

PAD SITE FOR SALE

1331 E ALAMEDA ST, NORMAN, OK 73071



PROPERTY DESCRIPTION

1.06 Acre Pad Site is located directly east of the Homeland grocery store at 12th and Alameda. A former Chelino's Mexican restaurant with the existing pylon sign still in place, utilities are on site, plenty of space for parking, building, and the potential for a drive through. Traffic counts on Alameda range from 12,000-13,500 VPD and 12th Ave SE averages over 29,000 VPD. Ground lease option also available.

TRAFFIC COUNTS

Alameda	east	15,624
Alameda	west	14,433
12th Ave NE	north	28,410
12th Ave SE	south	29,300

PROPERTY HIGHLIGHTS

- Priced as land
- Utilities are established on-site
- Located next to Homeland
- Willing to consider ground lease
- Former Chelino's Mexican Restaurant

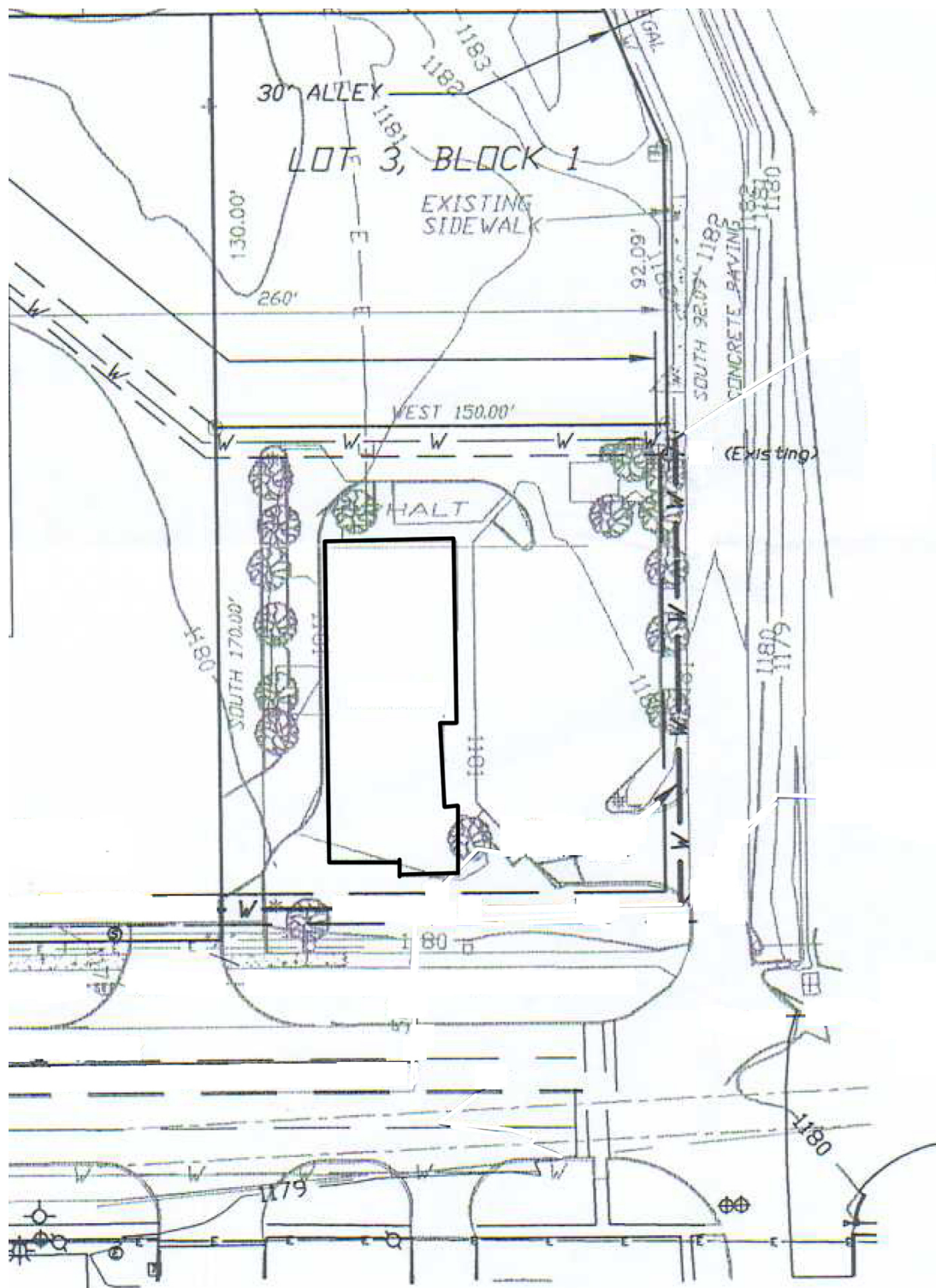
OFFERING SUMMARY

Sale Price:	\$579,000
Lot Size:	1.06 Acres

AARON DIEHL

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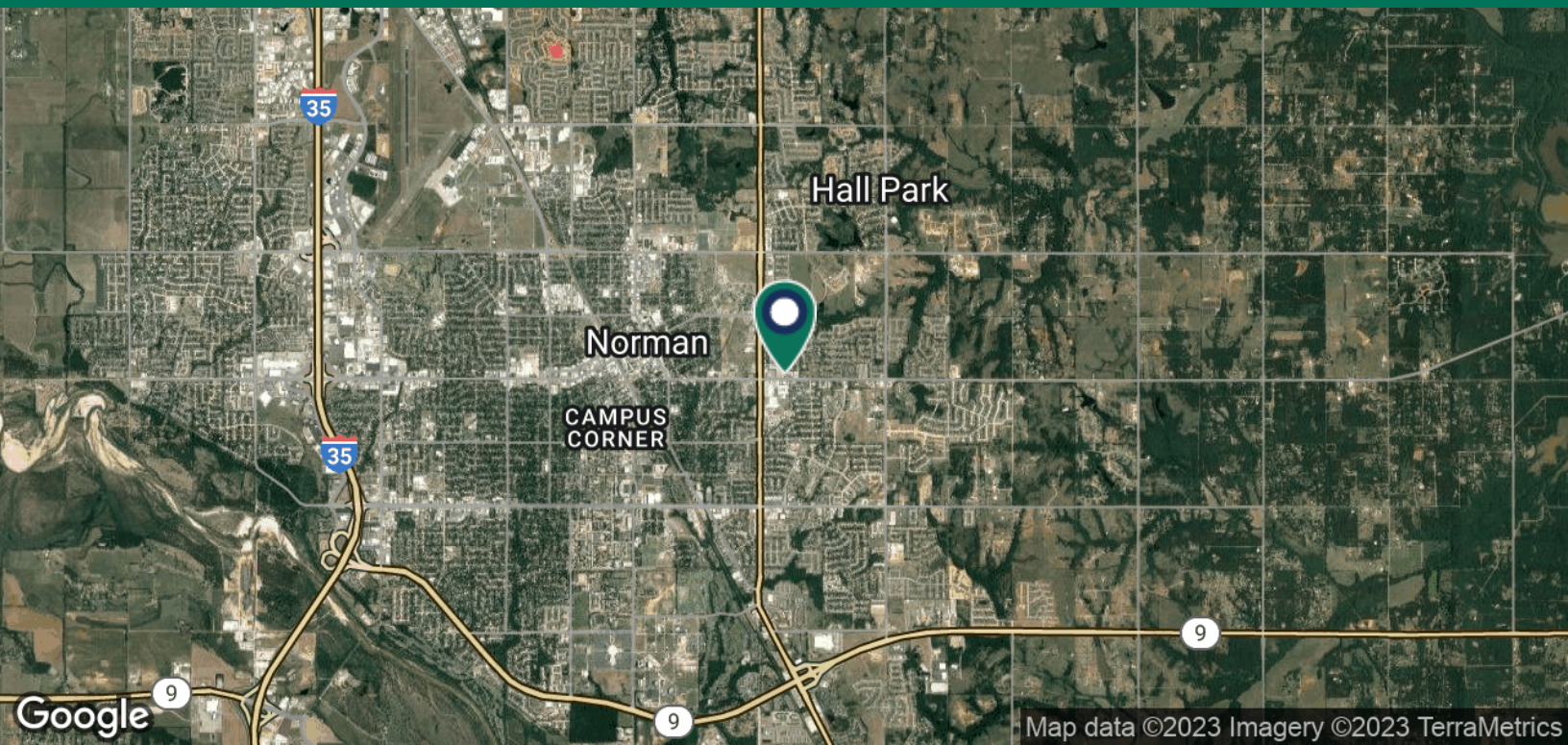
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FORMER CHELINOS | LAND PARCEL

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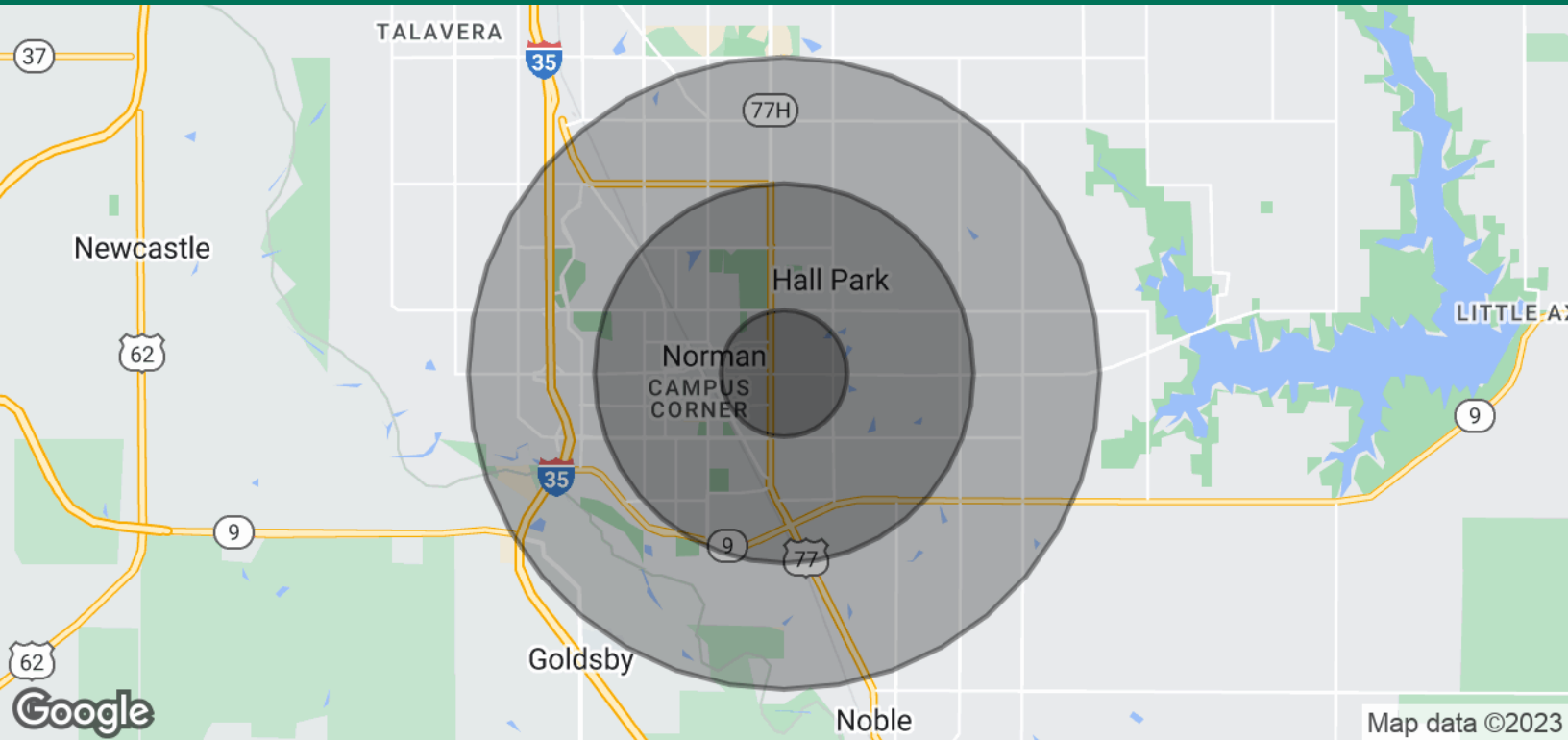
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

12,148

71,448

107,950

Average Age

30.9

30.0

32.8

Average Age (Male)

28.6

29.2

31.5

Average Age (Female)

32.6

31.9

34.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

5,501

30,003

46,811

of Persons per HH

2.2

2.4

2.3

Average HH Income

\$49,192

\$56,309

\$65,034

Average House Value

\$136,111

\$149,605

\$173,726

* Demographic data derived from 2020 ACS - US Census

03222023

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