

9.96± ACRES
LAFAYETTE COUNTY, MS
\$1,900,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAFAYETTE 9.96

PROPERTY PROFILE

LOCATION:

- 3559 Fielder Lane
Oxford, MS 38655
- Inside the City Limits
- Lafayette County
- 23± Miles W of Batesville
- Close Proximity to the
University of Mississippi

COORDINATES:

- 34.3585, -89.5685

PROPERTY USE:

- Development
- Investment

PROPERTY INFORMATION:

- 9.96± Acres
- Suburban/Residential Zoning
- High Visibility Frontage on HWY 6
- Prime Location with High MDOT
Traffic Count

TAX INFORMATION:

2022: \$2,365.90 (County)

2022: \$6,196.77 (City)

- Parcel #1: 147A-25-049.00
\$450.92 (County)
\$1,181.05 (City)
- Parcel #2: 147A-25-048.00
\$707.06 (County)
\$1,851.94 (City)
- Parcel #3: 147A-25-047.00
\$1,207.92 (County)
\$3,163.78 (City)



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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DECK FAIR | ASSOCIATE BROKER
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE LAFAYETTE 9.96

THE LAFAYETTE 9.96 IS AN INVESTMENT OPPORTUNITY WITHIN THE CITY LIMITS OF OXFORD, MS. This Lafayette County property has been in the same family for many years as an operational fabrication/welding shop with a ranch-style residence. Although functional, these improvements likely don't contribute much value to the property, as the highest and best use has changed over the years. The 9.96± acre property enjoys high visibility frontage along the south side of Highway 6, directly south of Walmart and Jackson Avenue, a main travel artery through Oxford. However, the ingress and egress access comes from 3559 Fielder Lane, which has a Highway 6 entrance and crossover approximately 1,900 feet to the west. According to MDOT, the most recent Highway 6 traffic count is 38,000 cars per day and is sited just to the east of the property. The topography is relatively hilly and split by a ditch. Approximately 5± acres on either side of the ditch are in the FEMA Flood Zone.



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MORE ABOUT THE LAFAYETTE 9.96

The University of Mississippi is just to the northeast, a residential area is to the west, and many commercial establishments are to the north. Interstate 55 (Batesville, MS) is located 23 miles west, and US-278 and US-45 are approximately 53 miles to the east. This property is currently zoned Suburban/Residential; for more information on zoning and zoning variances, contact the City of Oxford Zoning and Planning office.

If you have been searching for a prime location in Oxford, MS, call Michael Oswalt or Deck Fair today for your private tour of the Lafayette 9.96.



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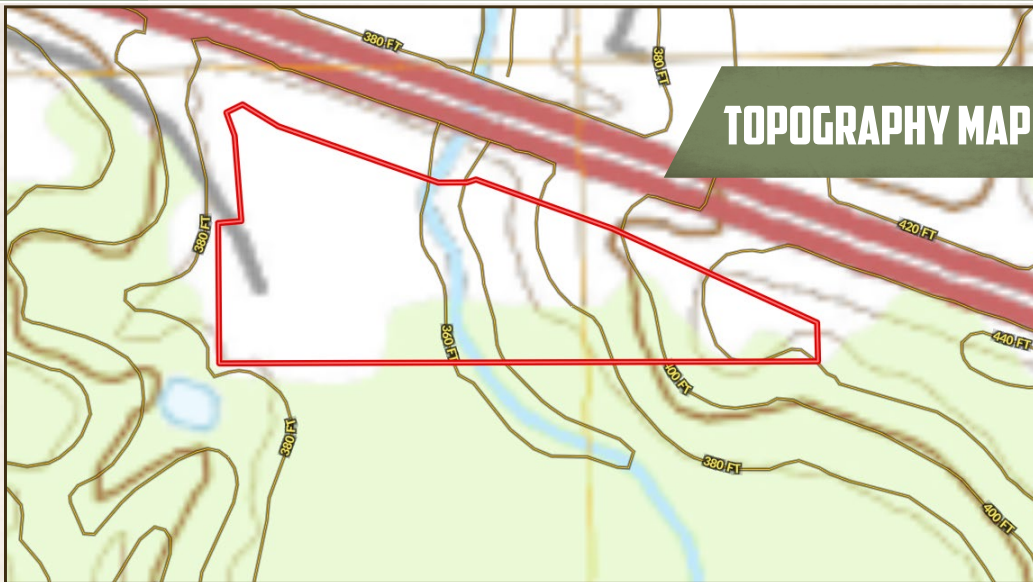
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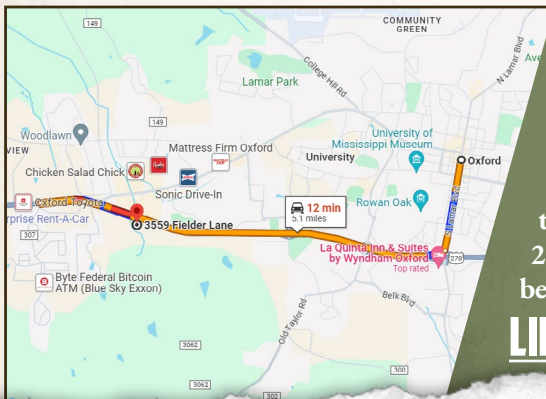


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Directions from the Courthouse Square in Oxford, MS: Travel 0.8 miles south on S Lamar Blvd toward Harrison. Merge onto MS-278 W via the ramp to Batesville and continue 3.5 miles. Make a U-turn at Thacker Heights Dr/ N Thacker LP and travel 0.4 miles. Keep right to stay on US-278 E and in 0.5 miles the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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