



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

3.5± ACRE LOT
LAFAYETTE COUNTY, MS
\$350,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 3.5 LOT

PROPERTY PROFILE

LOCATION:

- HWY 6 East
Oxford, MS 38655
- Lafayette County
- 11.3± Miles E of
the Oxford Square

COORDINATES:

- 34.3162, -89.3503

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 3.5± Acres
- Utilities Available
- Frontage on Hwy 6 East
- Additional Acreage Available
Adjacent to this Property

TAX INFORMATION:

- 2024 Taxes: Calculated at Closing
- Partial Parcel # 203-07-013.00



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 3.5 LOT

INVESTORS/DEVELOPERS, TAKE ADVANTAGE OF THIS GREAT DEVELOPMENT OPPORTUNITY IN LAFAYETTE COUNTY, MS! This 3.5± acre parcel, located on the high-traffic MS-6 E, presents an exceptional opportunity for commercial development in a rapidly growing area. Just over 11 miles from the Oxford Square, the property is perfectly positioned to take advantage of the continued growth and increasing demand for businesses and services. With its strategic location on a major highway, the property offers excellent visibility and accessibility for any commercial venture. Utilities are available on-site, streamlining the development process, and with additional acreage available, there's ample opportunity for larger-scale projects. Whether you're looking to build retail, office space, or other commercial developments, this property is ideal for a wide range of uses. Frontage on MS-6 E ensures a high-traffic environment, providing excellent exposure for businesses to attract both local residents and passersby. With proximity to Oxford and all its amenities, this land provides the perfect balance of accessibility and the opportunity for future growth.

**Act now on this prime commercial opportunity; call
Luke Gossett or Hunter Robison today to schedule your showing!**



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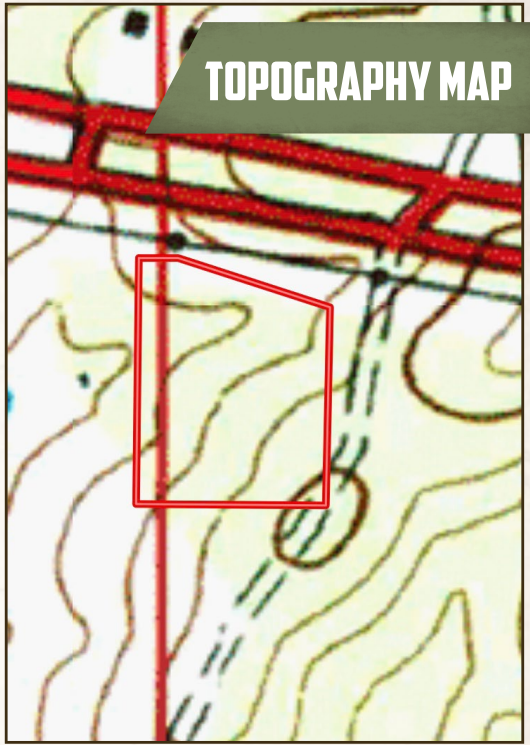


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land id. LINK



TOPOGRAPHY MAP



Directions From the Oxford Square:
Travel 0.8 miles on S Lamar Blvd,
then turn left to stay on S Lamar
Blvd. In 0.1 miles, take the 4th exit
onto US 278/MS-6 E ramp. Merge onto
MS-6 E and continue 10.2 miles to the
destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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