5.16 Acres- Oxford, MS
3219 fielder lane
Oxford, MS 38655

$2,500,000
5.16± Acres
Lafayette County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
3219 fielder lane

City, State Zip
Oxford, MS 38655

County
Lafayette County

Type
Business Opportunity, Lot

Latitude / Longitude
34.360252 / -89.573299

Taxes (Annually)
$1,613

Acreage
5.16

Price
$2,500,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Prime 5.16± Acre Development Opportunity – Mixed Residential & Commercial Zoning – Oxford, MS

Discover unmatched potential with this **rarely available 5.16± acre parcel** offering **both residential and commercial zoning** in one of Mississippi's most dynamic markets.

- **Zoning Potential:** 0.58 acres zoned SCO, 4.52 acres zoned SR. Approved for **27 single-family homes** *plus* a **4-story commercial building with 30 condominium**
- **Location Advantage:** Just **1.9 miles west of the University of Mississippi** and **4 miles from the historic Oxford Square**
- **High Visibility & Access:** Positioned near major thoroughfares for convenient access to campus, shopping, dining, and Oxford's vibrant cultural scene
- **Investment Versatility:** Ideal for developers seeking a **mixed-use project** that blends residential living, commercial space, and high-demand student housing
- **Market Demand:** Oxford continues to rank as one of Mississippi's most desirable and fastest-growing communities, driven by **university presence, tourism, and local amenities**

This tract delivers **prime visibility, exceptional accessibility, and multiple revenue pathways**, making it a **standout development opportunity** in the heart of Oxford.

Will Waits

Certified Land Specialist

Licensed in MS

Office: 662-495-1121

Cell: 769-572-2267

Email: wwaits@mossyoakproperties.com


Lot boundaries are approximate and should be verified by the buyer
Highway 6 East
Highway 6 West
Jackson Ave



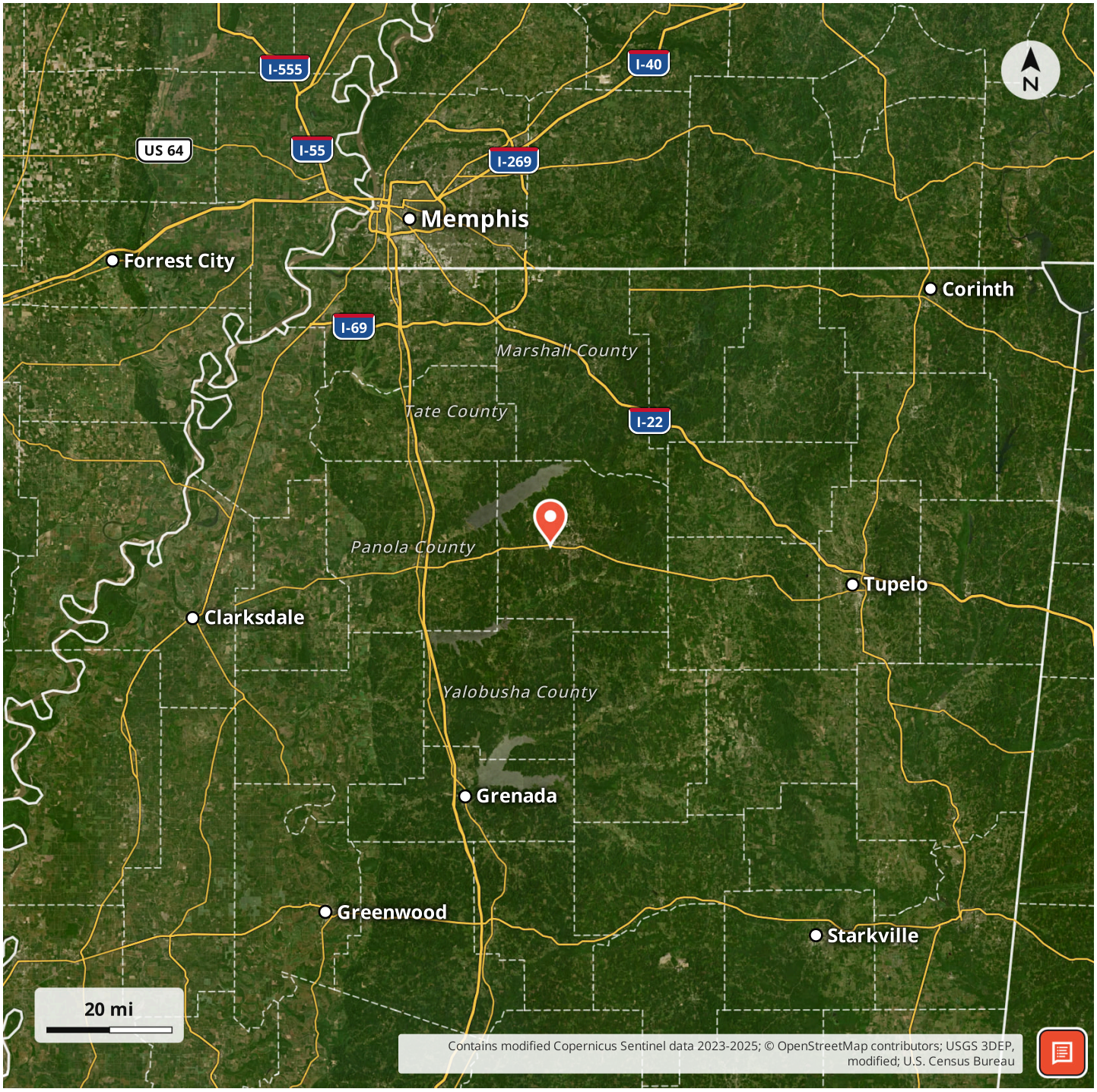

Lot boundaries are approximate and should be verified by the buyer



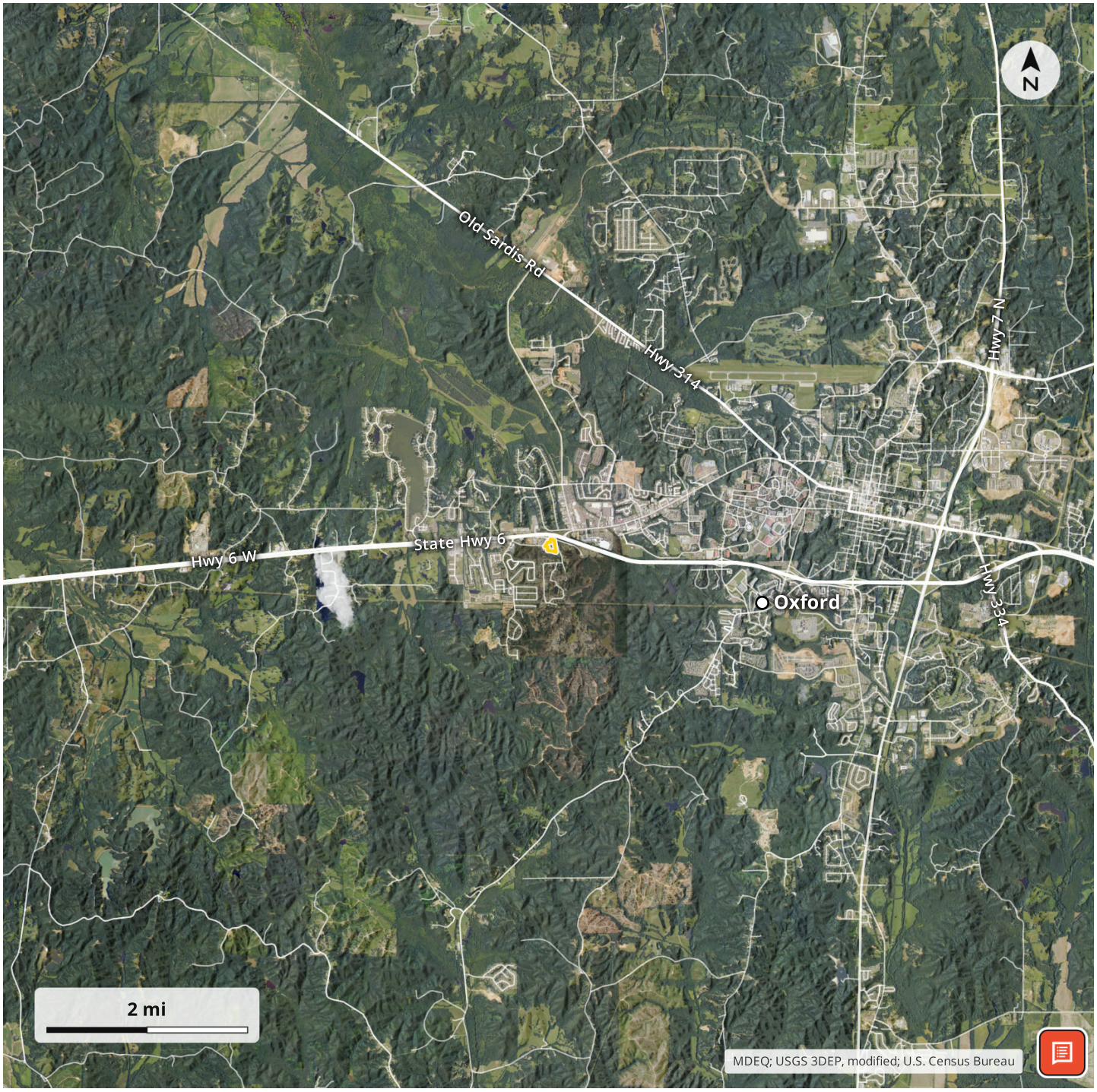

The historic Oxford Square
The University of Mississippi
Lot boundaries are approximate and should be verified by the buyer



Regional Map



Locator Map


N
Old Sardis Rd
Hwy 314
N 7 Hwy
State Hwy 6
Hwy 6 W
Oxford
Hwy 334
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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