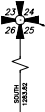




SMALLTOWN

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1.412± ACRE COMMERCIAL LOT
2262 WEST JACKSON AVENUE
LAFAYETTE COUNTY, MS
\$1,537,650

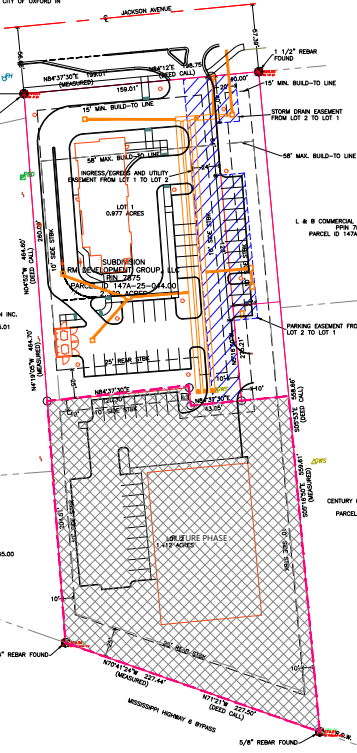


POINT OF COMMENCEMENT
 5/4" CONCRETE PIPE FOUND MARKING THE NORTHWEST (NW)
 CORNER OF S.W. INC. TRM IN THE CITY OF OXFORD IN
 LAFAYETTE COUNTY, MISSISSIPPI
 E=75880.1150
 S=177018.6770
 S=177018.6770
 CORNER=925.1735"

POINT OF BEGINNING
 1/2" IRON PIPE FOUND
 N=782535.8410
 E=782077.4630
 S=177018.6770
 CORNER AT POB=-024.9536"

POPEYES LOUISIANA KITCHEN INC.
 PPN 26443
 PARCEL ID 1474-25-043.01

WHEE C & B INC.
 PPN 7874
 PARCEL ID 1474-25-045.00



L & B COMMERCIAL PROPERTIES, LLC
 PPN 7874
 PARCEL ID 1474-25-043.00

CENTURY PARK APPEALMENTS, LLC
 PPN 7874
 PARCEL ID 1474-25-041.00

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| 1 | S89°22'30"E | 15.16' |

- LEGEND**
- CENTERLINE ROADS
 - PROPERTY LINES
 - PROPERTY SETBACKS
 - EASEMENT LINES
 - EASEMENT AREA
 - ADJOINING PROPERTY LINES
 - PROPERTY CORNER
 - PROPERTY CORNER FOUND

STATE PLAN COORDINATE SYSTEM:
 BEARING: GRD
 ZONE: NAD 83 EAST
 DATUM: NAD 83 (2011)
 DERIVED FROM:
 GPS REFERENCE NETWORK SYSTEM
 COORDINATES ESTABLISHED FROM:
 CORES STATION M504, OXFORD, MS
 N=1770206.1080
 E=772290.5050
 EL=557.1800

- NOTES:**
- This survey was prepared without the benefit of a Title Search and based on limited research by the surveyor or documents furnished.
 - This property is subject to all City of Oxford and all Lafayette County rules and regulations.
 - This property is subject to all road and utility easements and right-of-way of records, recorded or unrecorded.
 - This property is a Class "C" survey as set forth in Appendix "A" of the Standards of Practice of Surveying in the State of Mississippi.
 - This survey meets the conditions of closure and accuracy for Condition "A" as set forth in Appendix "B" of the Standards of Practice for Surveying in the State of Mississippi.
 - Bearings Calculated: GPS Observation (GNS)
 - All of the survey colls are either dead colls or measured colls.
 - 1/2" 3/4" 5/8" 1 1/2" Rebar, as described, is a reinforcement bar.
 - Date of field survey: 10/12/2022

Surveyors Certifications:

This is to certify that I, the undersigned, a licensed surveyor in the State of Mississippi have completed a survey of the premises as described and delineated herein for the purpose of accurately describing the same and that this plat represents the said premises as surveyed on the ground by me or under my direct supervision and is true and accurate to the best of my knowledge.

LARRY L. BRITT PS#2078 DATE _____



Subdivision Plat of:
SUBDIVISION NAME

City of Oxford, Lafayette County, Mississippi

| | |
|-----------------------------|------------------------|
| LF 1/2" = 100' 6/2024 | Sheet 2 of 2 |
|-----------------------------|------------------------|

2262 WEST JACKSON AVE.

PROPERTY PROFILE

LOCATION:

- 2622 W Jackson Avenue
Oxford, MS 38655
- Inside the City Limits of Oxford
- Lafayette County
- 23± Miles W of Batesville
- 1± Miles E of Ole Miss

COORDINATES:

- 34.36084, -89.56913

PROPERTY USE:

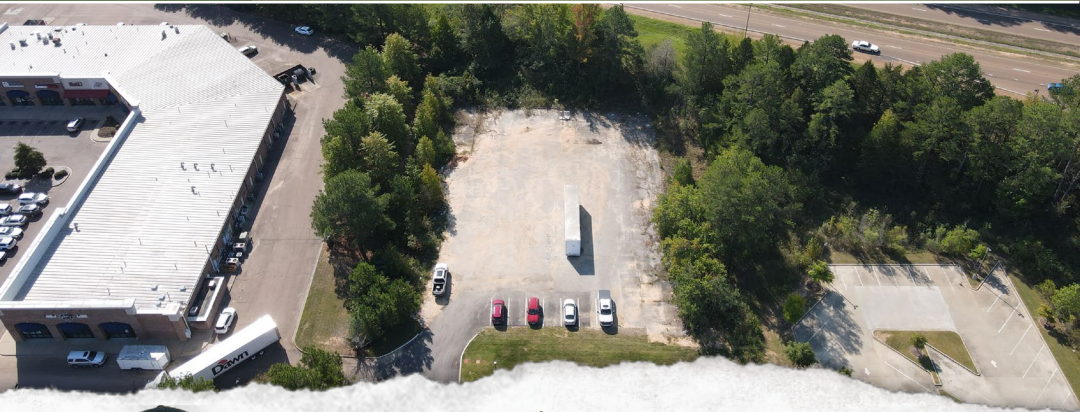
- Suburban Center District Zoning
- Investment

PROPERTY INFORMATION:

- 1.412± Acres
- 61,506± Square Foot Lot
- High Visibility On Jackson Avenue & Highway 6 (US 278)
- Prime Location in the Retail/Commercial District of Jackson Avenue

TAX INFORMATION:

- 2022 - \$7,191.94
- Parcel #1: 147A-25-044.00



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

WELCOME TO 2262 WEST JACKSON AVENUE

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 Walmart, Dick's Sporting Goods, Home Depot, Planet Fitness, Chick-fil-A, McAlister's, Connie's Chicken, and several other national name franchises. This Lafayette County property offers 1.412+/- acres, 61,506 square feet, and is rectangular in shape with 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. Currently, this site is 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) is roughly 23 miles to the west while US Highway 45 (Tupelo) 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 Oswald or Deck Fair today!



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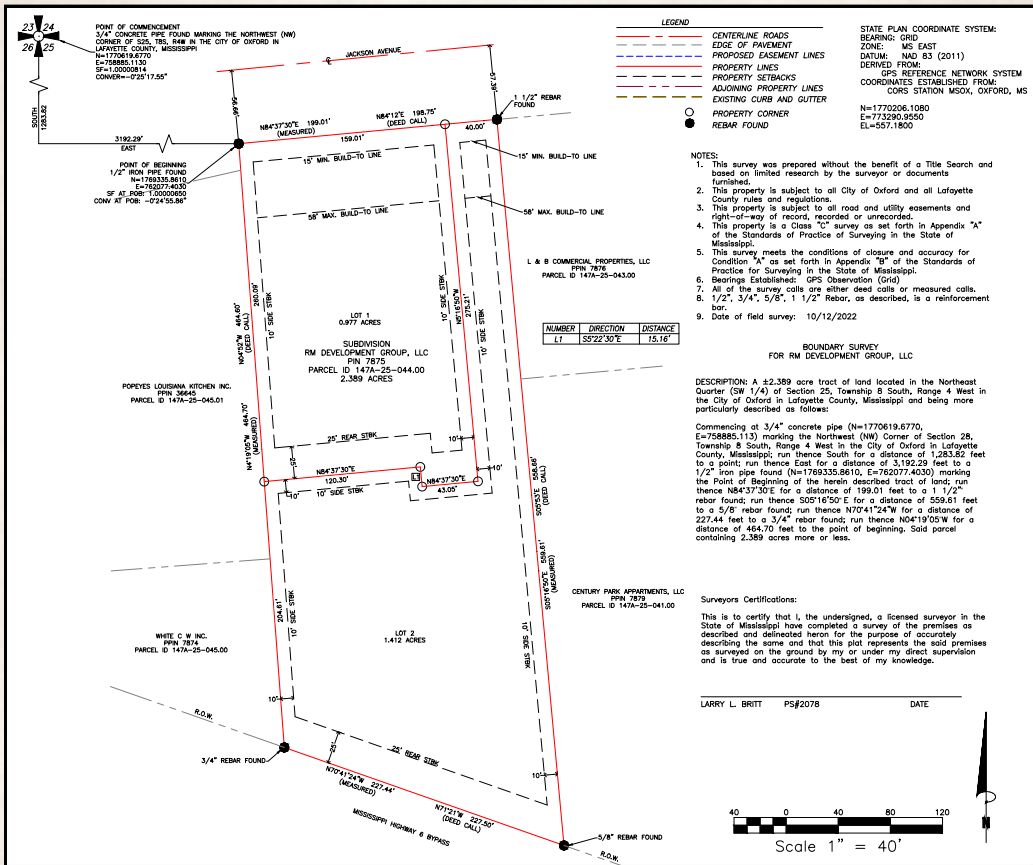
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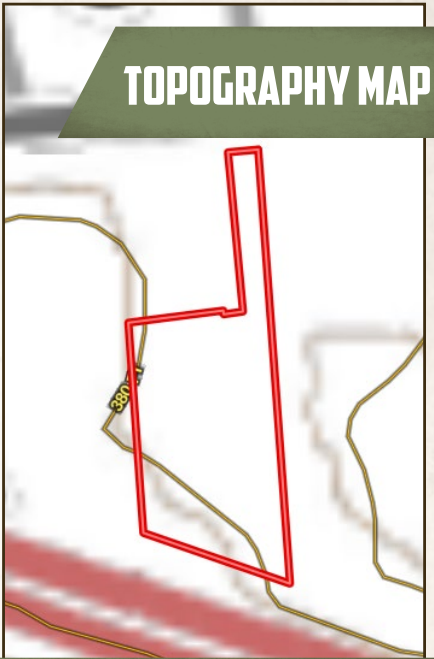
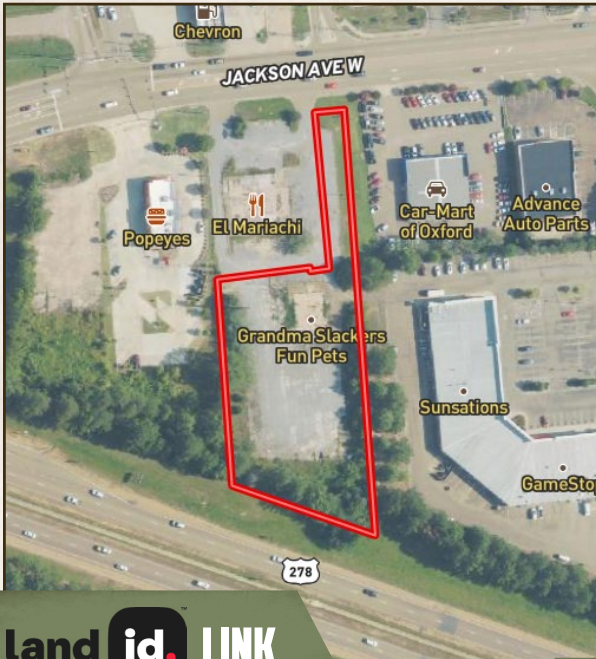
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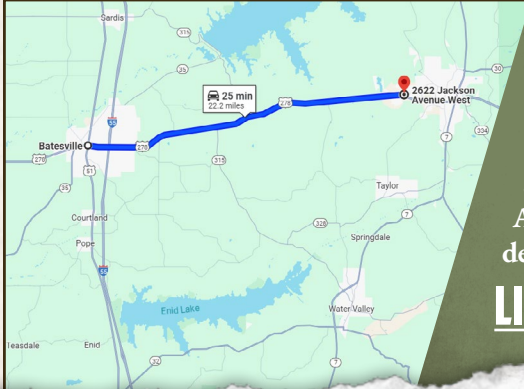
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TOPOGRAPHY MAP

land id. LINK



Directions From the Intersection of I-51 and US-278 in Batesville, MS: Travel south on US-51 S toward US-278 E and turn left at the 1st cross street onto US-278 E and travel for 21.8 miles. Use the left two lanes to turn slightly left and continue onto Jackson Ave W for 0.1 miles. Turn right and the destination is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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