

# Commercial Outparcels at Oxford Commons

Oxford, Mississippi (University of Mississippi)

Sisk Avenue at Highway 7



Oxford Commons is a master planned, community style development designed to integrate all facets of life including: residential, commercial, education, hospitality, and municipal properties.



Disclaimer .....3

Executive Summary.....4

Pricing Summary.....5

Property Layout.....6

Points of Interest.....7

Property Images .....8

Demographics.....9

Market.....10

Contacts.....11

Deal Team.....12

**Randall Commercial Group, LLC**

850 Insight Park Avenue, University, Mississippi 38677  
 Post Office Box 1600, Oxford, Mississippi 38655  
 Main Office: (662) 234-4044  
 Fax: (662) 655-4357

**Contact:**

**Elizabeth Randall**

President/Associate Broker  
 Direct Office: (662) 234-4043  
 Email: erandall@randallcg.com

**Greg Angelo**

Associate Broker  
 (662) 638-0728  
 gangelo@randallcg.com



## Disclaimer: Commercial Outparcels at Oxford Commons

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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#### **Elizabeth Randall**

President/Associate Broker  
Direct Office: (662) 234-4043  
Email: [erandall@randallcg.com](mailto:erandall@randallcg.com)

#### **Greg Angelo**

Associate Broker  
(662) 638-0728  
[gangelo@randallcg.com](mailto:gangelo@randallcg.com)

## Executive Summary:

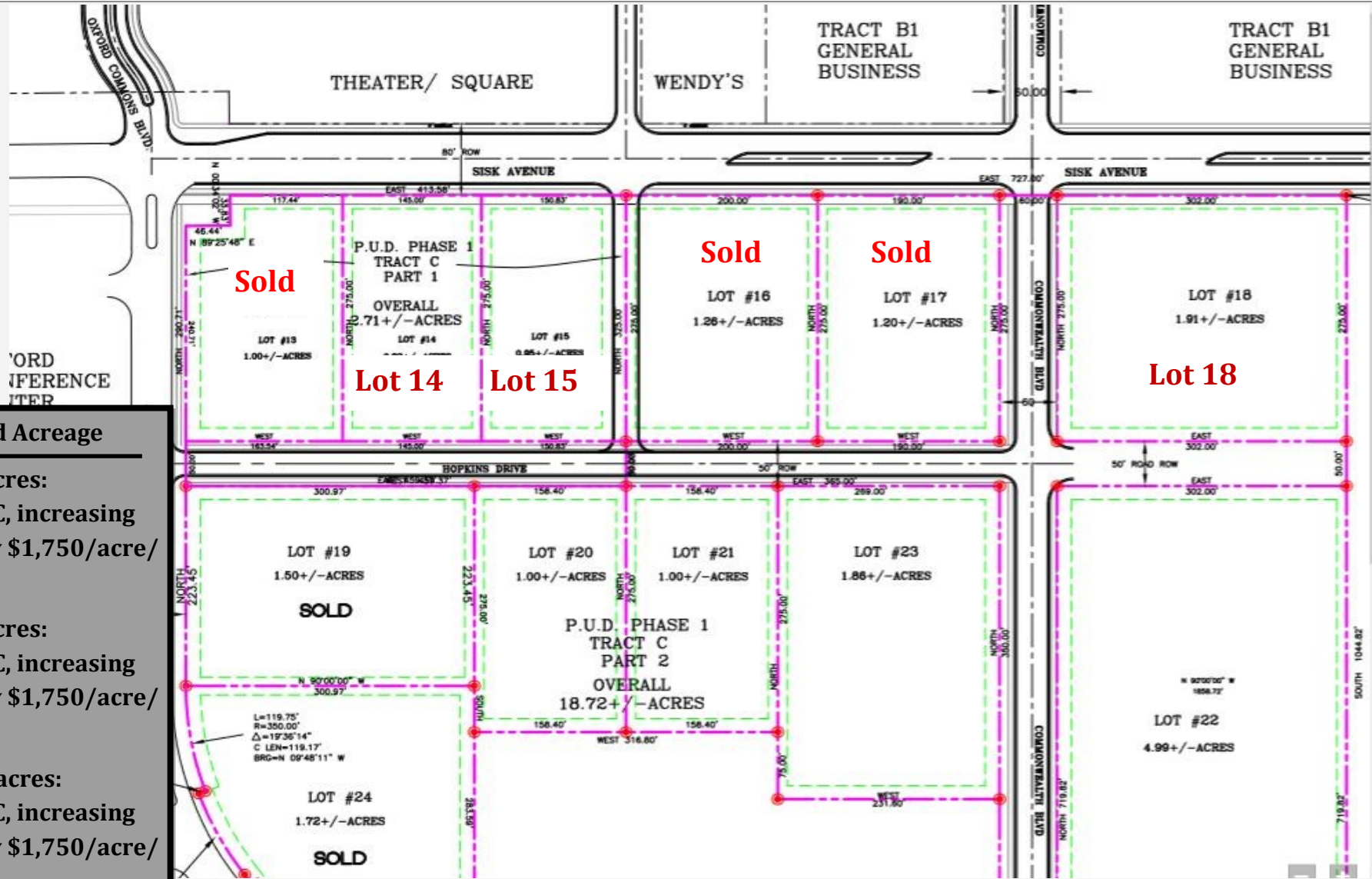
- ⌘ Approximately +/- 14 Acres of Retail/Commercial Development Land in 70 Acre Mixed Used PUD
- ⌘ Oxford High School's new \$30MM campus  
Opened January 2014
- ⌘ Della Davidson Elementary School on site
- ⌘ Hampton Inn Conference Center on site
- ⌘ Towne Place Suites by Marriott on site
- ⌘ New Frontage Road connecting Sisk to HWY 30
- ⌘ New \$14MM road planned to connect Sisk Ave to Hwy 6/278
- ⌘ Oxford Convention Center on Site
- ⌘ Newly Renovated Malco Theatre
- ⌘ Brand New Family Entertainment Center & Bowling Alley
- ⌘ 1 mile form historic Oxford Square with bike paths and sidewalks
- ⌘ Three major access points: Hwy 7, Hwy 30, Sisk Ave.
- ⌘ +/-500 residential homes planned
- ⌘ The Blake—100 bed assisted living facility
- ⌘ Wendy's, Shell gas station, Malco theatre and brand new family entertainment center currently operating on site



## Commercial Outparcels at Oxford Commons

### Pricing:

- ⌘ Lot 14: .92 acres, Available at \$627,250/AC, increasing April 1, 2018 by \$1,750/AC/month and each month thereafter.
- ⌘ Lot 15: .95 acres, Available at \$677,250/AC, increasing April 1, 2018 by \$1,750/AC/month and each month thereafter.
- ⌘ Lot 18: 1.91 acres, Available at \$677,250/AC, increasing April 1, 2018 by \$1,750/AC/month and each month thereafter.



**Pricing and Acreage**

- ◇ Lot 14: .92 acres:  
\$627,250/AC, increasing  
4/1/2018 by \$1,750/acre/  
month
- ◇ Lot 15: .95 acres:  
\$677,250/AC, increasing  
4/1/2018 by \$1,750/acre/  
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- ◇ Lot 18: 1.91 acres:  
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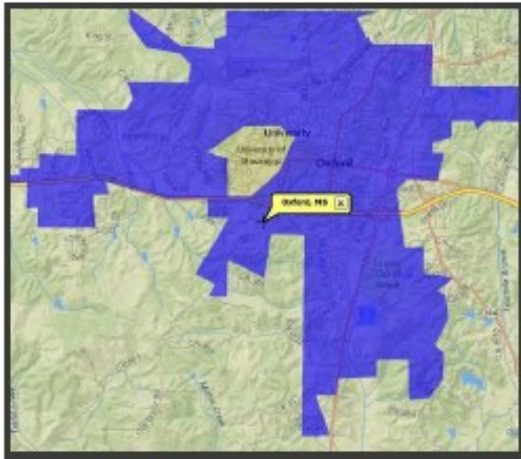
# Points of Interest







### City of Oxford and Lafayette Demographics



2013 Oxford Demographics

- Population - 43,000 with students
- Households - 9,252
- Median Age - 26.4

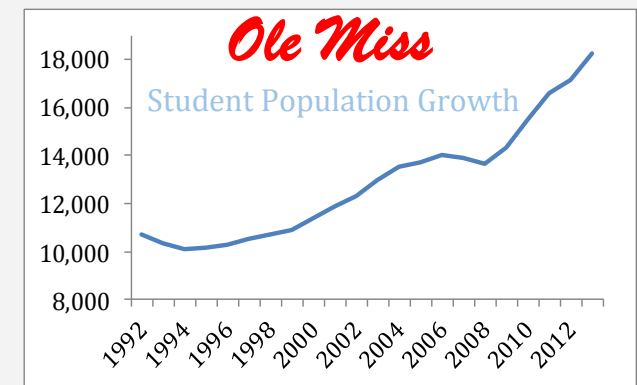


2013 Lafayette County Demographics

- Population - 49,650
- Households - 19,472
- Median Age - 28.4

Drive Times	10 minute	20 minute	30 minute
2010 Population <sup>1</sup>	40,833	55,107	62,953
2012 Population <sup>1</sup>	42,470	57,956	65,970
2017 Population <sup>1</sup>	48,440	64,412	72,904
2012 HH Income	\$34,931	\$37,328	\$37,395
2017 HH Income	\$38,576	\$41,050	\$41,077

- ℞ Forbes ranks Oxford #15 Fastest-Growing Small Towns
- ℞ Money Magazine names Oxford one of the best places to live
- ℞ Smithsonian Magazine ranks Oxford “Among the 20 Best Small Towns in America”
- ℞ Livability.com: Oxford Named Second-Best College Town in Nation
- ℞ 2013 Princeton Review Survey<sup>2</sup>: The University of Mississippi wins the most beautiful campus in the US
- ℞ 2013 NBC Nightly News features Oxford as an attractive Retirement Community
- ℞ Oxford hosted Presidential Debate in 2008



## 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 and has become the fastest growing county in Mississippi.

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 20,453 students for the Oxford Campus: a 49% 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*

### Significant Recent Investment in Oxford Market

- ⌘ \$30,000,000 New High School
- ⌘ \$300,000,000 New Baptist Memorial Hospital-North Mississippi
- ⌘ \$75,000,000 estimated value of recently completed student projects including: The Retreat (NYSE: ERD), The HUB, Highland Square, Molly Barr Trails, and Taylor Bend have added in excess of 1500 beds
- ⌘ \$75,000,000 Expansion of Winchester Plant



## Contact Information

### Elizabeth Randall

President/Associate Broker

Telephone (662) 234-4043

Email: [erandall@randallcg.com](mailto:erandall@randallcg.com)

### Greg Angelo

Associate Broker

Telephone (662) 801-6239

Email: [gangelo@randallcg.com](mailto:gangelo@randallcg.com)

Website: [www.randallcommercialgroup.com](http://www.randallcommercialgroup.com)

Main Office: 662-234-4044

Fax: 662-665-4357



## 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, President/Associate Broker, CCIM**

Elizabeth serves as President and Associate 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.

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.

**Greg Angelo, Associate Broker**

Greg is an Associate Broker 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.