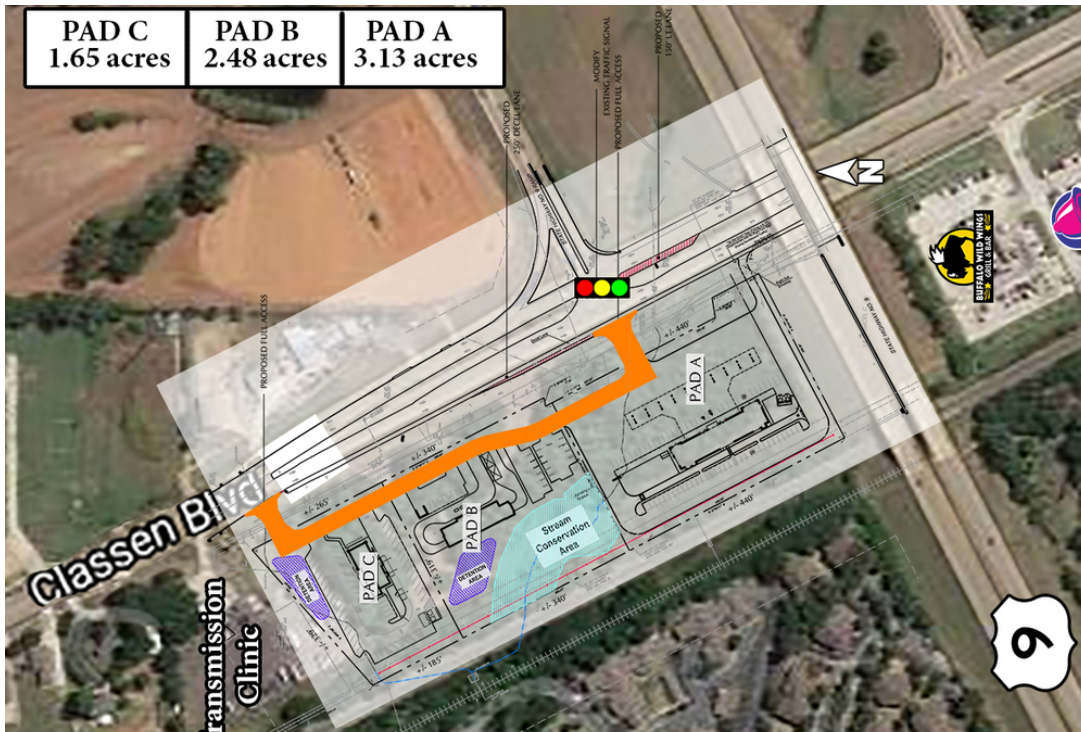


7.26 ACRES - DEVELOPMENT LAND

N/W corner of Classen Blvd (Hwy 77) and Highway 9, Norman, OK 73071



LAND SPACE NOW AVAILABLE

Sale Price: \$18.00 / SF

Lot Size: 7.26 Acres
Can be divided

Pad Sizes: Pad A - 3.13 Acres
Pad B - 2.48 Acres
Pad C - 1.65 Acres

Sub Market: Moore/Norman

Cross Streets: Classen Blvd (Hwy 77) & Hwy 9

New development available in Norman along the busy intersection of Classen Blvd (Highway 77) and Highway 9.

Pad sites available in various sizes ideal for restaurant or service oriented tenants.

Neighboring tenants include Life Church, Buffalo Wild Wings, Wal-Mart Neighborhood Market, Taco Bell and Wal-Mart Super Center.

111717

KARLEEN KRYWUCKI

kkrywucki@priceedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

EV ERNST

eernst@priceedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

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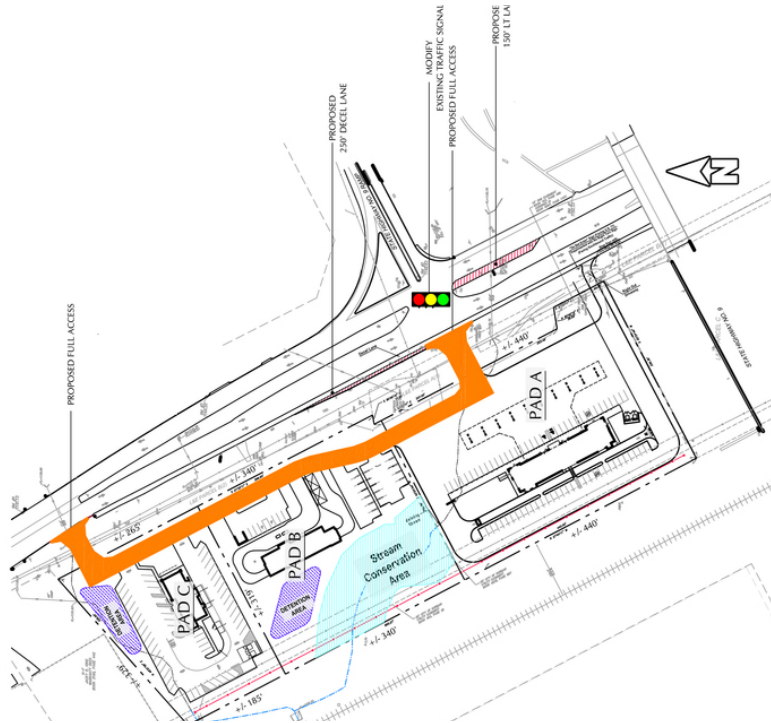
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Map data ©2017 Google
EV ERNST

DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	93,712
Population Density	93,712
Median Age	28.8
Median Age (Male)	27.5
Median Age (Female)	30.5
Total Households	36,416
# of Persons Per HH	2.6
Average HH Income	\$53,536
Average House Value	\$138,394

TRAFFIC COUNTS (per ACOG)

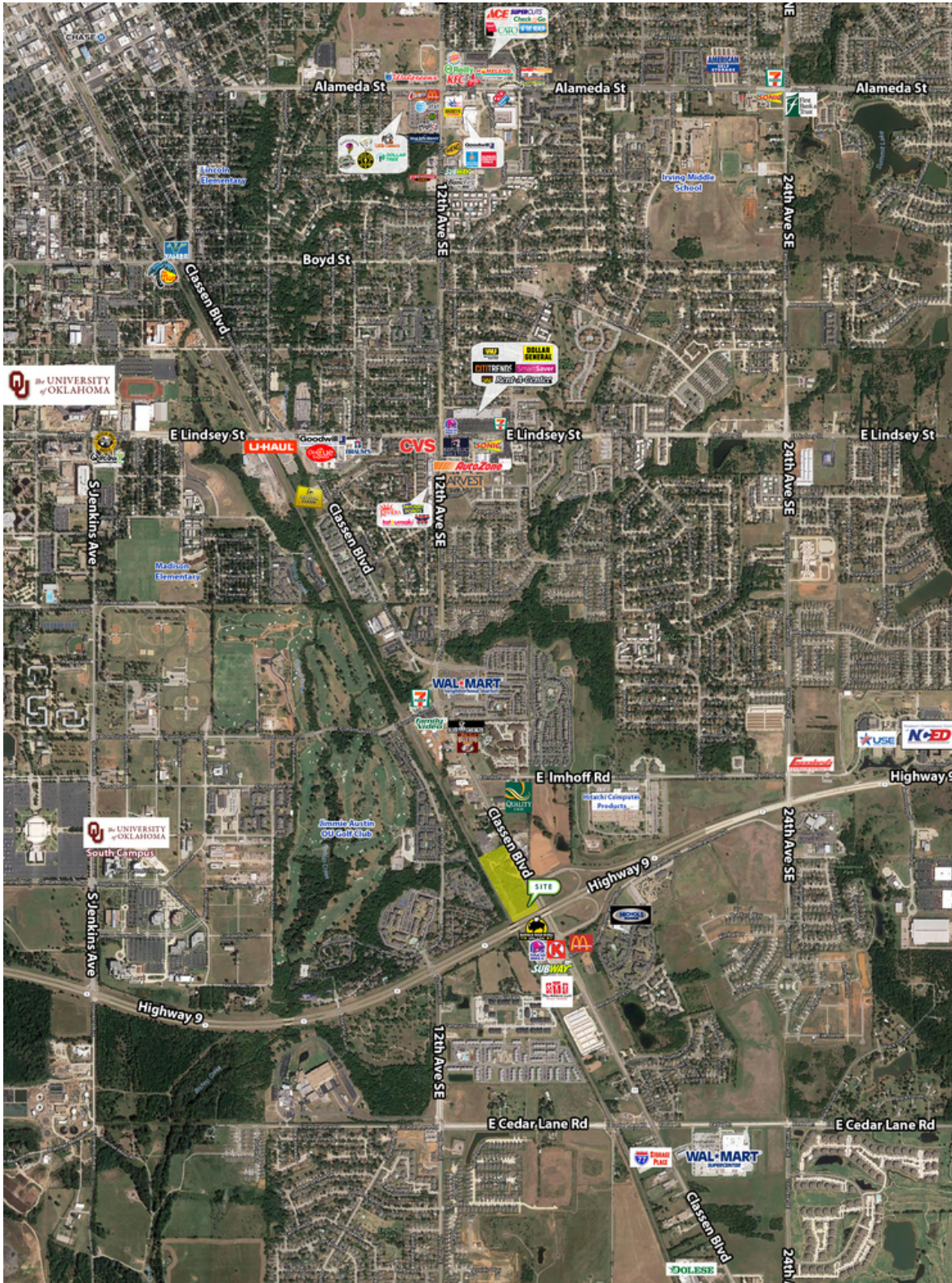
Classen Blvd	north	21,067
Classen Blvd	south	18,662
Highway 9	east	17,000
Highway 9	west	28,000

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