PRICE EDWARDS AND CO.



The Links at Nort

3750 CLASSEN BOULEVARD NORMAN, OK 73071 **Edge Apartments** 591 Units **Crimson Park Aspen Heights Cottages of Norman** Great UNIVERSITY 633 Units Turnberry Apartments **Clips** OKLAHOMA **Jimmy Austin** 591 Units **Golf Course Emerald Green** The 2900 **Apartments Apartments** 20 Units 170 Units Lloyd Noble Center **Senior Cottages Cross Pointe Church** of Norman Commons on 84 Units Oak Tree College of 254 Units Meterology Cardinal Creek **Apartments Varsity House** 75 Units **Apartments** 244 Units The Avenue at Norman Apartments 314 Units Cedar Lane Greens at Norman **528 Units** Site 1.91 Acres

PRICE EDWARDS AND CO.





PROPERTY DESCRIPTION

Ground Lease or Build to Suit opportunity near the SW/Corner of Classen Blvd. and Cedar Lane in Norman, Oklahoma. The Pad Site is located directly across from a newly built Super Walmart. The site has great visibility from Classen Blvd, located a quarter of a mile from Highway 9. Retailers continue to expand into the area which include: Starbucks, Take 5, On Cue, McDonald's, Wendy's and many more.

OFFERING SUMMARY

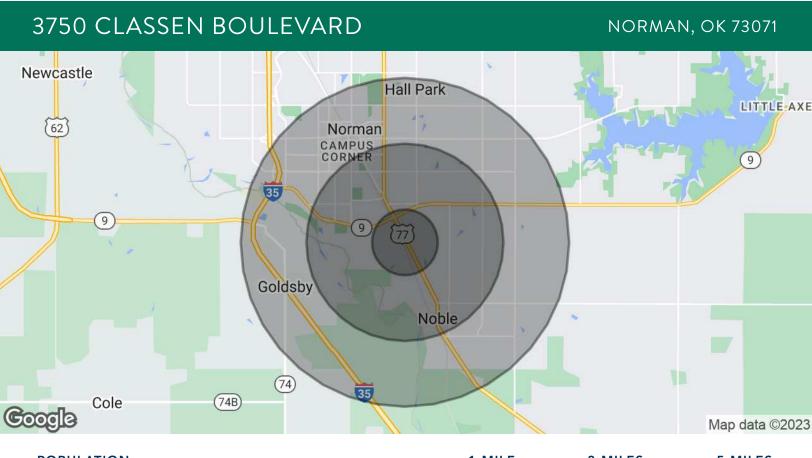
Lease Rate:		Negotiable
Available SF:		83,200 SF
Lot Size:		1.91 Acres
TRAFFIC COUNT		
Classen Blvd	north	22,010
Classen Blvd	south	20,926

PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com 0: 405.239.1221 C: 405.250.0693

PRICE EDWARDS AND CO.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,010	45,051	86,269
Average Age	26.6	27.5	31.3
Average Age (Male)	25.7	26.6	30.5
Average Age (Female)	30.1	29.1	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,977	18,027	37,000
# of Persons per HH	2.0	2.5	2.3
	2.0	2.3	2.5

\$148,024

\$139,685

\$159,330

PHILLIP MAZAHERI, CCIM

Average House Value

pmazaheri@priceedwards.com 0: 405.239.1221 C: 405.250.0693

^{*} Demographic data derived from 2020 ACS - US Census