



# Brand New Medical Building For Sale or Lease

2420 S Lamar Blvd | Oxford, Mississippi

**Offering Price**  
**\$2,650,000**  
**Lease Price**  
**\$25.00 PSF**



- ✧ Approximately 10,000 sq. ft.\* medical office building
  - ✧ Cold dark shell with ability to buildout to user's needs
  - ✧ Tenant improvement allowance offered
  - ✧ Property is located in the heart of Oxford's Medical District
  - ✧ ~1 mile from brand new Baptist Hospital
  - ✧ Divisible into two 5,000 SF spaces
- \*Landlord provided data*



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Healthcare Real Estate

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## Disclaimer/Terms of Use for Offering Memorandum: 2420 S Lamar Blvd | Oxford, MS

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 re-garding the accuracy or completeness of the information provided. The information has been may be estimated or generalized and is prepared to provide a sum-mary of highlights and only a preliminary level of information regarding the project. Any interested party must inde-pendently investigate the subject property, particularly from a physical, financial, tenant, and overall development stand-point. 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. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

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 finan-cial 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. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. **By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.**



## **Executive Summary:**

Randall Commercial Group, LLC is pleased to offer this brand new ~10,000 square foot\* medical office building for sale or lease located at 2420 S Lamar Boulevard in Oxford, MS. The subject property is exceptionally located in the heart of Oxford's Medical District and ~1 mile from the brand new \$300M Baptist Hospital. This area of town has seen significant growth and development driven by Oxford's growing population as well as the opening of the brand new Baptist Memorial Hospital—North Mississippi.

The property boasts ample parking around the building and benefits from excellent visibility from the heavily trafficked South Lamar Boulevard. In addition to the ground floor space, there is a 2nd level that would be ideal for additional offices or storage. The interior space can be built out to user's desire as it is currently in shell condition. The building can be used as a whole or divided into two approximately 5,000 square feet\* spaces.

### **Sale Offering Terms:**

- ⌘ Price — \$2,650,000
- ⌘ As-is in Shell Condition
- ⌘ ~10,000 SF\*

*\*Owner provided data*

### **Lease Offering Terms:**

- ⌘ \$25 PSF with \$50 PSF Tenant Improvement Allowance
- ⌘ \$20 PSF with no Tenant Improvement Allowance
- ⌘ NNN Lease
- ⌘ ~10,000 SF\*
- ⌘ Divisible into two 5,000 SF spaces

*\*Owner provided data*









## »»» Oxford, Mississippi



### **Economy:**

- ℞ 81% increase in gross retail sales from 2003 to 2013 in Oxford City Limits
- ℞ 11.44% increase in Bank Deposits in Oxford City Limits since 2009
- ℞ 70.34% increase in Oxford's population from 2000 to 2016
- ℞ 22.23% increase in Ole Miss's Oxford Campus enrollment from 2010 to 2017
- ℞ 74% increase in # of students entering 1st grade compared to students entering 12th grade in Oxford School District
- ℞ Median Home & Condo Price: \$221,114.00

### **Education:**

- ℞ University of Mississippi
- ℞ Northwest Community College
- ℞ Oxford School District
- ℞ Lafayette County School District

### **Transportation:**

- ℞ Highway 6
- ℞ Highway 7
- ℞ 77 miles from Memphis International Airport
- ℞ 160 miles North of Jackson, MS

### **Tourism:**

- ℞ Home of The University of Mississippi - Ole Miss: Total Enrollment - 20,890 students
- ℞ Historic Downtown Square
- ℞ Home to American Author William Faulkner's - Rowan Oak
- ℞ University of Mississippi's Museum

## Contact Information

### ***Elizabeth J. Randall***

President | Associate Broker

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Associate Broker

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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.*



### **Elizabeth J. Randall, CCIM | President, Associate Broker**

Elizabeth serves as President and Principal Broker of Randall Commercial Group, LLC. She is involved with every deal and every client in which the company is engaged. In addition to overseeing the firm's deals, she also directs the firm's proprietary research and analytics efforts to identify opportunities.

Elizabeth started her career in New York City as a risk analyst on a mergers and acquisitions team for private equity clients where she focused on the liability side of transactions. She worked as a stock analyst researching healthcare and consumer staples stocks, gaining experience with investment analysis and economic forecasting. Further pursuing investment research and asset allocation, she worked as a global real estate specialist focusing on publicly traded real estate investment trusts (REITs) and real estate limited partnerships, where she developed an understanding for the dynamics of global real estate and credit markets. She holds Bloomberg Financial Product Certifications in equity and fixed income. She has direct experience with real estate investment properties through her own commercial real estate holding company, Randall Real Estate Investments, LLC. In addition to her work with Randall Commercial Group, Elizabeth is an adjunct instructor of real estate and corporate finance at the University of Mississippi. She is slated to complete her CCIM designation in October of 2015.

Elizabeth graduated from the University of Mississippi Cum Laude with an M.B.A. She also received a B.B.A from Ole Miss double majoring in Managerial Finance and Banking with an emphasis in Real Estate. As an undergraduate, she was the recipient of the Swayze Award from the Mississippi Young Bankers' Association. She is currently pursuing a Certificate in Real Estate Investment and Finance from New York University.

### **R. Coleman Morrison, CCIM | Associate Broker**

R. "Coleman" Morrison has been an associate broker with Randall Commercial Group, LLC since 2010. Coleman is heavily involved with investment property brokerage and analysis, multifamily/student housing research, landlord & tenant representation of various property types, marketing, and market research. He is currently licensed in Mississippi, Tennessee, Alabama, and Louisiana. Coleman has also completed his coveted Certified Commercial Investment Member designation (CCIM) which provides real-world education in financial analysis, market analysis, investment analysis, and negotiations. A CCIM (Certified Commercial Investment Member) is a recognized expert in the commercial and investment real estate industry, after successfully completing a designation process that ensures CCIMs are proficient not only in theory, but also in practice.

Coleman graduated from The University of Mississippi School of Business Administration with a B.B.A. majoring in Real Estate Finance and minoring in Management. While at Ole Miss, Coleman was a member of the Ole Miss Real Estate Finance Association.