



OFFERING SUMMARY

Available SF:

Lease Rate: \$22.00/SF (NNN)

CAM: \$85.00/mo.

Insurance: \$228.37/mo.

Taxes: \$174.83/mo.

Zoning: C-3 Commercial

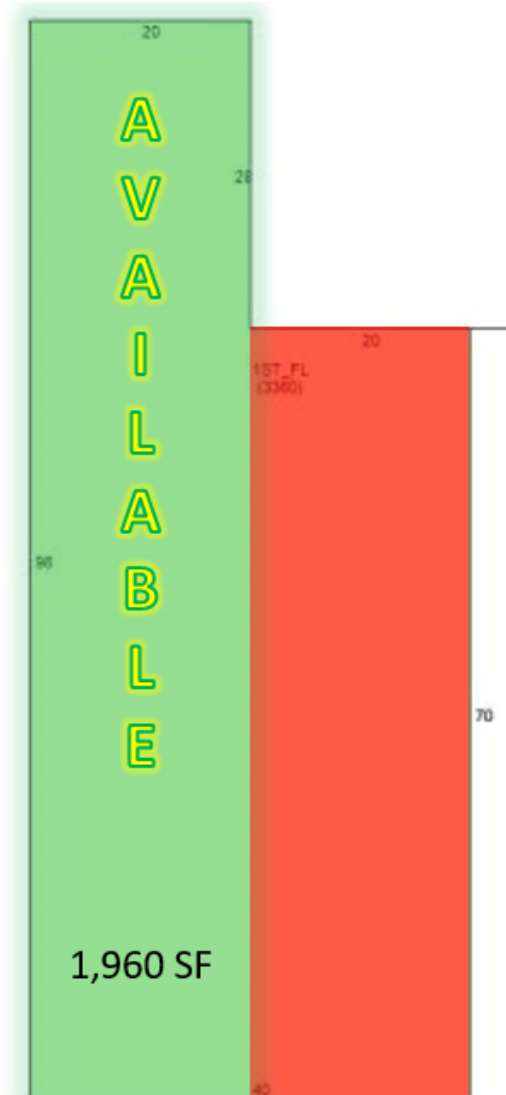
PROPERTY HIGHLIGHTS

- Great Visibility on the University of Oklahoma's Historic Campus Corner!
- Frontage on White Street | Former Bakery & Cafe
- Located West of Buchanan Ave, East of S University Blvd, and 1 Block North of Boyd St
- Parking Available in Adjacent Lot at White St & Asp Ave - Renovated 2022
- Near the Brand New NOUN Hotel - a Four-Story Boutique Hotel Located on S University Blvd (pg. 6)
- Campus Corner includes National & Regional Tenants (map on pg. 4)
- Judy J. Hatfield, Broker / Owner

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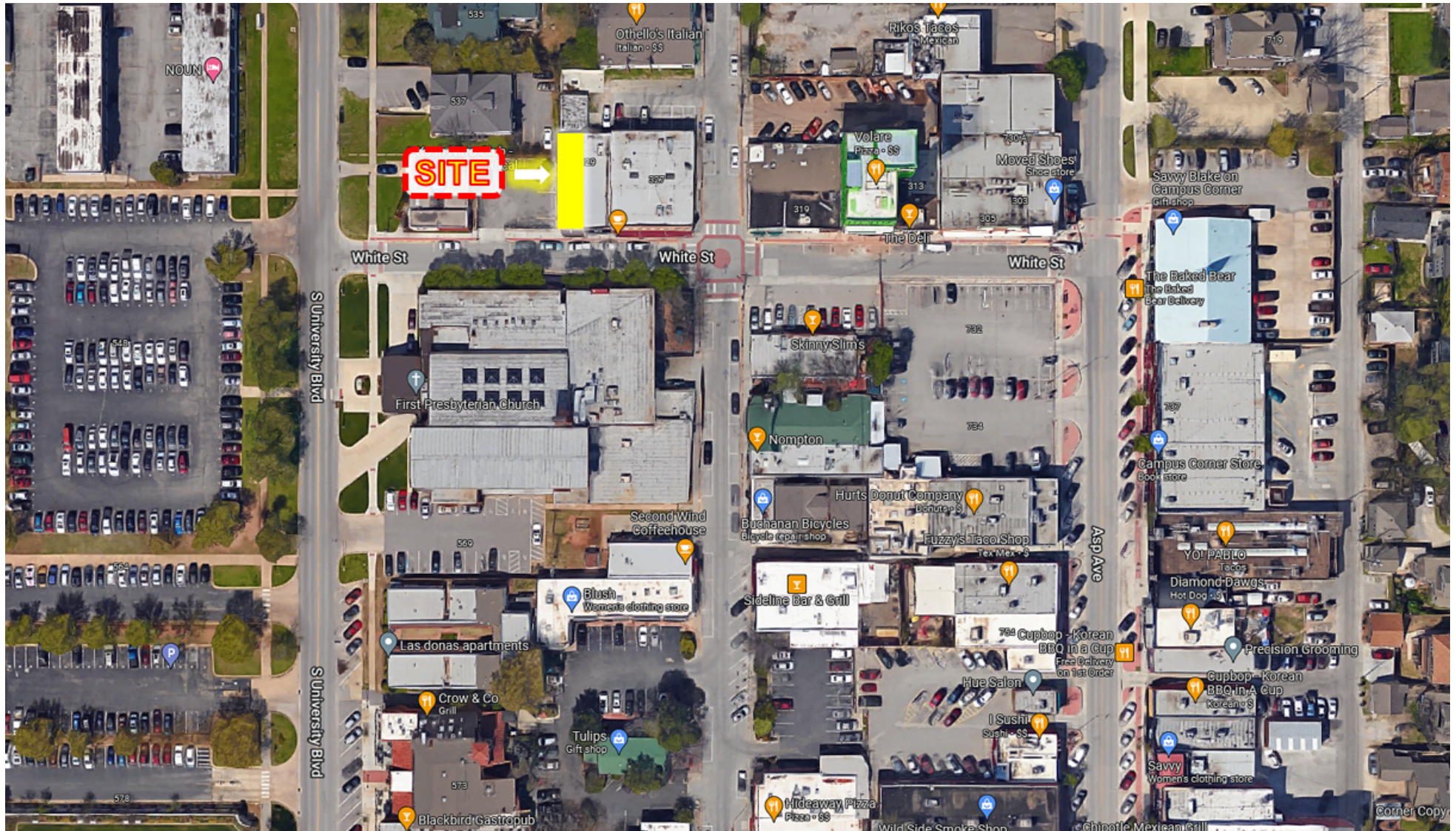
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331 WHITE STREET

NORMAN, OK 73069



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ECONOMIC IMPACT

JOBS IMPACT:

Construction: Total Employment Impact: 242 jobs

- Construction of the hotel generates 156 jobs directly employed on site.
- Purchases from supplier industries produce an additional 86 jobs.
- As a result of new spending by workers both directly and indirectly employed, an additional 55.4 jobs are generated.

Construction: Labor Income Impact: \$12.34 million

- \$8.06 million in labor income is generated for workers employed at the site.
- An additional \$1.91 million is associated with supplier industries, plus an additional increase of \$2.37 million occurs in supportive industries.

Hotel Operations: Total Employment Impact: 112.6 jobs

- Hotel operations are expected to generate 73 jobs for people directly employed at the site.
- An additional 18.6 jobs with supplier industries; and additional spending by workers generates an additional 20.9 jobs

Hotel Operations: Total Labor Income advances: \$4.64 million

- Including Labor incomes for those directly employed in hotel operations total \$2.79 million annually

LOCAL TAX REVENUE IMPACT:

Construction: Sales Tax \$892,400

Operations: Sales and Room Tax \$582,000 Annually

- \$370,000 from sales tax receipts
- \$212,000 from the 5% room tax
 - \$106,000 to NCVB; \$53,000 to Norman Arts Council; \$53,000 to Parks (ANNUALLY)

Operations: Property Tax \$296,000 Annually

Present Value of Additional Tax Revenues \$17.2 million



The NOUN Hotel

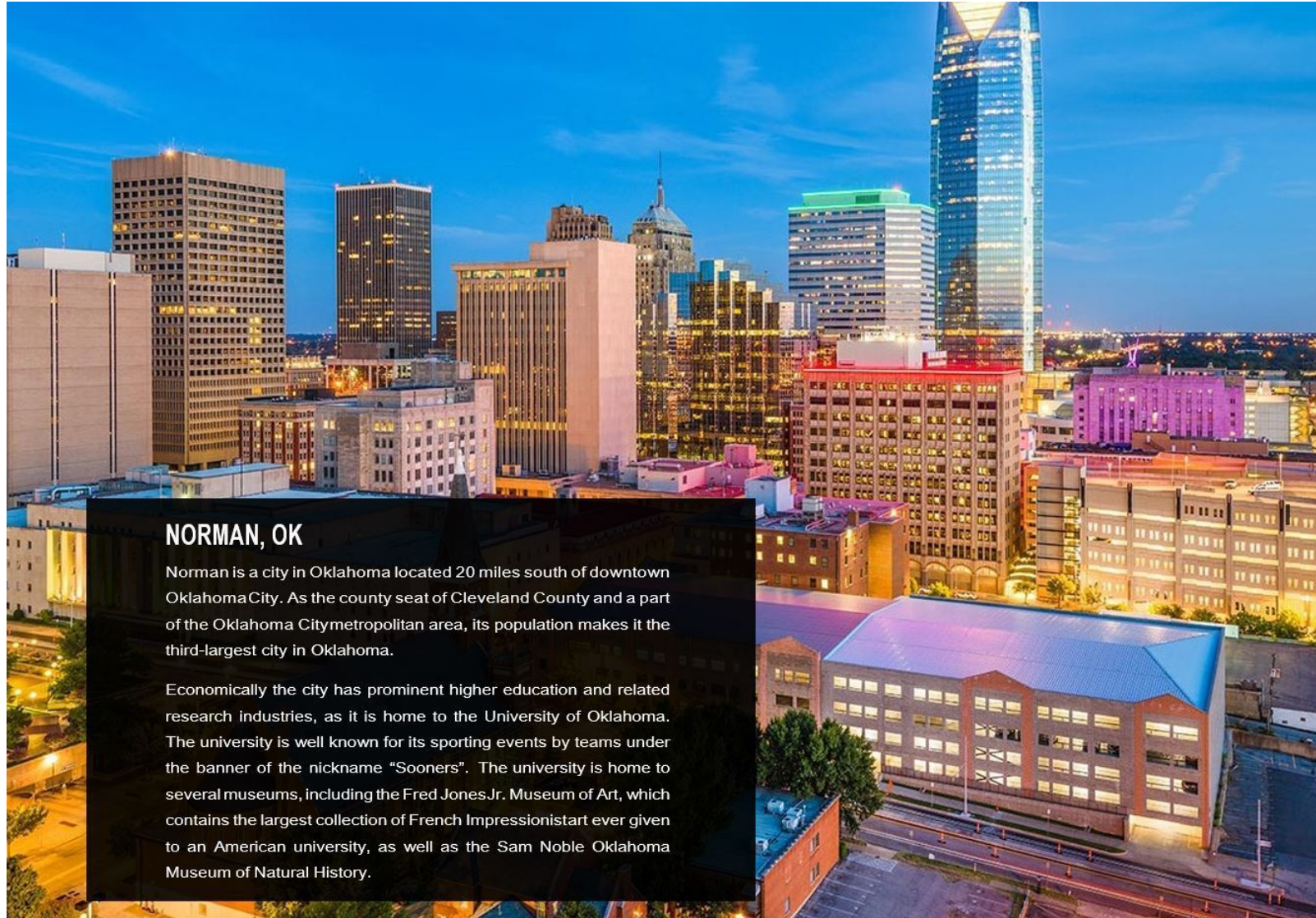
542 and 534 South University Boulevard



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NORMAN, OK

Norman is a city in Oklahoma located 20 miles south of downtown Oklahoma City. As the county seat of Cleveland County and a part of the Oklahoma City metropolitan area, its population makes it the third-largest city in Oklahoma.

Economically the city has prominent higher education and related research industries, as it is home to the University of Oklahoma. The university is well known for its sporting events by teams under the banner of the nickname "Sooners". The university is home to several museums, including the Fred Jones Jr. Museum of Art, which contains the largest collection of French Impressionist art ever given to an American university, as well as the Sam Noble Oklahoma Museum of Natural History.

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THE UNIVERSITY OF OKLAHOMA

The University of Oklahoma is the largest university in the state of Oklahoma, with approximately 30,000 students enrolled. The university was founded in 1890, prior to Oklahoma statehood. The university includes both Norman and Oklahoma City campuses with the main campus located in Norman. The Princeton Review named the University of Oklahoma one of its **"BEST VALUE" COLLEGES**. The school is ranked first per capita among public universities in enrollment of National Merit Scholars and has seen 28 Rhodes Scholars graduate since the program's inception in 1902. PC Magazine and the Princeton Review rated it one of the **"20 MOST WIRED COLLEGES"** while the Carnegie Foundation classifies it as a research university with **"HIGHEST RESEARCH ACTIVITY."**

The University of Oklahoma sponsors many collegiate sporting events in Norman. The school is well known for its football program, having won seven NCAA Division I National Football Championships. In addition, it has the best winning percentage of any Division I FBS team since the introduction of the AP Poll in 1936 and has played in four BCS National Championship Games since 1998.

During football season, the Oklahoma Sooners football program contributes significantly to Norman's economy. During game day weekends, Norman sees an influx out of town traffic from all over the country with over 85,000 people routinely attending football games. Norman's local businesses, especially areas around campus and Campus Corner, benefit greatly from the game day traffic alone. The program ranks in the **TOP 10 OF ESPN'S TOP COLLEGE FOOTBALL MONEY-MAKERS** with home games generating revenues at approximately **\$59 MILLION** and game day operating expenses at about **\$6.1 MILLION**.



10,700
EMPLOYEES



85,000
FOOTBALL GAME ATTENDEES



30,000
STUDENTS



\$277M
IN RESEARCH FUNDING

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