



Oxford Commerce Park

Oxford, Mississippi 0.57 to 6.2 Acres to Sale
Commerce Drive, Oxford, Mississippi 38655



Offering Price
\$2.00 to \$5.50/sqft

Oxford Commerce Park is aggressively priced and attractive for a variety of uses, particularly healthcare related, industrial, retail, and distribution/warehouse.



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Disclaimer: Oxford Commerce Park

The information provided within this Marketing Package has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information has been prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified.

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Executive Summary:

Oxford Commerce Park is located on the east side of Highway 7 South. The total site is about 10 acres with a significant amount of highway frontage. The entire tract offers great visibility from Highway 7 and has a traffic count in excess of 11,000 vehicles per day. This development is in a growth track near the medical district as well as industrial users. Oxford Commerce Park currently has six completed developments, including: WL Burl Engineers, Fastenal (NASDAQ: FAST), Oxford University Medical Ministries office, a Dollar General store that opened its doors in 2014, Clay Canvas, & Bottletree Animal Hospital.



Oxford Commerce Park is aggressively priced and attractive for a variety of users, particularly healthcare related, industrial, retail, and distribution/warehouse. The tract is strategically located on the edge of town so that it is not burdened by the high land costs but is still close enough to enjoy high traffic counts and new development as Oxford expands in this direction. Oxford has a significant commuter workforce that relies heavily on Highway 7 to access Oxford, as do the many residents of subdivision developments that exist near Oxford Commerce Park.

Oxford Commerce Park

- ⌘ Offering Price — \$2.00 to \$5.50/sqft
- ⌘ 0.57 to 6.2 Acres for sale
- ⌘ Highway 7 daily traffic counts: 11,000 vehicles
- ⌘ Proximate location to \$20,000,000 new FNC headquarters
- ⌘ Great visibility with Highway 7 frontage
- ⌘ City of Oxford has experienced 81% growth in retail sales since 2003
- ⌘ Lafayette County has experienced 70% growth in retail sales since 2003
- ⌘ Proximate location to \$300,000,000 New Baptist Memorial Hospital-North

Lot	Acres	Price/SF	Sales Price
1	0.770	\$5.50	\$184,476.60
2	0.714	\$4.00	\$124,407.36
9	0.577	\$2.00	\$50,268.24
10	0.649	\$2.00	\$56,540.88

PROPERTY HIGHLIGHTS

- ℞ Highway 7 daily traffic counts: 11,000
- ℞ Proximate location to \$20,000,000 New FNC headquarters
- ℞ Great visibility with Highway 7 frontage
- ℞ City of Oxford has experienced 81% growth in retail sales since 2003
- ℞ Lafayette County has experience 70% growth in retail sales since 2003
- ℞ Proximate location to \$300,000,000 New Baptist Memorial Hospital-North Mississippi



Oxford Commerce Park	3 mi radius	5 mi radius	7 mi radius
POPULATION			
2015 Total Population	5,357	25,384	39,029
2020 Projected Population	6,095	28,091	43,166
Projected 2015-2020 Annual Growth Rate	2.61%	2.05%	2.04%
HOUSEHOLDS			
2015 Total Households	2,690	11,747	18,819
2020 Projected Total Households	3,071	13,263	21,006
Projected Annual Growth 2015 to 2020	2.87%	2.52%	2.27%
INCOME			
2015 Median Household Income	\$46,009	\$37,789	\$39,094
2015 Average Household Income	\$68,600	\$55,005	\$56,450
BUSINESS			
2015 Total Businesses	150	1,444	1,910
2015 Total Employees	3,339	14,768	18,451

About Oxford, Mississippi

Oxford is truly a unique town. With its rich culture and deep history it is evident why Oxford, MS has been highlighted as one of the “Best Small Towns for Business in America” by American Express. Lafayette County has become the fastest growing county in Mississippi and one of the top 100 growing counties in country.

Oxford is home to the University of Mississippi, better known as Ole Miss, which is experiencing unparalleled growth in its 160 year history and has reached a record enrollment of an estimated 18,243 students for the Oxford Campus— a 33% increase from 2008. The University is one of the key driving forces behind Oxford’s tremendous growth and has helped augment the growth of commerce in the area.



Photo of Oxford’s renowned Square Books, voted Best Independent Book Store in America



Oxford, MS Recent Investment and Accolades

- ℞ Forbes ranks Oxford #15 Fastest-Growing Small Towns
- ℞ Smithsonian Magazine ranks Oxford “Among the 20 Best Small Towns in US”
- ℞ Livability.com: Oxford Named Second-Best College Town in Nation
- ℞ \$30 MM New High School, \$300 MM New Baptist Memorial Hospital, \$20 MM New FNC Headquarters
- ℞ \$75,000,000 Expansion of Winchester Ammunition Plant



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About Randall Commercial Group, LLC



Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our “client first” mantra, we have built meaningful client relationships that provide us a thorough understanding of each client’s particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*



Greg Angelo, Associate Broker

Greg is a commercial consultant and licensed agent for Randall Commercial Group, LLC with a focus on investment real estate brokerage and consulting. Core areas of concentration include, sale leaseback transactions, healthcare real estate, site selection and land acquisitions and landlord/owner representation for a variety of property types including office, retail, multi-family, mixed use and land.

Greg started his career in commercial banking as an analyst and relationship manager working with public and private companies ranging in size up to \$250,000,000 in revenue. His experience in contract negotiation, loan structuring, portfolio management and financial analysis served as a foundation for his desire to work in real estate. In 1998, Greg joined a real estate consulting firm in Memphis, TN specializing in the valuation of real estate limited partnerships. He developed into a leadership role as vice president and as a Principal of the firm. His expertise included real estate asset evaluation, investment due diligence and consulting services on behalf of a national clientele, with an emphasis on multifamily, commercial, office and industrial property.

Greg continued to pursue interests in real estate moving to Sacramento, CA in 2004. He worked for over 10 years providing consulting services to real estate land developers and builders. Greg was involved in more than 80 development projects and assisted clients with due diligence on new investments, identified value enhancement opportunities and developed cost reduction and alternative revenue strategies. Through his efforts, Greg successfully negotiated over \$200 million in infrastructure and land development cost reductions and developed finance strategies supporting the issuance of over \$400 million in public bond financing for projects located in California and New Mexico.

Greg volunteered and served on the Board of Directors of Home-Aid Sacramento, a non-profit organization with a mission to build and renovate dignified housing for temporarily homeless families and individuals. He also served as a Board member of the California North State Building Industry Association.

Greg is a graduate from the University of Mississippi where he received a BBA in Banking and Finance and a BA in Psychology. He is currently pursuing his CCIM designation.