



# The Park at Oxford Commons

Professional Office Space For Lease | Build to Suit Options

Oxford, MS 38655 (Ole Miss)

Finished Office Space for Lease: \$21/SF NNN

Individual Office Suites Available : Call for Pricing



[www.randallcommercialgroup.com](http://www.randallcommercialgroup.com)

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## Disclaimer/Terms of Use for Offering Memorandum: The Park, Oxford, MS 38655

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Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

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## Executive Summary:

Randall Commercial Group, LLC is pleased to offer for lease finished high-end professional office buildings, located in Oxford, MS. The Park is located at Oxford Commons, on the south side of Sisk Avenue, near the intersection of Hwy 7 and Sisk Avenue.

### ✧ Oxford Commons components

- +/-500 Residential Homes Planned
- Oxford High School \$30MM School Campus Opened January 2014
- Della Davidson Elementary School
- Hampton Inn Conference Center
- TownePlace Suites by Marriott
- New Frontage Road connecting Sisk to HWY 30
- Oxford Convention Center
- Wendy's Restaurant
- Renovated Malco Theatre
- New Family Entertainment Center & Bowling Alley
- The Blake, a 100 Bed Assisted Living

✧ 1 mile from the Oxford Square with bike path and sidewalks

✧ Three major access points -- Hwy 7, Hwy 30, and Sisk Ave.

✧ New \$14MM road planned to connect Sisk Ave to Hwy 6/278



*Recently completed office building. Not actual.*

## The Park at Oxford Commons:

✧ Phase 2 commencing in 2017

✧ Finished office space for lease: \$21/SF, NNN basis with estimated NNN expenses \$3.20

✧ Office space includes reception area, storage, shared kitchen / breakroom, and conference room

✧ Divisible office space minimum of approximately 1,000 sq. ft., includes three (3) offices and reception area—expandable with growth.

**Property Images of Recently Completed Office Building** *(images taken 3/2/2017—not actual building)*

Entry Foyer



Conference Room

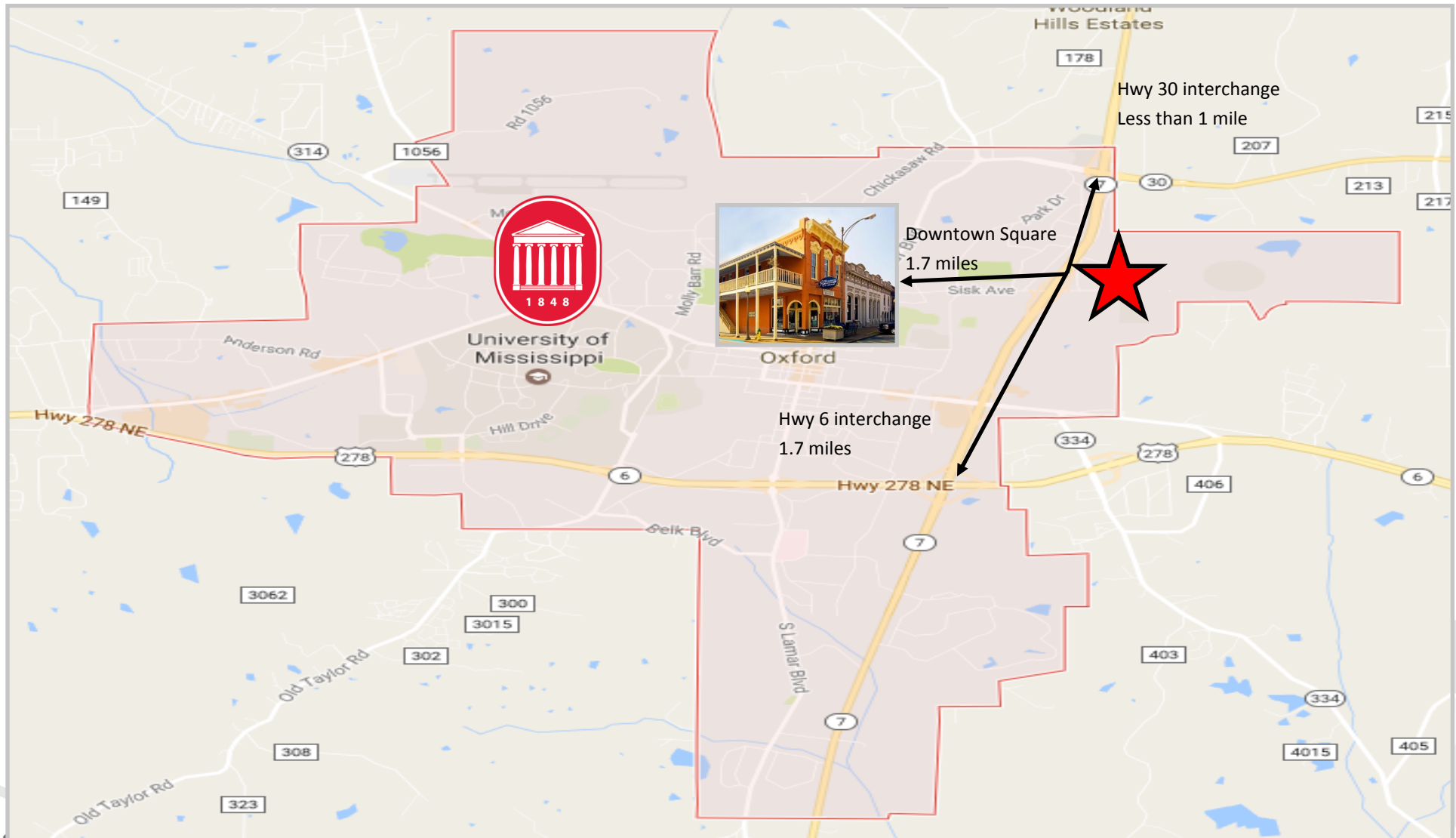


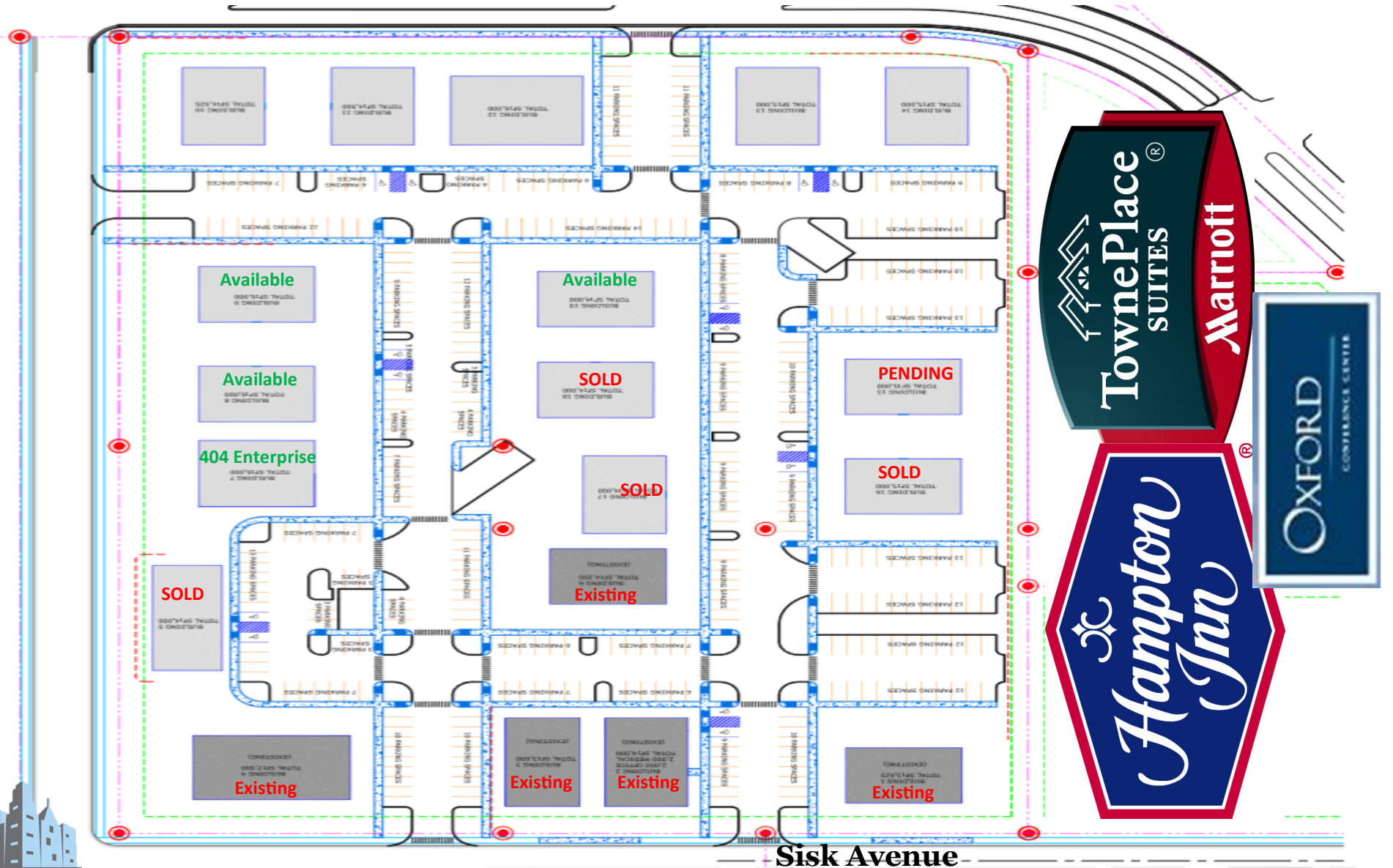
Office Space

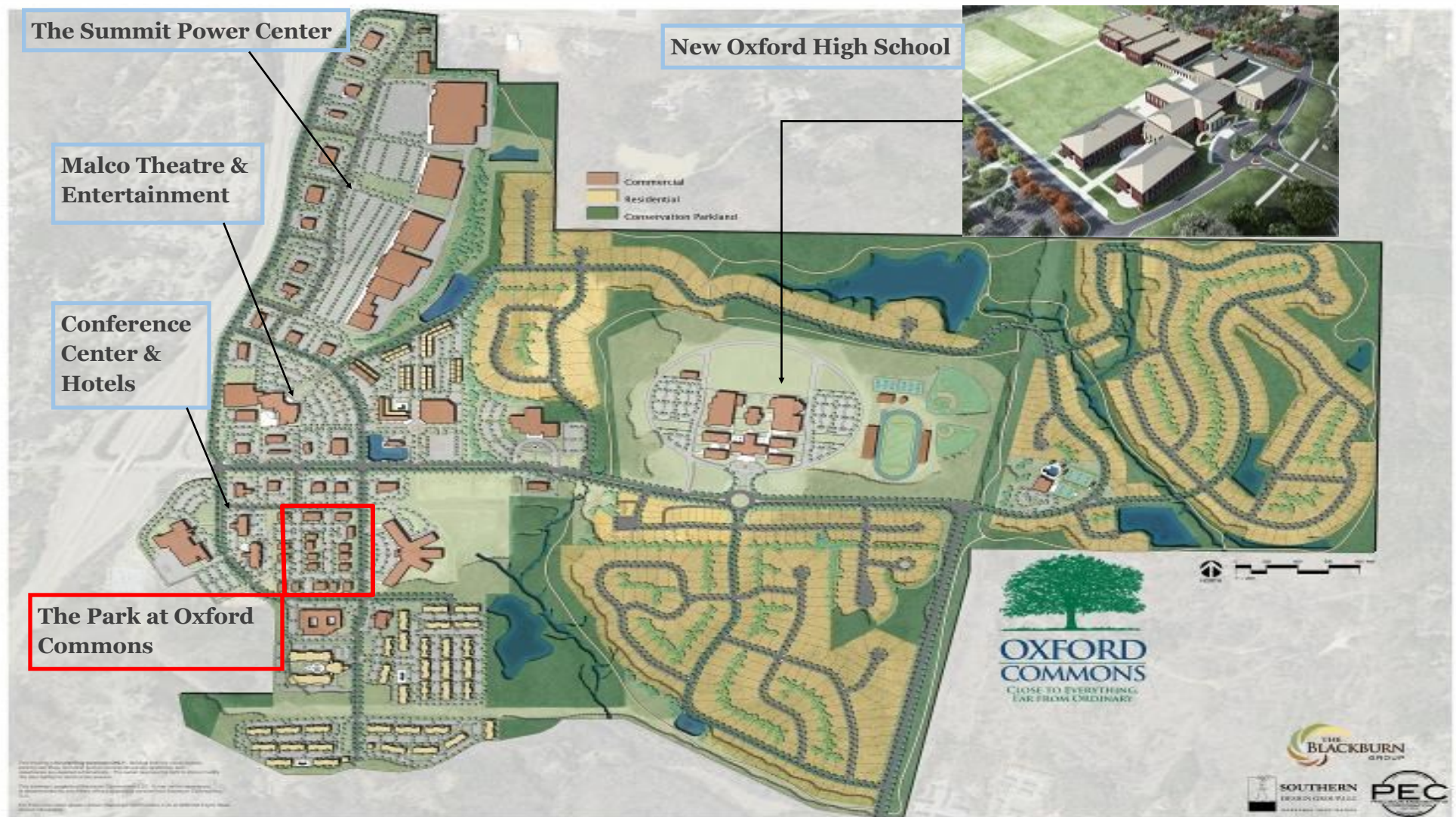


Fully Equipped Kitchen





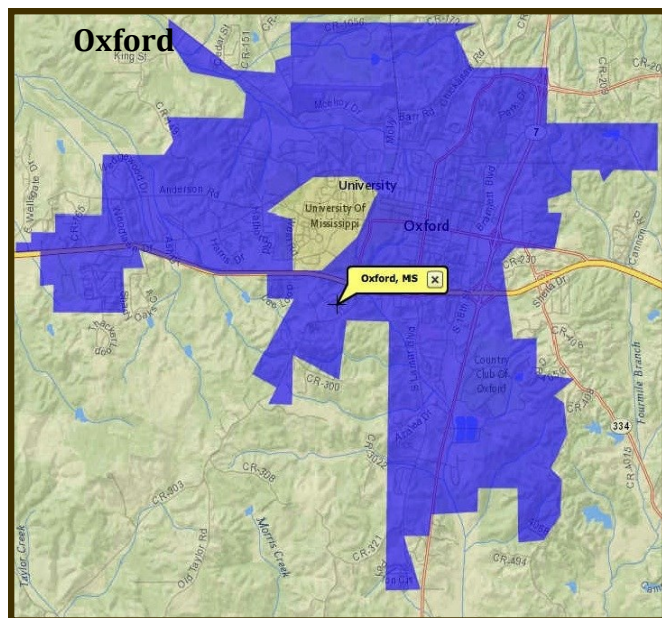




## City of Oxford and Lafayette County Demographics

Oxford, MS: 64% population growth from 2000-2015

Lafayette County, MS: 37% population growth from 2000-2015



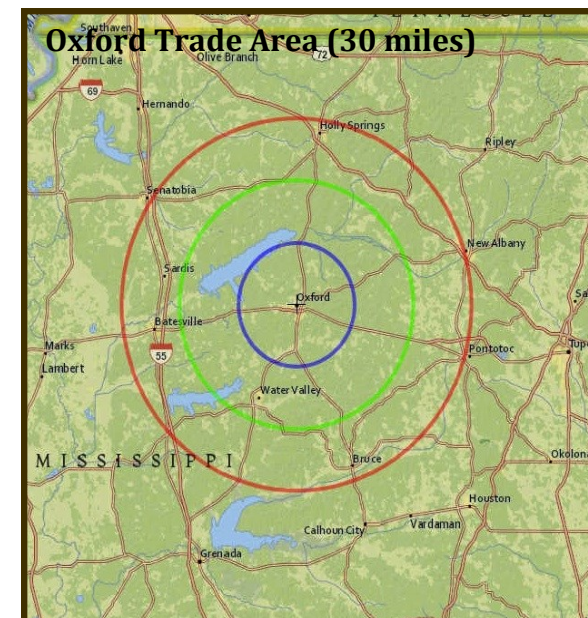
2015 Oxford Demographics

- Population - 44,000 with students
- Households - 12,414
- Median Age - 26.6
- Average Household Income - \$55,502



2015 Lafayette County Demographics

- Population - 52,324
- Households - 20,349
- Median Age - 28.5
- Average Household Income - \$60,120



2015 Oxford Trade Area Demographics

- Population - 155,357
- Households - 58,967
- Median Age - 34.6
- Average Household Income - \$50,235



### MAJOR EMPLOYERS

UNIVERSITY OF MISSISSIPPI  
NORTH MISSISSIPPI REGIONAL  
CENTER  
BAPTIST MEMORIAL HOSPITAL  
OLIN CORPORATION  
WAL-MART SUPERCENTER  
CATERPILLAR, INC  
CITY OF OXFORD  
BORG WARNER  
FNC, INC  
LAFAYETTE COUNTY

### AREA HIGHLIGHTS

COUNTY SEAT OF LAFAYETTE COUNTY  
  
NAMED BY USA TODAY AS ONE OF THE TOP 6  
COLLEGE TOWNS AND BEST 100 SMALL TOWNS  
IN AMERICA  
  
LAFAYETTE COUNTY IS THE FASTEST GROWING  
COUNTY IN THE STATE WITH A 23.56% IN-  
CREASE IN POPULATION OVER THE LAST 10  
YEARS  
  
45% INCREASE IN THE OLE MISS ENROLLMENT  
FROM 2008 TO 2013  
  
RANKED #1 ON KIPLINGER'S "10 SMART PLACES  
TO RETIRE" LIST FOR 2014  
  
74% INCREASE IN THE NUMBER OF STUDENTS  
ENTERING 1ST GRADE COMPARED TO STUDENTS  
ENTERING THE 12TH GRADE IN 2014



### UNIVERSITY FACTS

- ◇ 13th FASTEST GROWING UNIVERSITY IN THE COUNTRY
- ◇ 3RD FASTEST GROWING UNIVERSITY IN THE SEC
- ◇ 2% TO 3% PER YEAR IS FORECAST NOW
- ◇ AVERAGE 25.5 ACT AND 3.57 GPA FOR ENROLLEES THAT HAVE BEEN ACCEPTED THIS YEAR
- ◇ 40% OF STUDENTS ARE OUT-OF-STATE
- ◇ 25% OF STUDENTS ARE MINORITY
- ◇ 31% OF STUDENTS LIVE ON CAMPUS WHICH IS TIED FOR 3RD IN SEC (VANDERBILT IS 94%, TENNESSEE IS 33%, AND KENTUCKY/OLE MISS TIED FOR 31%)
- ◇ HONORS COLLEGE- 30.3 AVERAGE ACT; UP 11% IN ENROLLMENT; 60% OF STUDENTS ARE FROM MS

### The University Affect

Oxford City Limits Population: 22,300 —**With Students: 44,000**

**Population grows to 100,000+ during home football game weekends**

Fan Attendance per game 2012/13: Football: 57,066 Basketball: 6,067 Baseball: 7,926



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**About Randall Commercial Group, LLC**

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our “client first” mantra, we have built meaningful client relationships that provide us a thorough understanding of each client’s particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*



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**Elizabeth J. Randall | President/Associate Broker**

Elizabeth serves as President and Associate Broker of Randall Commercial Group, LLC. She is involved with every deal and every client in which the company is engaged. In addition to overseeing the firm's deals, she also directs the firm's proprietary research and analytics efforts to identify opportunities.

Elizabeth started her career in New York City as a risk analyst on a mergers and acquisitions team for private equity clients where she focused on the liability side of transactions. She worked as a stock analyst researching healthcare and consumer staples stocks, gaining experience with investment analysis and economic forecasting. Further pursuing investment research and asset allocation, she worked as a global real estate specialist focusing on publicly traded real estate investment trusts (REITs) and real estate limited partnerships, where she developed an understanding for the dynamics of global real estate and credit markets. She holds Bloomberg Financial Product Certifications in equity and fixed income. She has direct experience with real estate investment properties through her own commercial real estate holding company, Randall Real Estate Investments, LLC. In addition to her work with Randall Commercial Group, Elizabeth is an adjunct instructor of real estate and corporate finance at the University of Mississippi. She is slated to complete her CCIM designation in October of 2015.

Elizabeth graduated from the University of Mississippi Cum Laude with an M.B.A. She also received a B.B.A from Ole Miss double majoring in Managerial Finance and Banking with an emphasis in Real Estate. As an undergraduate, she was the recipient of the Swayze Award from the Mississippi Young Bankers' Association. She is currently pursuing a Certificate in

**Greg Angelo | Associate Broker**

Greg is a commercial consultant and associate broker for Randall Commercial Group, LLC with a focus on investment real estate brokerage and consulting. Core areas of concentration include, sale leaseback transactions, investment property acquisition and disposition, site selection and land acquisitions and landlord/owner representation for a variety of property types including office, retail, multi-family, mixed use and land.

Greg started his career in commercial banking as an analyst and relationship manager working with public and private companies ranging in size up to \$250,000,000 in revenue. His experience in contract negotiation, loan structuring, portfolio management and financial analysis served as a foundation for his desire to work in real estate. In 1998, Greg joined a real estate consulting firm in Memphis, TN specializing in the valuation of real estate limited partnerships. He developed into a leadership role as vice president and as a Principal of the firm. His expertise included real estate asset evaluation, investment due diligence and consulting services on behalf of a national clientele, with an emphasis on multifamily, commercial, office and industrial property.

Greg continued to pursue interests in real estate moving to Sacramento, CA in 2004. He worked for over 10 years providing consulting services to real estate land developers and builders. Greg was involved in more than 80 development projects and assisted clients with due diligence on new investments, identified value enhancement opportunities and developed cost reduction and alternative revenue strategies. Through his efforts, Greg successfully negotiated over \$200 million in infrastructure and land development cost reductions and developed finance strategies supporting the issuance of over \$400 million in public bond financing for projects located in California and New Mexico.

Greg volunteered and served on the Board of Directors of Home-Aid Sacramento, a non-profit organization with a mission to build and renovate dignified housing for temporarily homeless families and individuals. He also served as a Board member of the California North State Building Industry Association. Greg is a graduate from the University of Mississippi where he received a BBA in Banking and Finance and a BA in Psychology. He is currently pursuing his CCIM designation.

