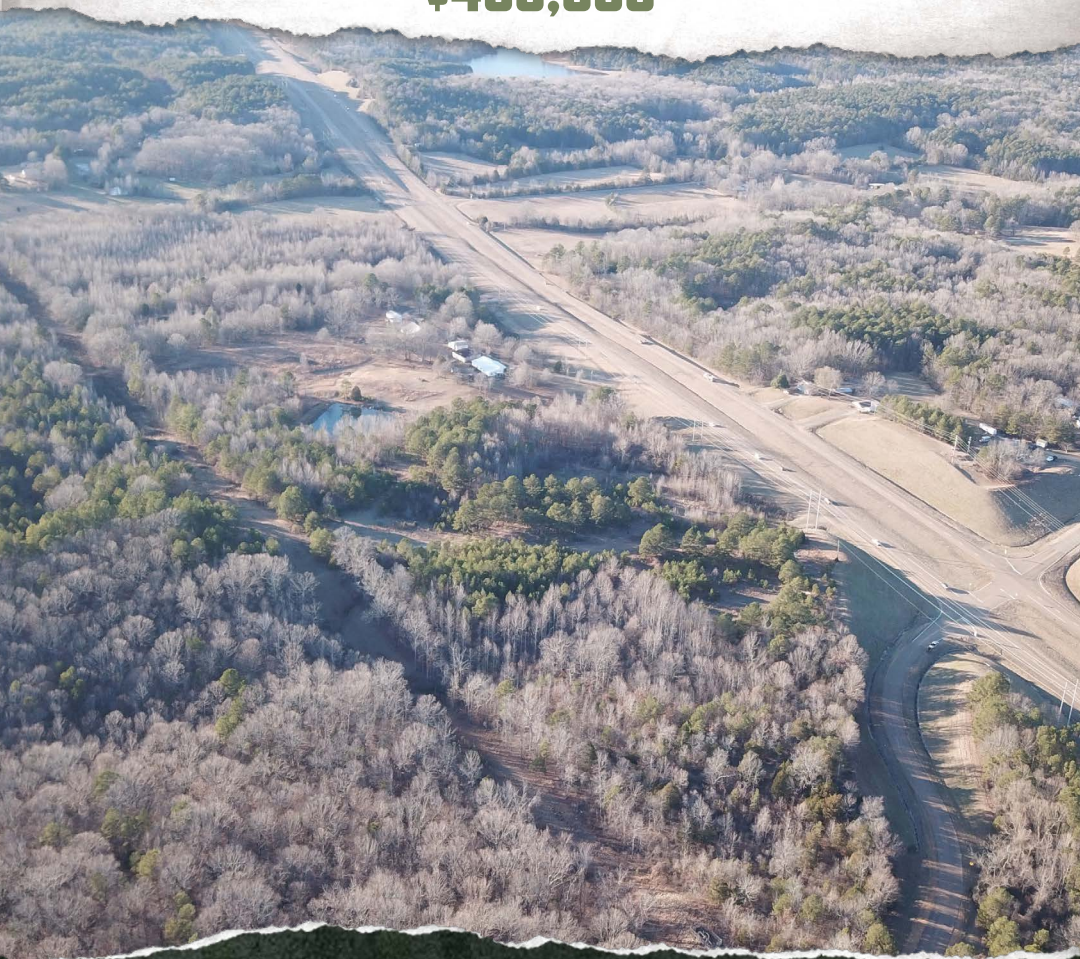




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

4± ACRES
LAFAYETTE COUNTY, MS
\$400,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 4

PROPERTY PROFILE

LOCATION:

- HWY 6 East
Oxford, MS 38655
- Lafayette County
- 11.3± Miles E of
the Oxford Square

COORDINATES:

- 34.3162, -89.3503

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 4± Acres
- Utilities Available
- Frontage on MS HWY 6
& County Road 423

TAX INFORMATION:

- 2024 Taxes: Calculated at Closing
- Partial Parcel # 203-07-013.0



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HUNTER ROBISON | LAND SPECIALIST
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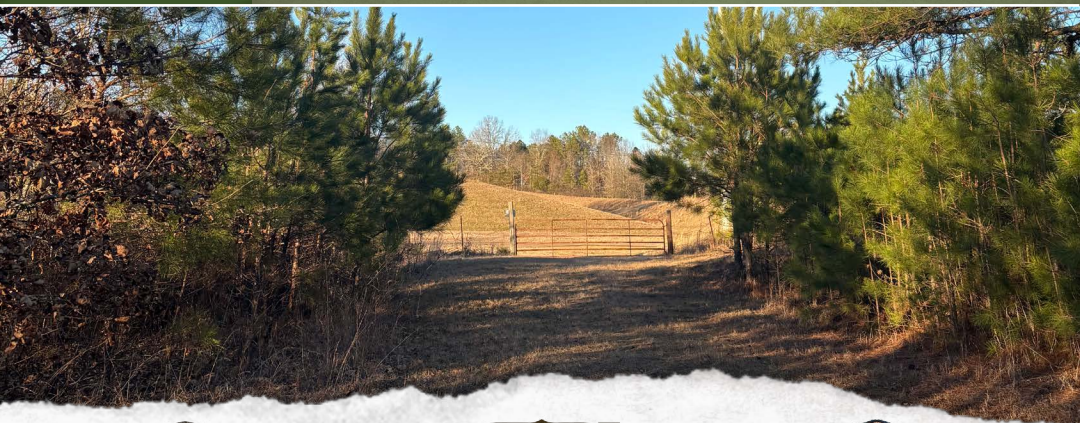
WELCOME TO THE LAFAYETTE 4

LOCATED IN ONE OF MISSISSIPPI'S FASTEST-GROWING REGIONS IS A 4± ACRE COMMERCIAL PARCEL. The Lafayette County property, situated at the intersection of MS-6 E and County Road 423, offers a prime development opportunity. Approximately 11.3 miles east of the historic square in Oxford, this property enjoys high visibility and easy access, making it an ideal location for a service station, retail establishment, or any commercial venture that requires high traffic exposure.

The property features frontage along MS-6 E and County Road 423, ensuring excellent access from two major roads. The strategic corner location provides significant visibility, drawing traffic from local and passing travelers. With utilities readily available, this property is primed for immediate development.

Oxford and Lafayette County are experiencing rapid growth, with increased demand for commercial services to meet the needs of an expanding population. This land is in the perfect location to capitalize on the area's continued development, offering short-term benefits and long-term investment potential. No matter your vision, the Lafayette 4 provides the perfect foundation for success.

**Contact Luke Gossett or Hunter Robison today to learn more
and experience #TheSmallTownWay!**



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Information is believed to be accurate but not guaranteed.

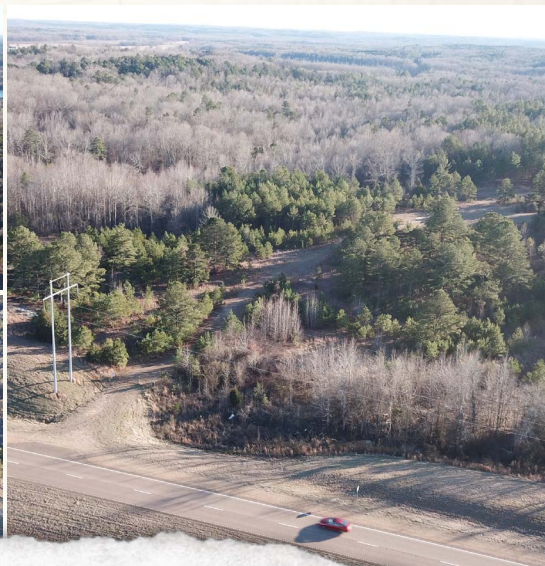


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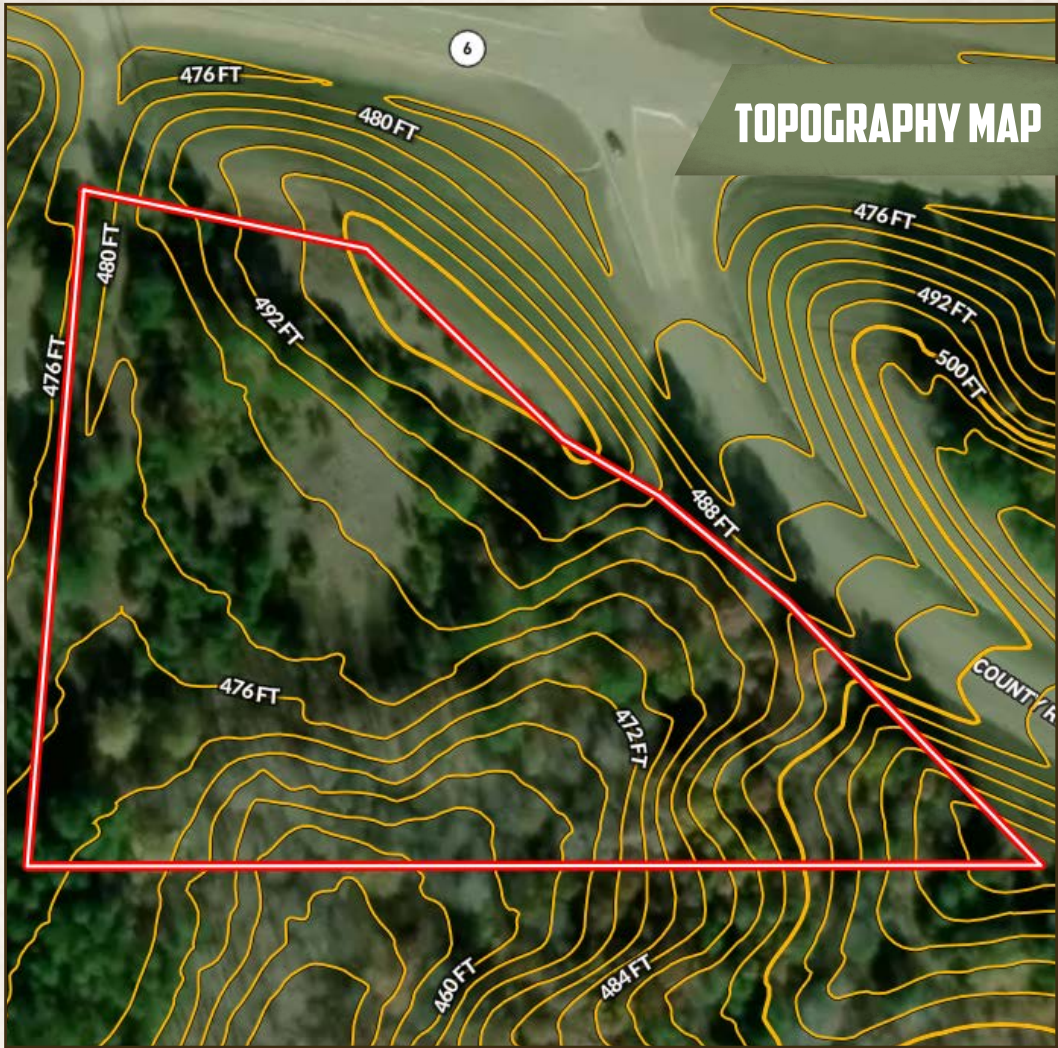
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4± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



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4± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



Directions From the Oxford Square:
Travel 0.8 miles on S Lamar Blvd,
then turn left to stay on S Lamar
Blvd. In 0.1 miles, take the 4th exit
onto US 278/MS-6 E ramp. Merge onto
MS-6 E and continue 10.2 miles to the
destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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