

Roundabout[™]
OXFORD



RV & WATER RESORT



Welcome to

ROUNDABOUT OXFORD RV & WATER RESORT

Roundabout Oxford RV & Water Resort is a one-of-a-kind destination that brings together nature, entertainment, family and fellowship.

It's where RVers can hook up their rig and feel right at home, whether it's for a weekend getaway or just another stop on their larger journey.

Where families can detach from their devices and reconnect with one another amongst the beautiful rolling hills of North Mississippi.

Where friends can relax and reunite sitting around a campfire or floating down the lazy river.

And where Ole Miss fans – and their friendly rivals – can hang out while celebrating their team, win or lose.

Project Stats:

RESORT SIZE: 85 ACRES

PROJECT COST: \$22 MILLION

ESTIMATED COMPLETION: SPRING 2025

Gather for the
GOOD TIMES



SITE PLAN

Resort Highlights

150 RV Sites – Including 4 Buddy Sites
20 Luxury Cottages (2 ADA Compliant)
2.5 Acre Water Park
912 ft. Lazy River
Adult Pool and Hot Tub
5 Ponds
Sandy Beach Area with Pier
Golf Carts

Fitness Center
Miniature Golf Course
Playgrounds
Basketball Courts
Pickleball Courts
Gaga Ball Court
Zip Line
Yoga/Zen Pad

Community Pavilion
Community Room with Catering
Kitchen
Food Truck Parking
Dog Park
Community/Group Bonfire Areas
Bath/Laundry Areas
Storm Shelter

OUR FOUNDERS

Roundabout Oxford is a dream project for our founders, Drs. Alison and Andrew Ross and Cris and Jay Hughes. The four friends share a love for RVing and recognized the demand for a luxury RV and water resort in North Mississippi, where none exists.

Both the Ross and Hughes families are longtime Oxford residents and entrepreneurs who wanted to contribute a family-friendly activity to the area that will serve both locals and tourists alike.



Roundabout Oxford Co-Founders: **Jay Hughes, Cristin M. Hughes, Alison Ross, DMD and Andrew S. Ross, DMD**

OUR LOCATION

Located just 3 miles west of the Oxford city limits off of Highway 6, Roundabout Oxford sits on nearly 90 acres of rolling hills and offers convenient access to the city's attractions, including dining, parks, shopping, and cultural sites.

The design of the resort will work to complement and preserve the natural landscape of its location. We want to prioritize the conservation of existing trees and vegetation and embrace the natural contours of the land. By building with, rather than altering, the area, we minimize our footprint and environmental impact.

WHAT'S IN A NAME

Roundabout Oxford RV & Water Resort is an ode to everything we love about the Lafayette-Oxford-University community. Guests will find that many of the attractions and spaces in the resort carry the names of the people and places – past and present – that have made the community so unique. Highlights include:

Yocona Bottom Beach

Roundabout Oxford's sandy beach is named after the Yocona River and the Yocona River Inn, a beloved steakhouse in Abbeville that burned down after 14 years of service.

Swayze River

Instead of a lazy river, Roundabout Oxford will have the Swayze River – a tribute to Ole Miss sports, specifically, the home field of Rebel Baseball.



Molly Barr Bar

Molly Barr was a prominent African American business woman in Oxford whose name adorns a road in the area. Molly Barr Bar will also be the name for the main pool deck concession stand at Roundabout Oxford.

The Hoka Hut

The Hoka Hut will be a vibrant swim-up gathering spot that will serve beverages to people in the Swayze River and the adult pool and spa. It is named in honor of longtime Oxford resident Ron Shapiro's beloved local theater, which closed its doors nearly 30 years ago.

THE RV IMPACT

RVing and camping's rising popularity will position Roundabout Oxford as a premier destination and a valuable asset to the community:

**92
MILLION**

U.S. households identified as campers in 2023, with more than 58 million households having camped at least once last year.

**11.8
MILLION**

households own a RV as of 2022, with the number of households growing by more than 4 million.

**\$52
BILLION**

was spent by campers in the local communities they visited in 2022 – an increase of \$8 billion from the previous year.

Source: 2023 North American Camping & Outdoor Hospitality Report, sponsored by Kampgrounds of America, Inc. (KOA)

SUSTAINABILITY INITIATIVES

In alignment with our commitment to sustainable development, we are dedicated to incorporating eco-friendly practices throughout its operations, including:

- Prioritizing the use of recycled plastic materials, deploying them extensively across the property, including several hundred recycled plastic chairs, tables, and other poolside amenities.
- Implementation of low voltage and LED lighting solutions throughout the premises to minimize our energy footprint.
- An on-site glass bottle recycler, a system designed to convert discarded glass into sand. This sand will find new life in various applications throughout the resort, including on our sandy beach and our sand volleyball court.
- Energy-efficient appliances within our food and beverage services, laundry operations, and throughout the park's infrastructure, wherever possible.

Frequently Asked Questions



WHAT KINDS OF VEHICLES WILL BE ALLOWED IN THE RESORT?

Roundabout Oxford will welcome a variety of recreational vehicles, including motorhomes, fifth wheels and travel trailers. Whether you're steering a cozy travel trailer or a luxurious motorhome, you'll find a spot with us.

Due to Lafayette County regulations, we will not be able to accommodate tent camping or horse/cattle trailers with sleeping compartments within the RV resort. Guests will also be limited to a maximum stay of 14 consecutive days.

HOW MUCH WILL RV SPACES COST PER NIGHT?

RV resorts are typically more affordable than hotels or other accommodations, and that will be the case for Roundabout.

Like similar RV and water resorts in the South, pricing will vary depending on demand. Rates will be higher during popular seasons, and when demand is lower, guests will enjoy more budget-friendly rates.

WILL THERE BE DAY PASSES FOR THE RESORT SO LOCAL RESIDENTS CAN ENJOY THE AMENITIES?

Like a hotel swimming pool, Roundabout Oxford's amenities will first be for guests who have reserved an RV site or a cottage. However, the RV sites and cottages will not always be full. During those times, we will welcome local day passes to enjoy the amenities when there are empty sites and cottages.

“THERE ARE MORE THAN 11 MILLION RVS ON THE ROAD TODAY, AND OXFORD COULD BE A MAJOR DRAW FOR THESE FAMILIES FOR A VARIETY OF REASONS. WE WANT TO GIVE THEM A QUALITY PLACE TO BRING THEIR RV.”

– Jay Hughes, Co-founder, Roundabout Oxford RV & Water Resort

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