

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 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](tel:662-495-1121)

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

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



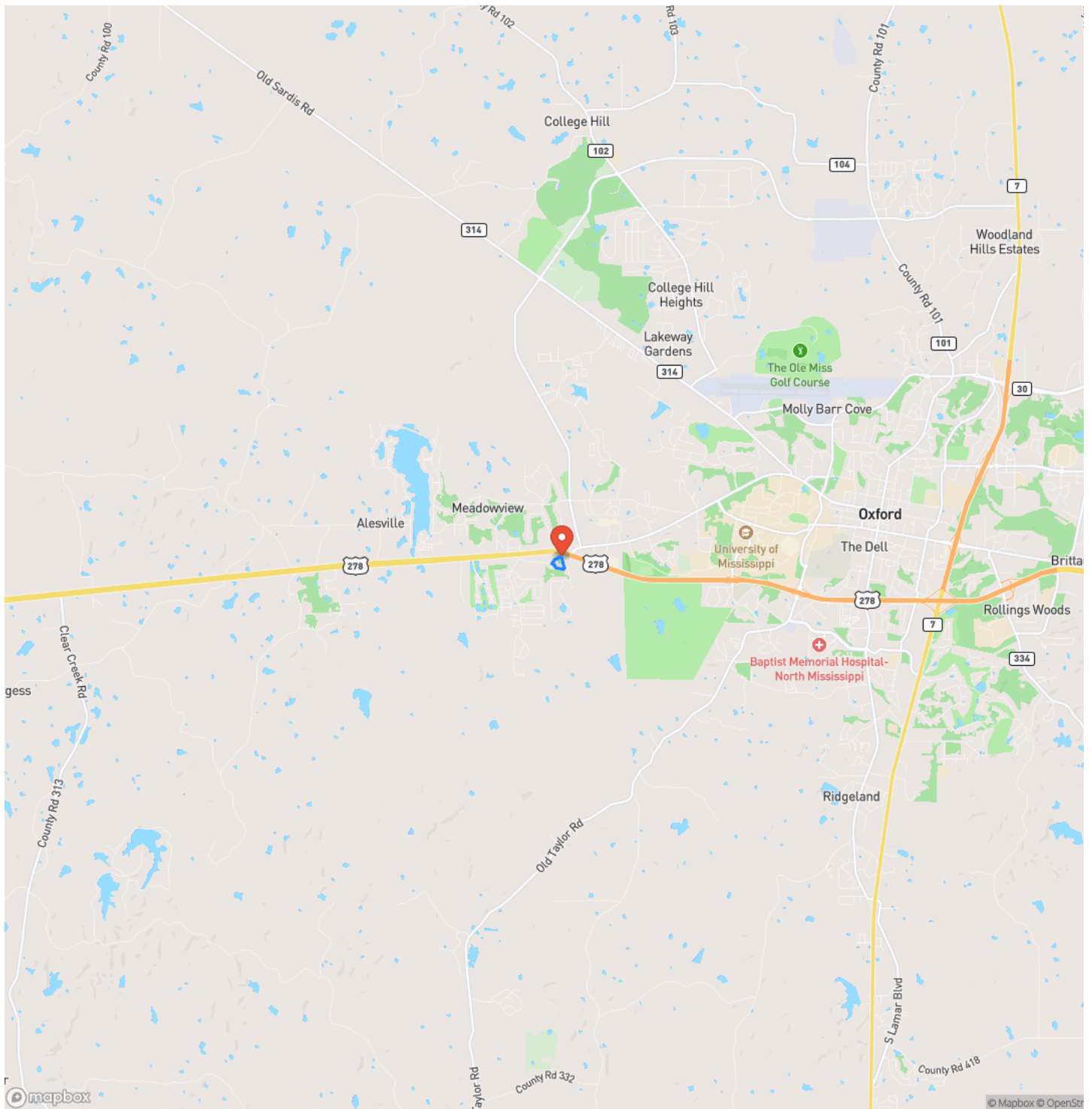


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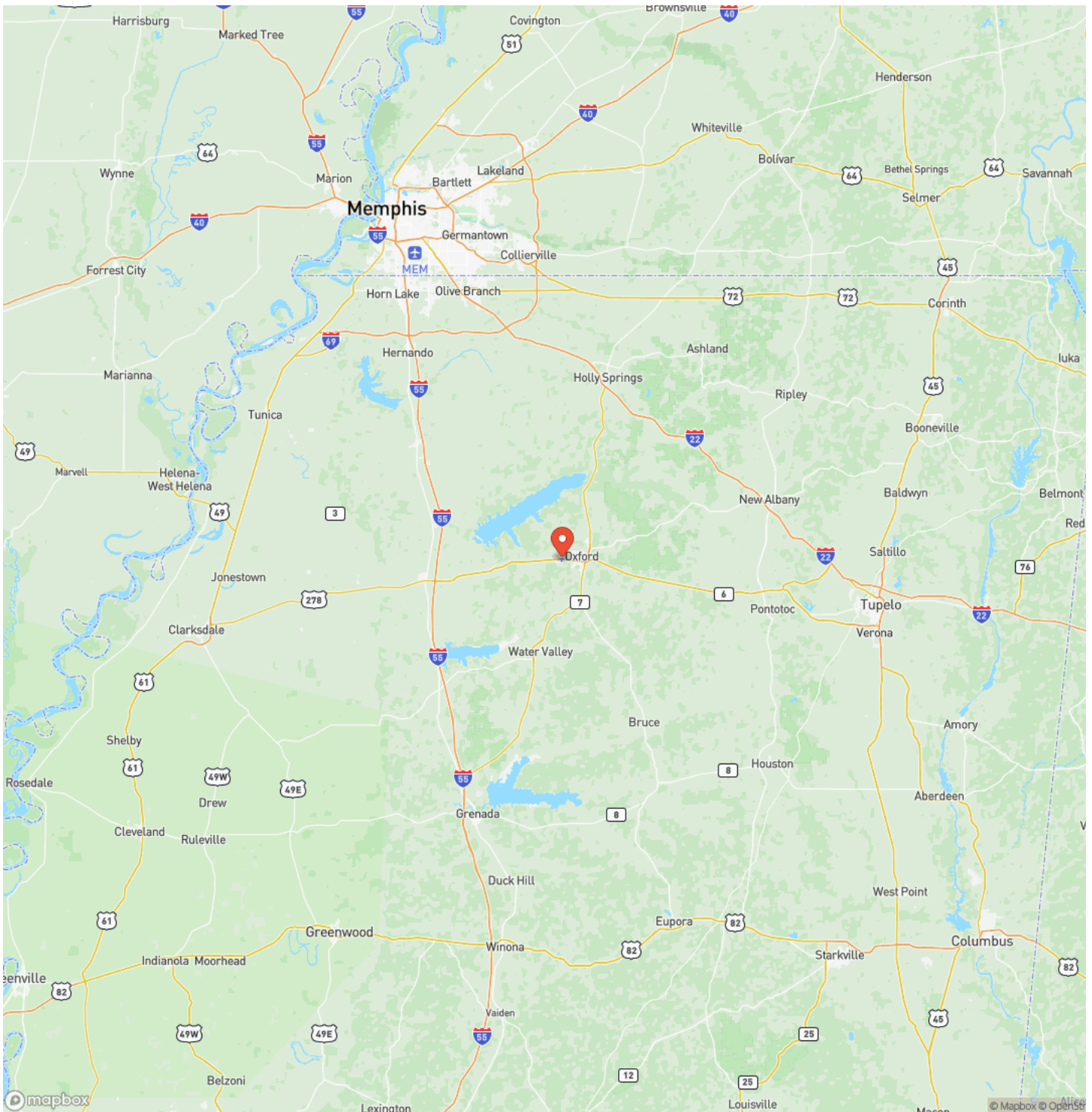


## Locator Map



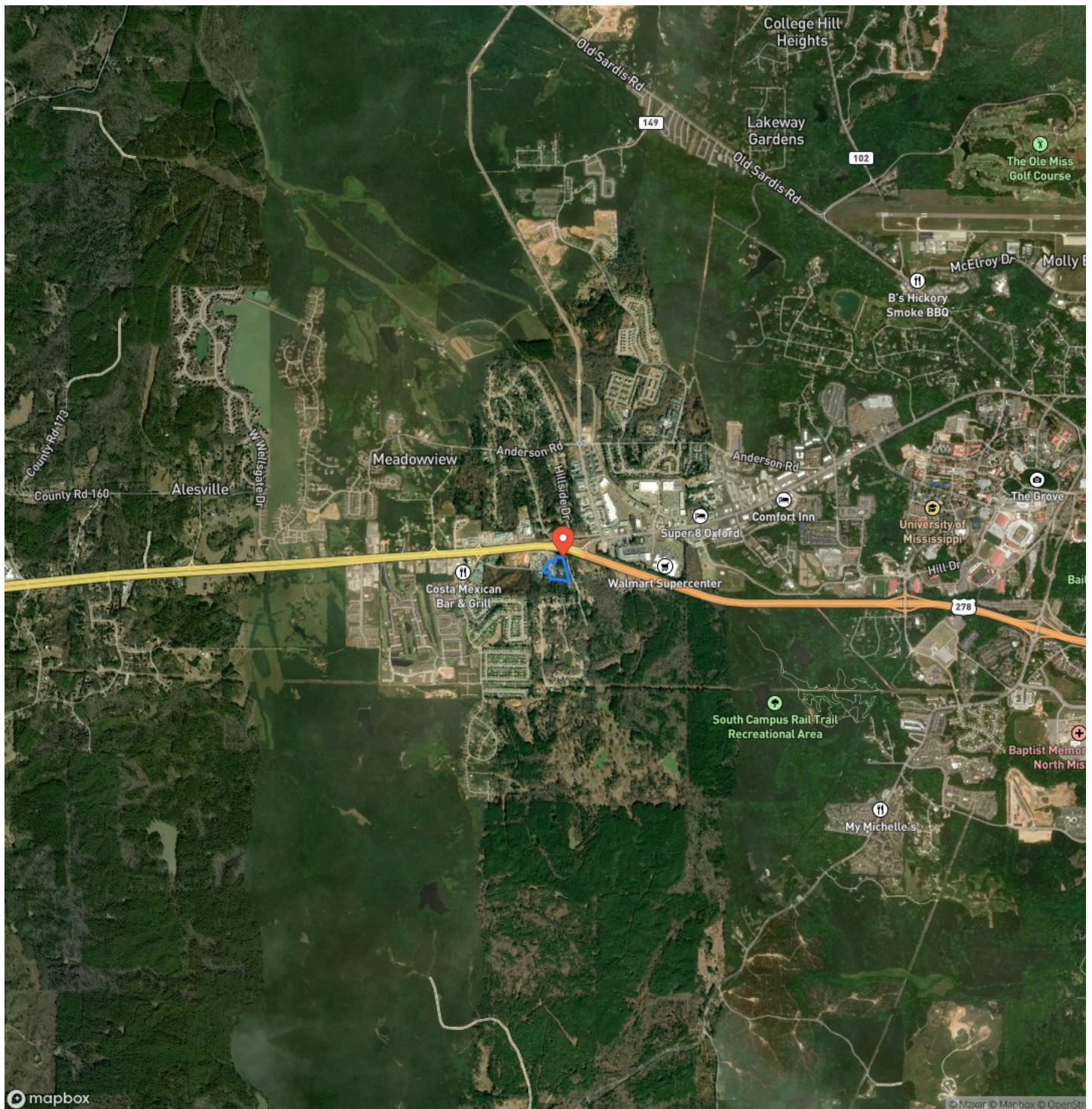


## Locator Map





## Satellite Map





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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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**

**MossyOakProperties.com**



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**MossyOakProperties.com**

## **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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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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