

A LAND INVESTMENT OPPORTUNITY

CARROLL FARM DEVELOPMENT (DRAFT)

TECUMSEH & 36TH AVE NW, NORMAN, OK 73072



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OFFERING SUMMARY

Available (30 Parcels): 32.51 Acres

Lot Sizes: 0.55 - 3.80 Acres

Sale Price: Pricing List (pg. 5)

Zoning: Commercial, Multi-Family

PROPERTY HIGHLIGHTS

- 30 Land Parcels Available on 32+ Acres in West Norman
- Located 1 Block West of I-35 on W Tecumseh Rd & 36th Ave NW
- Traffic Counts (Vehicles/Day) - W Tecumseh Rd: 19,092 | 36th Ave NW: 15,237 | I-35: 110,000
- Surrounding Businesses Include Norman Regional HealthPlex, Bob Moore Nissan, Fowler Toyota, Norman Fire Department, All Saints Catholic School, ARVEST Bank, CVS Pharmacy, McDonald's, Sonic, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,956	13,100	43,086
Total Population	5,629	33,649	107,808
Average HH Income	\$147,380	\$119,445	\$97,908

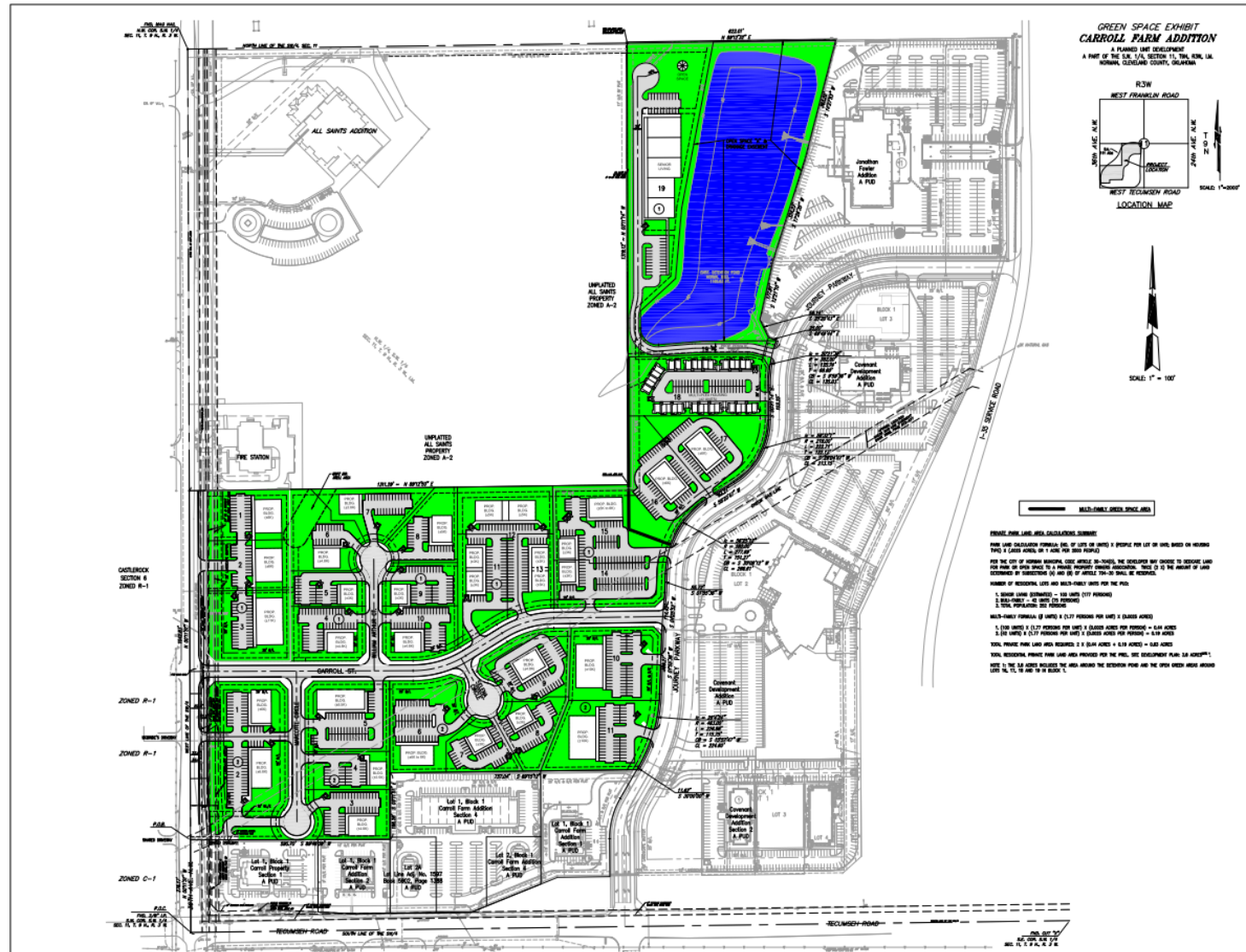
JUDY J. HATFIELD, CCIM

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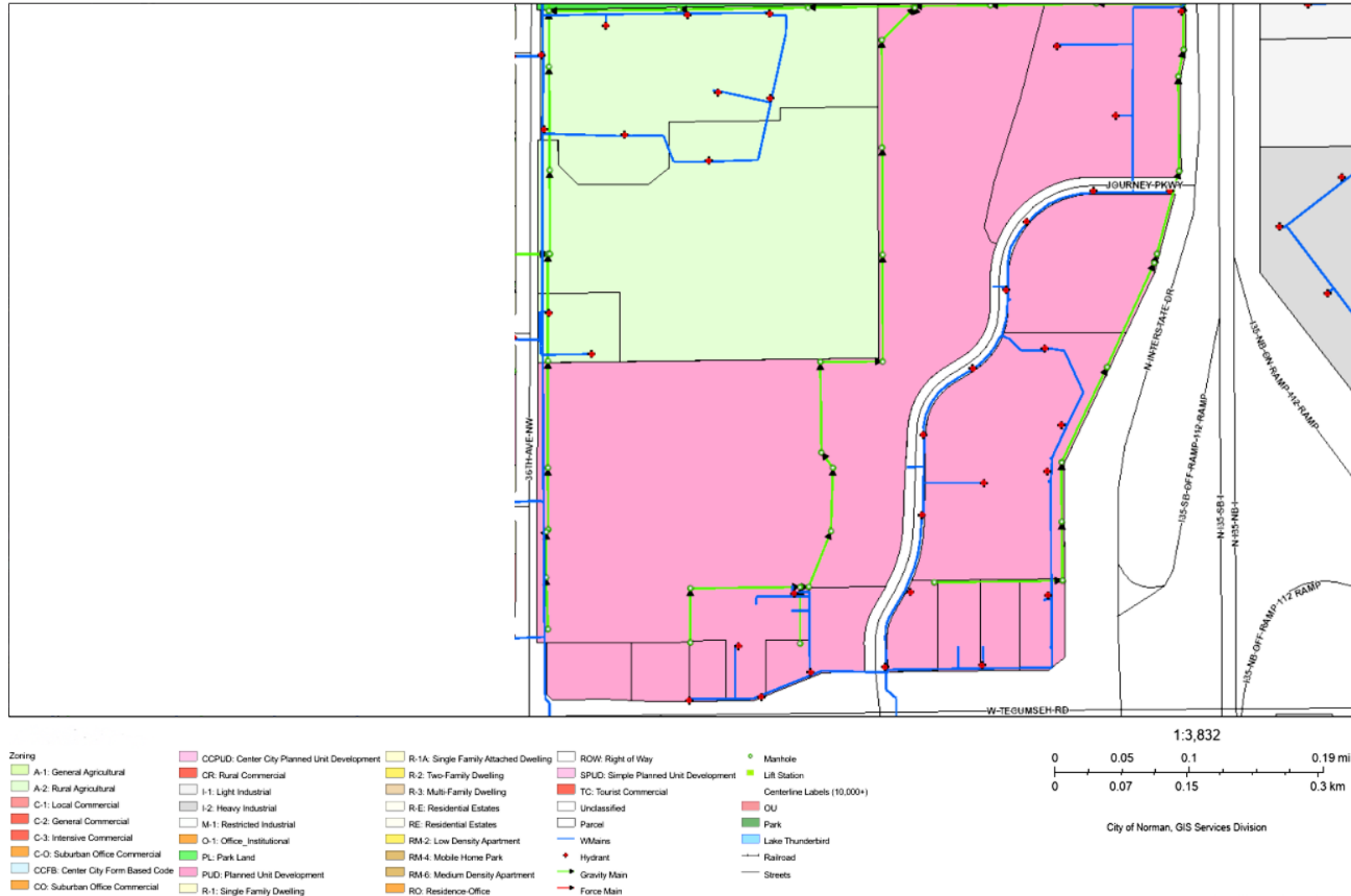
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Water & Sewer Map



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AVAILABLE – BLOCK 1

North of Carroll St.

LOT #	LOT SIZE	PRICE / SF
1	37,502 SF	\$17.00
2	37,502 SF	\$17.00
3	52,568 SF	\$17.00
4	36,438 SF	\$14.00
5	23,808 SF	\$13.00
6	40,388 SF	\$13.00
7	34,537 SF	\$13.00
8	35,480 SF	\$13.00
9	28,339 SF	\$13.00
10	34,896 SF	\$14.00
11	43,893 SF	\$14.00
12	48,507 SF	\$13.00
13	24,192 SF	\$14.00
14	44,410 SF	\$15.00
15	60,661 SF	\$14.00
16	56,907 SF	\$10.00
17	53,854 SF	\$10.00
18	75,003 SF	\$10.00
19	165,656 SF	\$8.00

AVAILABLE – BLOCK 2

South of Carroll St.

LOT #	LOT SIZE	PRICE / SF
1	39,472 SF	\$17.00
2	71,743 SF	\$17.00
3	35,802 SF	\$14.00
4	28,748 SF	\$13.00
5	52,873 SF	\$13.00
6	57,281 SF	\$14.00
7	26,532 SF	\$13.00
8	30,661 SF	\$13.00
9	46,803 SF	\$14.00
10	58,775 SF	\$15.00
11	59,773 SF	\$15.00

*** All Lot Sizes Subject To Final Survey**

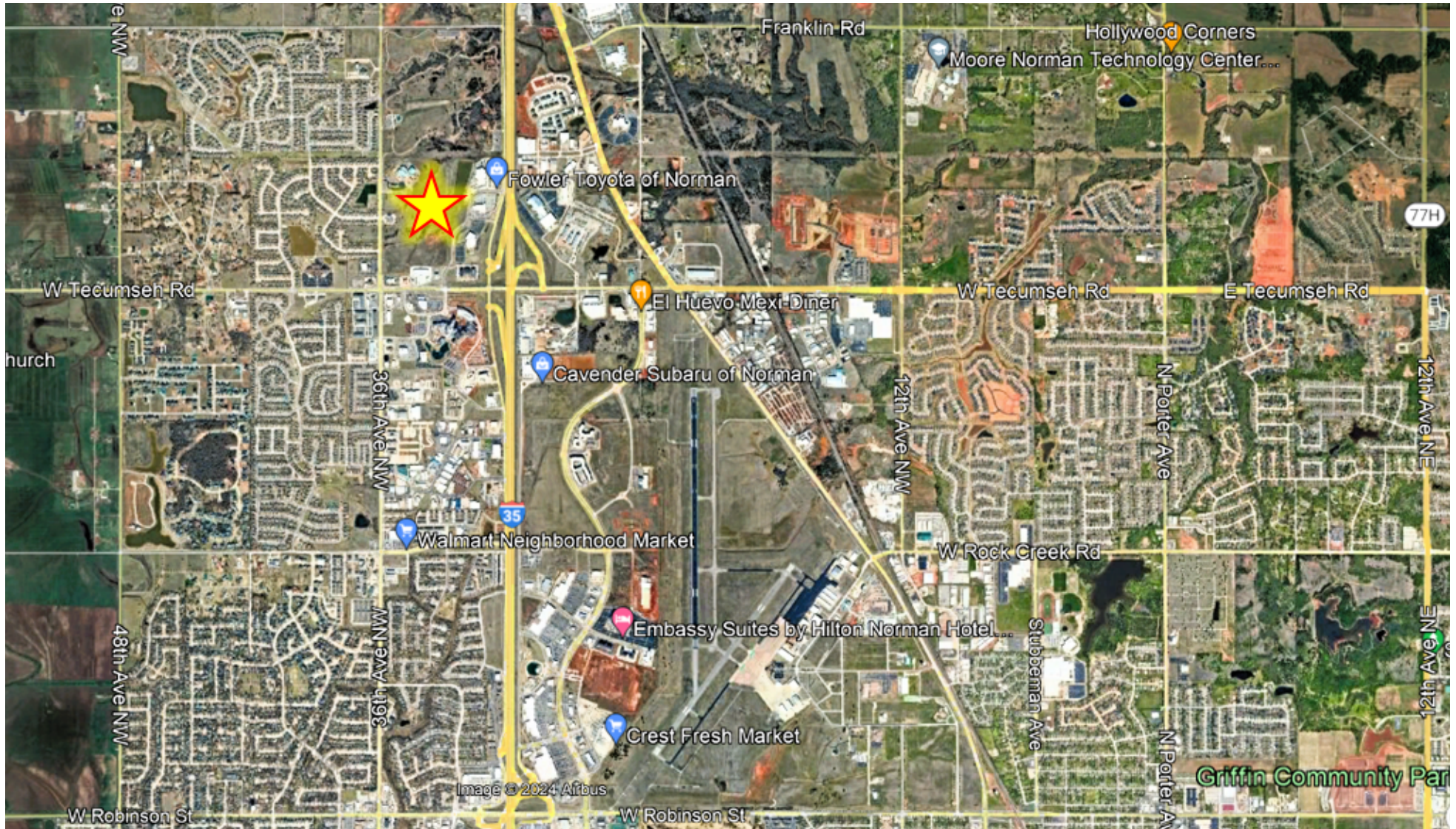
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