



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

1.09+/- ACRES - 47,480±SF

LAFAYETTE COUNTY, MS

\$1,187,000

Property Profile

2622 West Jackson Ave, Oxford, MS 38655

Location:

- Inside the City Limits of Oxford
- Lafayette County, MS
- Approximately 23 Miles West of Batesville

Coordinates:

- 34.36084, -89.56913

Property Information:

- 1.09± Acres-47,480± SF
- High Visibility Along Jackson Avenue and Highway 6 (US 278)
- Prime Location in the Retail/Commercial District of Jackson Ave
- Close Proximity to The University of Mississippi

Property Use:

- Suburban Center District Zoning
- Investment

Tax Information: 2022 - \$7,191.94

- Parcel #1: 147A-25-044.00



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

2622 West Jackson Avenue is a newly listed commercial lot located within the heavily populated retail/commercial district of Jackson Avenue in Oxford, MS. Currently, some of the surrounding businesses include Wal-Mart, Dick's Sporting Goods, Home Depot, Planet Fitness, Chick-fil-A, McAlister's, Connie's Chicken, and several other national name franchises. The Lafayette County property is approximately 1.09 acres, 47,480 square feet, rectangular in shape and has visibility from West Jackson Avenue and Highway 6 (US 278). Situated on the south side of West Jackson Avenue, the location is approximately 700 feet from the intersection of Highway 6 (US 278) and West Jackson Avenue. There is ingress and egress from West Jackson Avenue and an adjoining retail center to the east. The property is accessible using a shared drive with the newly constructed Connie's Chicken. The topography is flat and ready to build with adequate drainage and no existing structures. This site is currently zoned Suburban Center District (SCN) and, according to FEMA maps, is not located within a floodplain. The University of Mississippi, with an enrollment of over 16,000, is located one mile to the east and is easily accessible from West Jackson Avenue and Highway 6 (US 278). Interstate 55 (Batesville, MS) is roughly 23 miles to the west while US Highway 45 (Tupelo, MS) is 53± miles to the east. If you are searching for prime commercial property in one of the fastest growing communities in the state of Mississippi, contact Michael Oswalt or Deck Fair today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

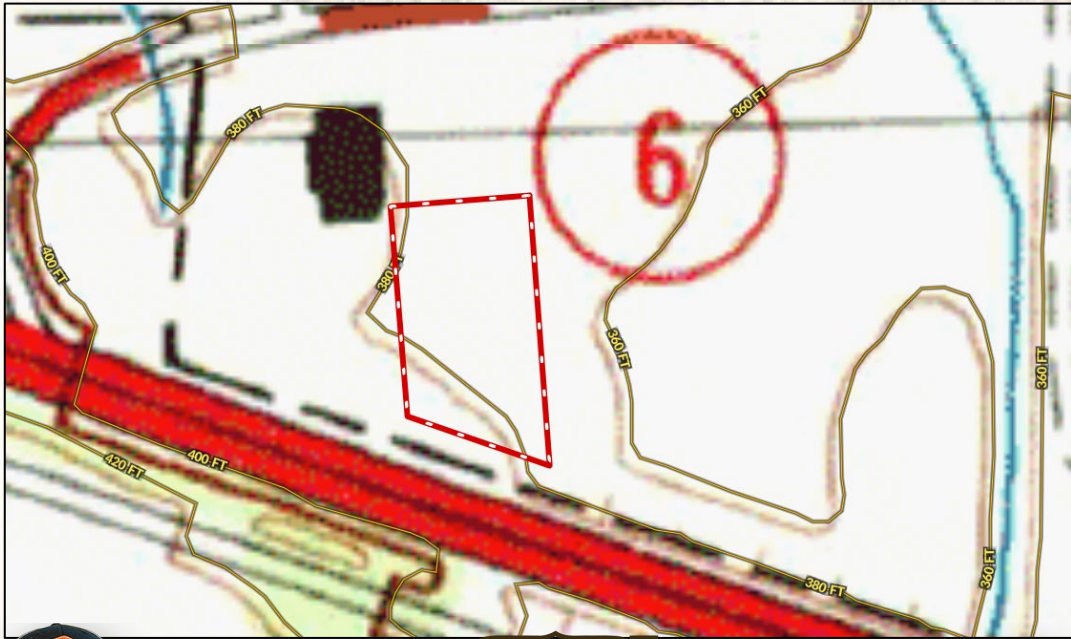
Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



Click [Here](#) For Interactive Map

Aerial and Topography Map

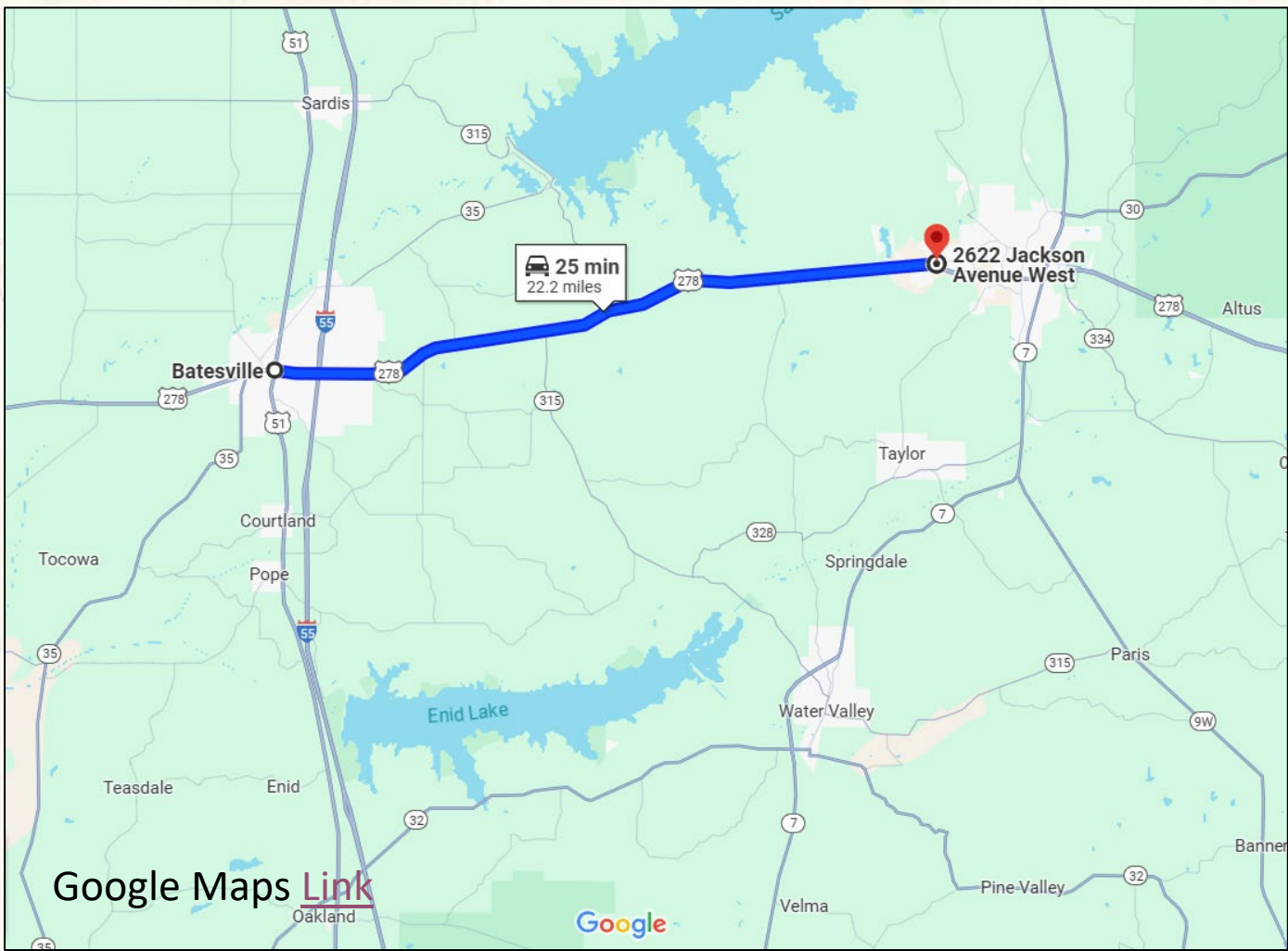


MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



Directional Map



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com