

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

**\$2,500,000**  
5.16± Acres  
Lafayette County



**5.16 Acres- Oxford, MS**  
**Oxford, MS / Lafayette County**

**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**

<https://www.mossyoakproperties.com/property/5-16-acres-oxford-ms/lafayette/mississippi/87695/>



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**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 condominiums**
- **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](tel:6624951121)

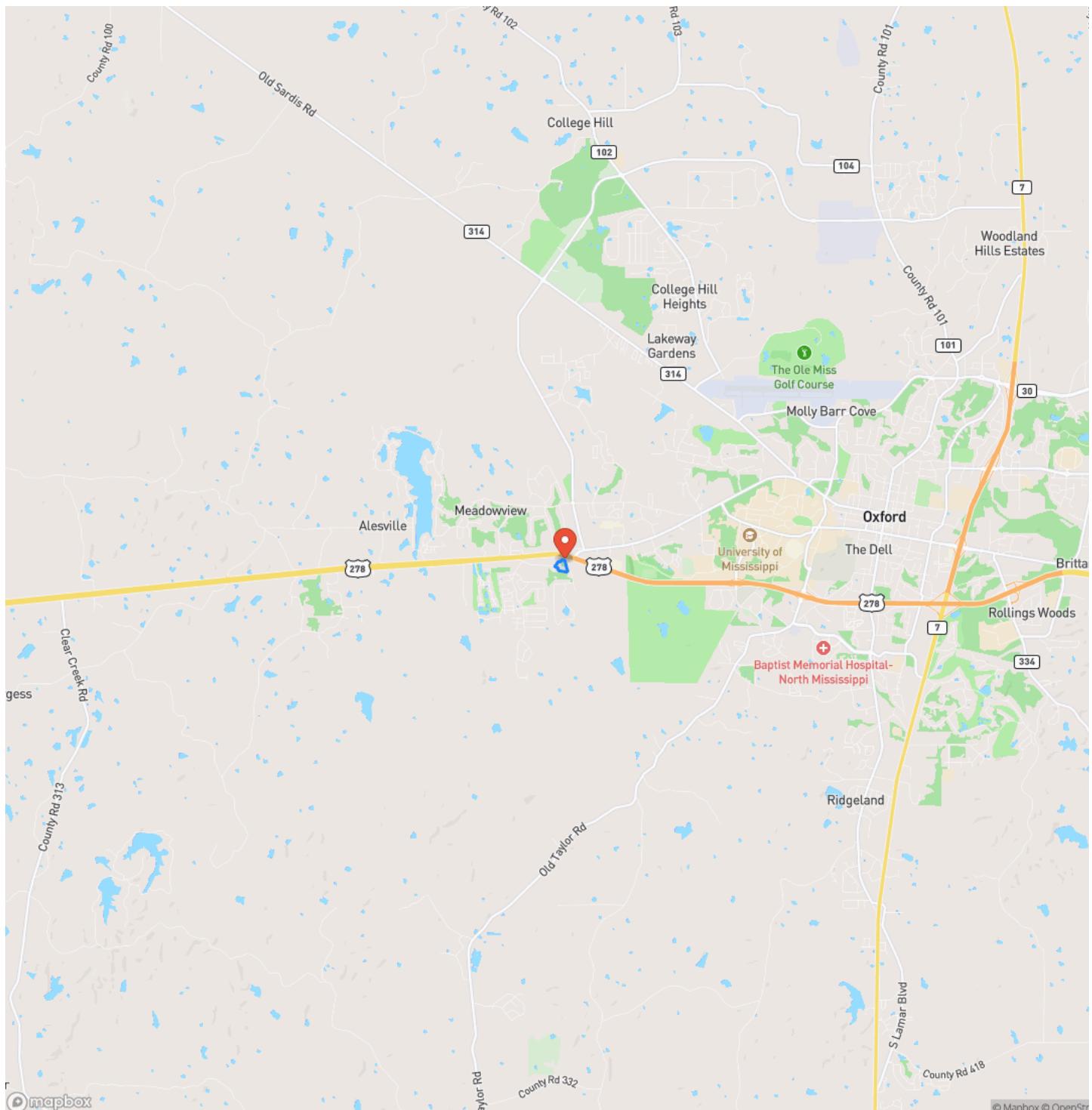
**Cell:** [769-572-2267](tel:7695722267)

**Email:** [wwaits@mossyoakproperties.com](mailto:wwaits@mossyoakproperties.com)

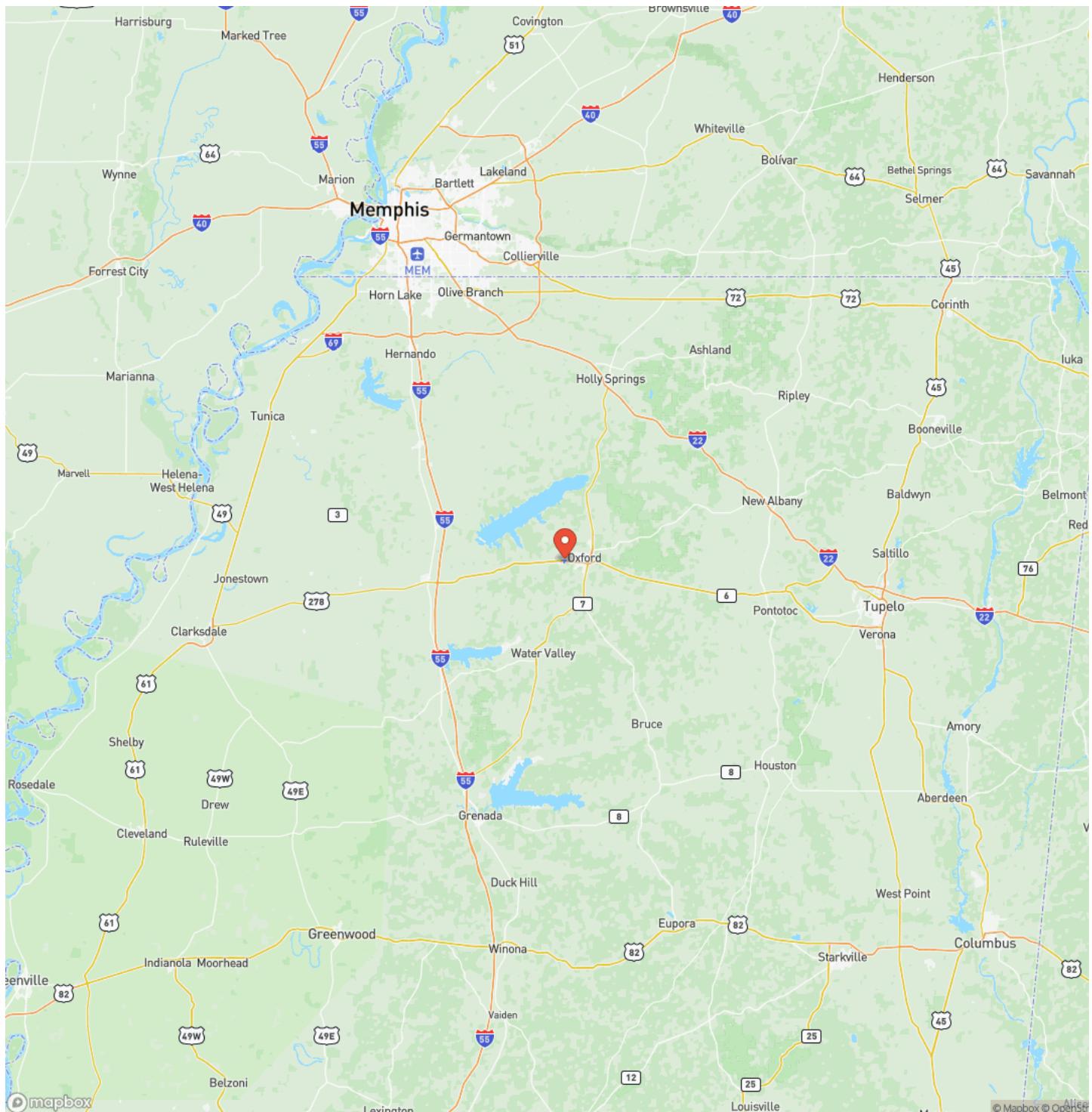
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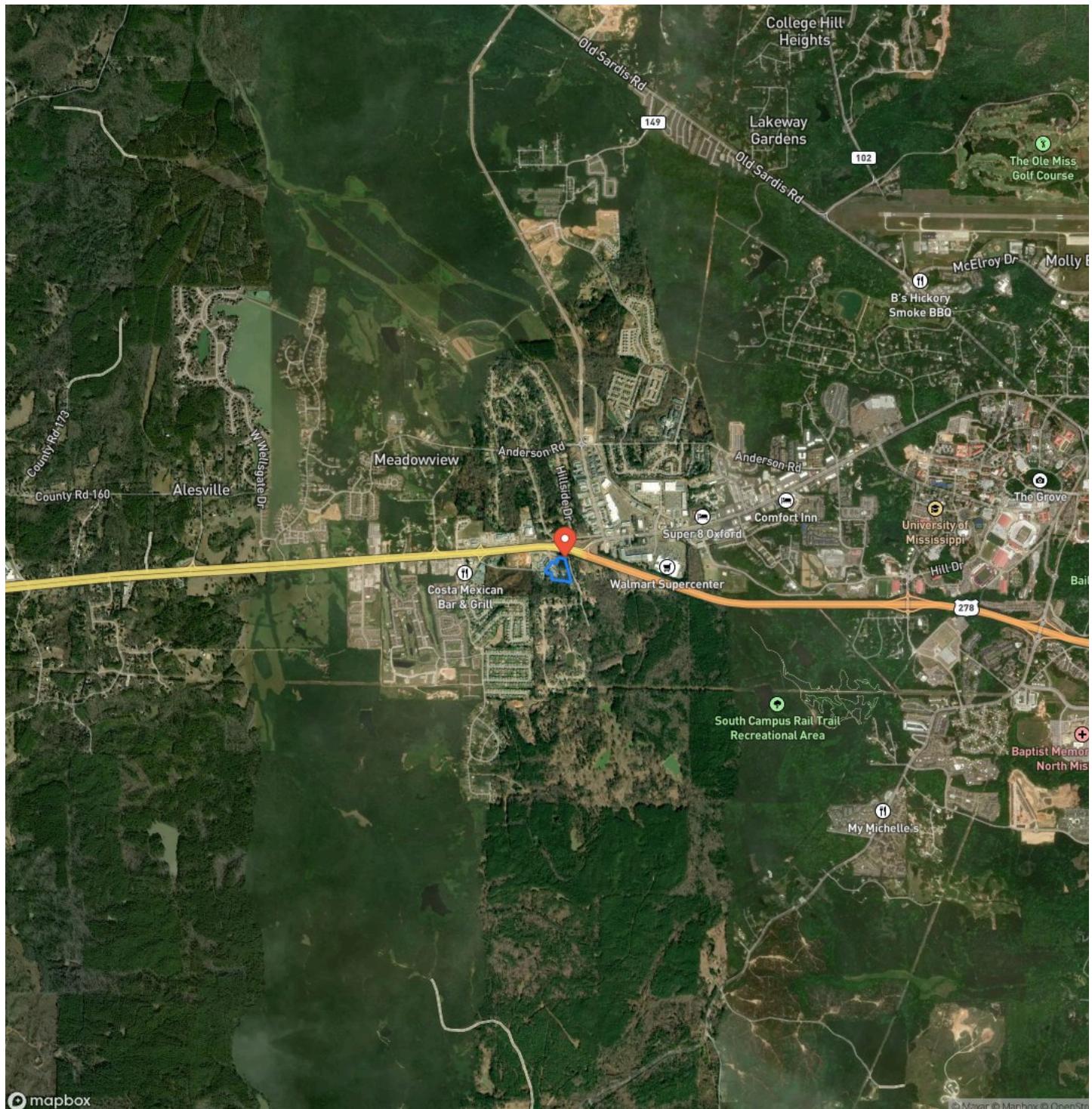
## Locator Map



## Locator Map



## Satellite Map



**5.16 Acres- Oxford, MS**  
**Oxford, MS / Lafayette County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**

Will Waits

**Mobile**

(769) 572-2267

**Office**

(662) 495-1121

**Email**

wwaits@mossyoakproperties.com

**Address**

108 Lone Wolf Dr.

**City / State / Zip**

Madison, MS 39051

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**NOTES**

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## NOTES

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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