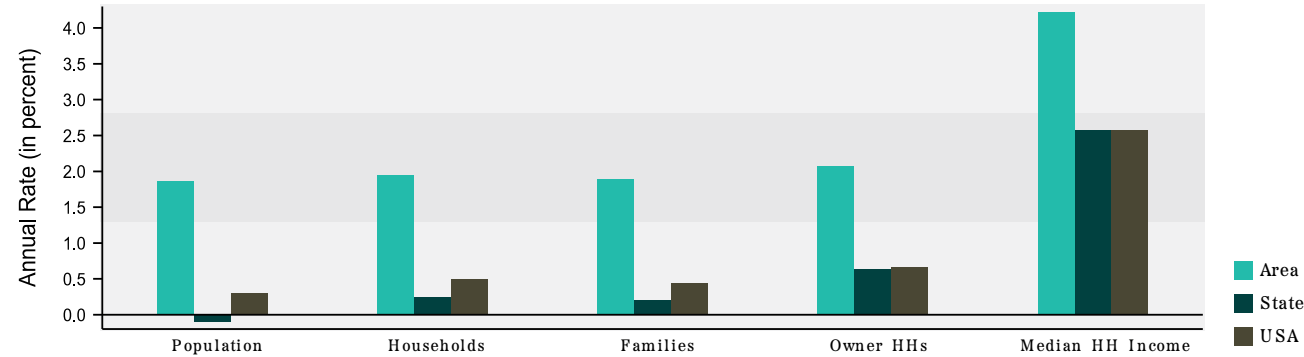
PROPERTY SUMMARY

Acreage	106.64 Acres
Tax ID	148-27-121.00
Zoning	None
County	Lafayette
Permitted Usage	Residential and agricultural
Utility Providers	Water City of Oxford
	Sewer None (Private Systems or City could provide)
	Electric North East MS Power
	Natural Gas Centerpoint
	Phone AT&T
Schools	Oxford City Schools

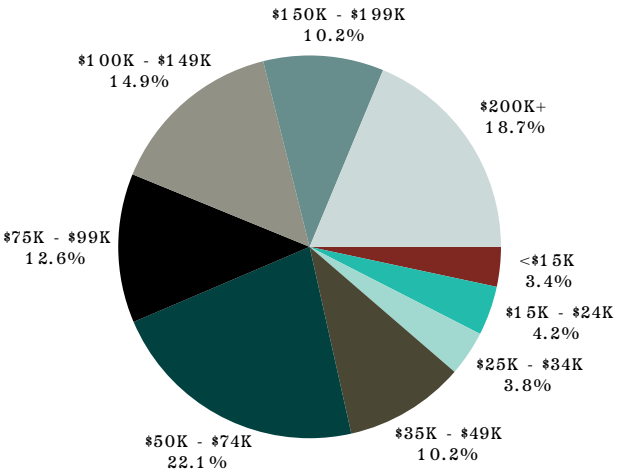


2024 DEMOGRAPHICS & INCOME (3 MILE RADIUS)

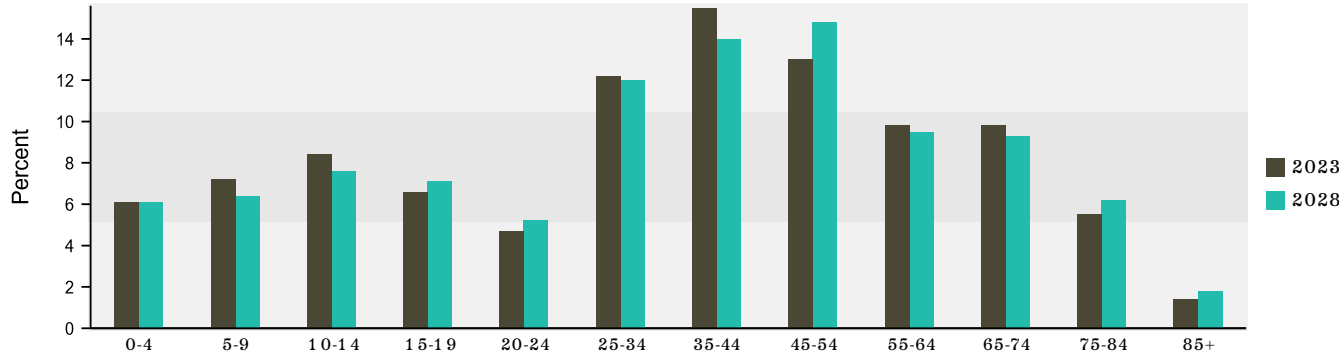
TRENDS 2023 - 2028



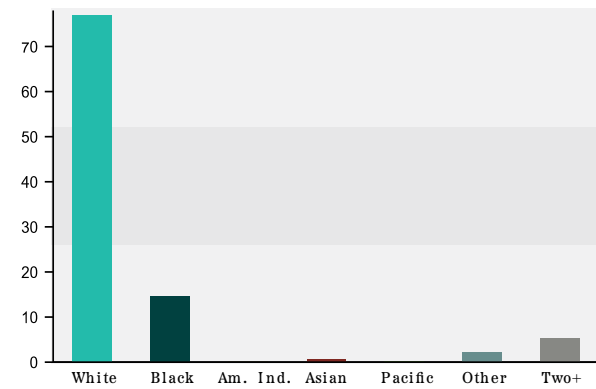
2023 HOUSEHOLD INCOME




POPULATION BY AGE




2023 POPULATION BY RACE



UNIVERSITY OF MISSISSIPPI & NOTABLE FACTS

- [Take a “mini-tour” of the campus.](#) 
- The University of Mississippi offers a wealth of opportunities for international students interested in undergraduate or graduate programs at a U.S. university.
- Founded in 1848, The University of Mississippi is one of the oldest public institutions of higher education in the southern United States.
- Designated as one of 128 Research Extensive universities in the nation by the Carnegie Foundation, it emphasizes strong classroom teaching and research supported by the excellent library, laboratory and technical facilities.
- With the embrace of difference and the spirit of service at the core of our values, the university is an open, caring and nurturing community.
- The University of Mississippi is the highest-ranked public university in the five-state, mid-South region on the Forbes' listing of “America's Best Colleges.”
- The University of Mississippi was named to the Forbes “Top 20 Best College Buys.”
- Nearly 110,436 living University of Mississippi alumni and friends represent every state in the nation and more than 90 countries.

- The University awards approximately 3,408 degrees annually; nearly 150,000 degrees have been awarded during its more than 160-year history.
- [Take a virtual tour of the University of Mississippi campus!](#) 



FALL 2023-2024 ENROLLMENT

Total Enrollment	Headcount	% Full-Time	% In-State
Undergraduate	18,533	94.9%	45.1%
Graduate	2,264	64.7%	48.3%
Law*	545	95.0%	78.3%
Pharm D	254	28.3%	95.3%
TOTAL	21,596	91.0%	46.9%

*JD , LL.M. and Certificate in Air and Space Law Students Included

By College/School	Headcount	Percent
Accountancy	1,389	6.4%
Applied Sciences	3,009	13.9%
Business	4,907	22.7%
Education	1,310	6.1%
Engineering	1,327	6.1%
General Studies	1,046	4.8%
Graduate Non-Degree	26	0.1%
Journalism & New Media	1,878	8.7%
Law*	545	2.5%
Liberal Arts**	5,516	25.5%
Pharmacy***	643	3.0%

*JD , LL.M. and Certificate in Air and Space Law Students Included

**University Program Students Included in General Studies

***254 PharmD



OVERVIEW OF THE ECONOMY OF OXFORD, MISSISSIPPI

Oxford, Mississippi, boasts a dynamic and diverse economy, significantly shaped by key sectors such as education, healthcare, retail, tourism, and real estate. As a hub of cultural and economic activity in Northern Mississippi, Oxford combines a historical legacy with contemporary growth, offering a stable and attractive environment for both businesses and residents.

EDUCATION

The University of Mississippi, commonly known as Ole Miss, is the cornerstone of Oxford's economy. As the largest employer in the city, the university not only provides a wide range of job opportunities but also acts as a magnet for students, faculty, and alumni who contribute to the local economy. The presence of Ole Miss supports numerous businesses, from bookstores and restaurants to housing and transportation services. Additionally, the university fosters research and innovation, contributing to economic development and attracting investments in various sectors.

HEALTHCARE

Healthcare is another vital component of Oxford's economy. The city is home to several healthcare facilities, including the Baptist Memorial Hospital-North Mississippi, which provides a wide range of medical services and employment opportunities. The healthcare sector's robust presence ensures that residents have access to quality care and also attracts professionals from across the region, further boosting the local economy.



RETAIL & HOSPITALITY

Oxford's vibrant retail and hospitality sectors play a significant role in its economic landscape. The historic downtown square is a bustling area filled with boutique shops, restaurants, cafes, and art galleries. These establishments not only serve the local community but also draw visitors from neighboring areas and tourists, particularly during university events and cultural festivals. The Double Decker Arts Festival, for example, is an annual event that significantly boosts local businesses by attracting thousands of visitors to the city.

REAL ESTATE

The real estate market in Oxford is thriving, driven by the steady demand for housing from students, faculty, and professionals. The mix of historic homes, new developments, and student accommodations ensures a dynamic real estate market. This sector attracts investments and contributes to the city's overall economic health. The presence of various residential and commercial developments signifies ongoing growth and confidence in Oxford's economic stability.

TOURISM

Tourism is a growing sector in Oxford, fueled by its rich history, cultural attractions, and the presence of the University of Mississippi. Landmarks such as Rowan Oak, the former home of Nobel Prize-winning author William Faulkner, and the L.Q.C. Lamar House Museum draw literary enthusiasts and history buffs. The city's numerous festivals, academic conferences, and sports events also attract visitors, providing a steady stream of revenue for local businesses.



LOCATION OF OXFORD, MISSISSIPPI

Oxford, Mississippi, is situated in the northern region of the state, making it strategically located within easy reach of several major cities and transportation networks. Nestled in Lafayette County, this charming city serves as the county seat and is renowned for its picturesque landscapes, rich history, and vibrant community life.

GEOGRAPHICAL SETTING

Oxford is located in the heart of the South, offering a unique blend of natural beauty and accessibility. The city lies approximately 75 miles south of Memphis, Tennessee, making it a convenient and attractive option for those who seek the tranquility of a smaller town while being close to the amenities of a larger urban area. It is also about 160 miles north of the state capital, Jackson, Mississippi, providing residents with access to a variety of state services and larger commercial hubs.

The city is characterized by gently rolling hills, which provide a scenic backdrop to its historic buildings and modern amenities. The region's landscape is dotted with forests and farmlands, offering both visual appeal and opportunities for outdoor recreational activities.

TRANSPORTATION AND ACCESSIBILITY

Oxford benefits from its proximity to major transportation routes. U.S. Highway 278 and Mississippi Highway 6 both run through the city, providing straightforward access to neighboring towns and cities. Interstate 55, a major north-south highway, is also relatively close, enhancing connectivity to other parts of Mississippi and beyond.

For air travel, the University-Oxford Airport offers regional services and is conveniently located just a few miles from the city center. For more extensive air travel options, residents can access Memphis International Airport, which is about an hour and a half drive from Oxford and offers numerous domestic and international flights.



TOURISM

Oxford, Mississippi, is a charming and culturally vibrant city that has become a sought-after destination for tourists seeking a blend of Southern hospitality, rich history, and dynamic cultural experiences. The city, known for its picturesque landscapes and welcoming community, offers a variety of attractions and events that cater to a diverse array of interests, making it a compelling place for visitors from all walks of life.

HISTORICAL AND LITERARY ATTRACTIONS

Oxford is perhaps most famously associated with William Faulkner, the Nobel Prize-winning author who called this city his home. His residence, Rowan Oak, is now a historic museum that draws literary enthusiasts from around the world. Visitors can tour the grounds and experience the tranquil setting where Faulkner penned many of his acclaimed works. The University of Mississippi, also known as Ole Miss, further enriches the city's historical and cultural fabric. The university houses several museums, including the University of Mississippi Museum, which showcases a diverse collection of Southern folk art, Greek and Roman antiquities, and works by 20th-century American artists.



CULTURAL EVENTS AND FESTIVALS

Oxford's calendar is filled with a host of events and festivals that attract tourists year-round. One of the most notable events is the Double Decker Arts Festival, held each spring. This two-day festival celebrates music, food, and art, drawing thousands of visitors to the downtown square. The Oxford Film Festival, another major event, showcases independent films and hosts workshops and panels, appealing to cinephiles and industry professionals alike. These events highlight Oxford's commitment to promoting and celebrating the arts, making it a vibrant cultural destination.

CULINARY DELIGHTS

Oxford offers a remarkable culinary scene that is a significant draw for tourists. The city is renowned for its diverse array of restaurants that serve everything from traditional Southern cuisine to innovative gourmet dishes. The historic downtown square is a culinary hotspot where visitors can enjoy everything from casual dining to high-end culinary experiences. Local favorites, such as City Grocery, Snackbar, and Ajax Diner, provide a taste of Oxford's unique flavor and hospitality. Food enthusiasts will also appreciate local farmers' markets and food festivals that celebrate regional produce and culinary heritage.

OUTDOOR ACTIVITIES AND RECREATION

For those who enjoy the outdoors, Oxford provides numerous parks, trails, and recreational opportunities. Avent Park and Bailey Woods Trail offer scenic spots for hiking, picnicking, and enjoying nature. The Sardis Lake, located just a short drive from the city, is a popular destination for fishing, boating, and camping, providing tourists with a refreshing retreat into nature.

OLE MISS FOOTBALL

The Grove at the University is often cited as one of the truly unique football tailgating experiences; typically drawing ten thousand visitors per game. The stadium holds over 64,000 fans and is often sold out especially for SEC games when opposing teams love to visit Oxford. In summary, Ole Miss football games have a profound and multifaceted economic impact on Oxford, Mississippi. From boosting local businesses and creating job opportunities to increasing tax revenues and enhancing the city's tourism profile, football games play a critical role in driving the local economy. The reverberations of game day excitement are felt far beyond the confines of the stadium, contributing to the area's economic vitality and community spirit.

SHOPPING AND LOCAL ARTISANS

Visitors to Oxford can indulge in a unique shopping experience, particularly around the historic downtown square. The area is home to an array of boutique shops, antique stores, and art galleries. These establishments offer everything from handcrafted jewelry and local art to rare books and vintage finds. Local artisans and craftsmen contribute to a vibrant shopping scene that reflects the artistic spirit of the community.

CONCLUSION

In summary, Oxford, Mississippi, stands out as a premier tourist destination in the Southern United States. Its blend of historical significance, cultural richness, and welcoming atmosphere makes it an ideal getaway for those looking to explore the best of what Mississippi has to offer. Whether you are a football fan, history buff, a foodie, an outdoor enthusiast, or an art lover, Oxford presents a diverse array of attractions and experiences that ensure a memorable visit.







Site

106.6 Acres



NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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