7.67 ACRES

2420-2536 CLASSEN BLVD, NORMAN, OK 73071





JUDY J. HATFIELD, CCIM

(405) 640-6167 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC ijhatfield@ccim.net



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OFFERING SUMMARY

Sale Price: \$4,200,000

Lot Size: 7.67 Acres

Taxes (2023): \$9,447

Zoning: C-2 (Commercial)

Flood Zone: No (zone X)

Traffic Counts (Vehicles/Day):

Classen Blvd: 28,470

12th Ave SE: 25,433

HWY 9: 32,900

I-35: 111,000

PROPERTY HIGHLIGHTS

- 7.67 Acres of Prime Development Land Neighboring the University of Oklahoma (28,000+ Students, Fall 2023)
- Excellent Visibility and Quality Extended Frontage on Classen Blvd | Just North of HWY 9 with Easy Access to I-35
- Located in a Thriving Norman Community with Significant Economic Impact and Growth Expected with OU's Move to the SEC in 2024
- The City of Norman is Expected to Grow to an Estimated 150,000+ Residents by 2030
- The University expects a Significant Student Enrollment Increase in the Coming Years (20% 30% Increase Annually)
- Site is just North of E Constitution Street | West Boundary Jimmy Austin OU Golf Club, East Boundary Classen Blvd
- Surrounding Tenants Include: The University of Oklahoma Campus, 7-Eleven, Walmart, Jimmy Austin OU Golf Club, OU's Research Campus, National Weather Center, and more.

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SURVEYOR'S NOTES

- The survey correctly shows the location of buildings, structures and other improvements clusted on the subject property;
- Escept as shown, there are no encounterments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encreactments onto easif property by buildings, structures or other improvements situated on adjoining properties;
- The salped properly is located within an east inviting 2 Zero Deligation. Zero R-Coast, 200E E, which is resent 2 2% some dismost load areas of 1% it armset demons food with average depths of less than 1 took or with ordering areas for that 10 quality and, and these proceeds (where for the section 1) are seen and though the section of the Section 2 and 10 days (Section 2) and 10 days (S
- The subject property has direct physical access to Classen Boulevard (SH 77), a public street or highway:
- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Benefitting for Professional Surveying which was adopted by the Board of
- The Title Commitment referenced was provided for the ALTA Survey that was pricinally prepared October 2013.

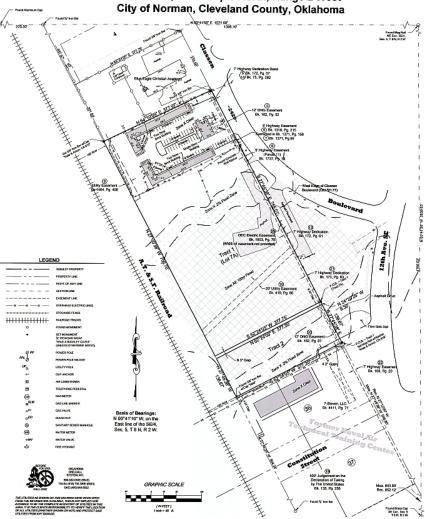
NOTES CORRESPONDING TO SCHEDULE "B-II"

- Right of Way in favor of Oklahoma Natural Cass Company, recorded in Book 162, Page 92. This item is plotted and offerts the refuser records.
- (4) Grant to use water line in favor of John A. Deigman and Betty Anne Deigman, recorded in Book 163, Page 386. This item is not plotted and affects the subject property as stated.
- (5) Dedication Deed for Public Highway in towar of The State of Chiahama, not in Brook 172. Press 57. This item is stated and others to a state of the public of the pu
- (6) Easement in favor of the City of Norman, recorded in Book 1316, Page 215 Corrected in Book 1371, Page 155. This farm is plotted and affects the subject correction.
- Tassement in lawor of The City of Narman, recorded in Book 1371, Page 22. The item is plotted and affects the subject property.
- (8) Easement in favor of The City of Normer, recorded in Book 1464, Page 498, This item is plotted and affects the subject property.
- (9) Eusement in fever of The State of Oklahoma, recorded in Book 1737, Page 73. This item is plotted and Purcel 11 affects the subject property.
- (III) Exservent in trace of Sun Operating Limited Partnership, recorded in Book 227 Page 950, assigned to C & L Processor's Partnership, recorded in Book 277 Page 713. This item is not picted and affects the support property as stated.
- Marrorandum of Essement in two of Catelus Fiber Optics, LLC, recorded it Book 4660, Page 848. This item is not plotted and affects the Raimost Right-of-Way.
- (2) Fight of Way in tover of Oktahoms Natural Gas Company, recorded in Book 16 Page 98, partially released in Book 533, Page 614. This item is not plotted as affects the subject property as stated.
- (13) Dedication Deed for Public Highway in toyor of The State of Chishoms, second in Book 172, Page 81. This item is platted and affects the subject property.
- (4) Itspart of Commissioners and Order Approxing and Continning Report of Commissioners field in the District Court of Cleveland County under Cases in C-82-1195, whereby the City of Namura obtained certain property for Right a Way, recorded in Book 70, Page 282. This item is plotted and offects the subjeproperty.
- (3) Assignment and Bill of Sale in Favor of Pharmier Citizhena Processors I LLC and like Cids, LLC, recorded in Book 3166, Page 1307. This item is not plotted an does not affect the subject property.
- Ensement in two of the City of Norman, recorded in Book 418, Page 56. This item is platfed and affects the subject property.
 Assignment and 84 of Sale in favor of C S.L. Processors Partnership, recorded in
- Assignment and Bit of Sale in favor of C.S.L. Processors Partnership, recorded in Block 2390, Page 604. This item is not plotted and affects the subject properly as stated.
- (III) Experience in town of the City of Nammar, recorded in Book 41, Page 25. The description contained in said docuprint (cannot be picked without an exhalting containing the noded menument in said document.

 (B) Audigment on the Declaration of Tailing field in the Detrict Court of the United States for the Western Detrict Court of United States for the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the Western Detrict Court of the United States for the United State
- States for the Visitian Delire Court of Oldshornia, under Case No. 1122-Clui, I favor of the United States of America, whereby they took cartain propert recorded in Book 136, Page 256. This fam: is pictifed and does not affect the subject property.
- Right of Way in favor of Oktahoma Natural Gos Company, recorded in Bask 152,
- 2) Dedication Deed in favor of the State of Oklahoma, recorded in Block 172, Page 63. This item is plotted and affects the subsect seconds.
- (2) Right of Way in favor of Oklahome Halutal Gas Company, recorded in Book 175 Page 167. This issue is control and their red offers the a second of the control of the con
- Essement in favor of the State of Oklahoma by the Highway Commission, recorded in Book 1892, Page 20. This item is not plotted and affects the subject property.
- Experient in tree of the City of Horman, recorded in Black 275, Page 462. This item is not plotted and does not affect the subject property.
- Ensement in towor of Oklahoma Gas and Electric Company, recorded in Book 1003, Pace 79. This item is pictied and offects the subject property.
- Essement for Public Highway in favor of the State of Oklahoma, recorded in Basis 1727, Page 73. This item is not plotted and does not affect the subject
- Assignment between Onyx Energy Company and C & I, Processor's Partnersh microtiad in Book 2739, Page 713. This form is not plotted and affects to staffice property as plated.
- Ground Lease to See-Co. LLC, recorded in Book 3775, Page 243. This item is not plotted and affects the subject properly as stated.

ALTA/NSPS Land Title Survey

Part of the Southeast Quarter of Section 5, Township 8 North, Range 2 West City of Norman, Cleveland County, Oklahoma





Vicinity Map Section 5, Township BN, Renge 2W

TITLE COMMITMENT

Commitment No.: 2131242 Effective Date: March 7, 2013 at 7:00 AN Cleveland County Abstract Company 2460 Boardwalk Norman, Oklahoma 73069 Phone: 4051,321-8500

LEGAL DESCRIPTION

Toront 6

Lot Seven A (7A), HIGHAWY HEIGHTS ADDITION, to the City of Norman, according to the recorded plat thereof and a tract of land in the Southeast Counting (ESM) of Seculor Fire (S), Township (ESM) (Si) Norman Range Two (2) West of the Indian Meritian, Cleveland County, Cislahoma, being more particularly described by Curtis Lee Hale, LS 1084, on January 14, 2015, with meles and bounds as follows:

Commencing at the Southwest Corner (SE/Cor...) of the Southwest Querter (SE/4) of said Section 5; Thence North D0*4129" West as the basis of bearing on the Sest line of said SE/4 ad Islance of 48 30 Set to the West Right-6-Wey into 0! US Highway 77; Thence North 27*4538" West on the West Right-6-Wey into 19 Highway 77; Thence North 27*4538" West on the West Right-6-Wey or US Highway 77; a distance of 82.54 feet to the Point of Beginning, said point being the Northwest Order of Block 36 of the FORMER NOVAL MET ECHOLAL THANHON CENTER.

Theree South 62'26'96' Wilds a distance of 377.20 feet to the East Right-Villay of the A.T. & S. F. Rakked, Theree North 27'47'33' West to sent fictions of Register Stage 24'96' at Sites of 91'17'. See 1. Theree Storin Theree Storin 19'96' at See 1. Theree Storin Highway 77; Theree Storin 27'45'39' East on sald Right-adWay at Sistance of 150' thest; Theree Storin 27'45'39' East on 41'25'04' at 22'23' East a declarate of 9.26' deti: Theree Storin 27'45'39' East a distance of 140.33 feet to the Point of Seighting.

Tract 2

A part of the Southeast Quarter (SEA) of Socilion Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahome, being more particularly described as follows:

Beginning at a point 8.52 feet North of the Southeast comer of said Section 5; Thence North 843.80 feet, more or less, to the Viest line of Right-of-Way of U.S. Highway #77; Thence North 27*1200* West, along the Viest line of said Right-of-View, 546.80 feet to the Point of Beginning.

Thence West, at a right angle to said Right-el-Vay, 377.20 feet, more less, to the Ball line of Right-el-Vay of the A.T. & S.F. Railroad, Thence floors, along the seal time of sed Right-el-Vay, 1865 feet Themas Essi, 1876, and 1876 feet to the Period Way 1865 feet Themas Essi, West line of Right-el-Vay, 101.5. Highway 277, Thence South, stong the West line of Right-el-Vay, 1867 feet to the Period of Place of Beginning (Note: This description does not form a mathematically closed figure)

SURVEYOR'S CERTIFICATE

To OU Motel, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Delail Requirements for ALTA/CSM Land Tife Surveys, jointly established and edopted by ALTA and NSPS, and includes litems 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on March 8, 2016.



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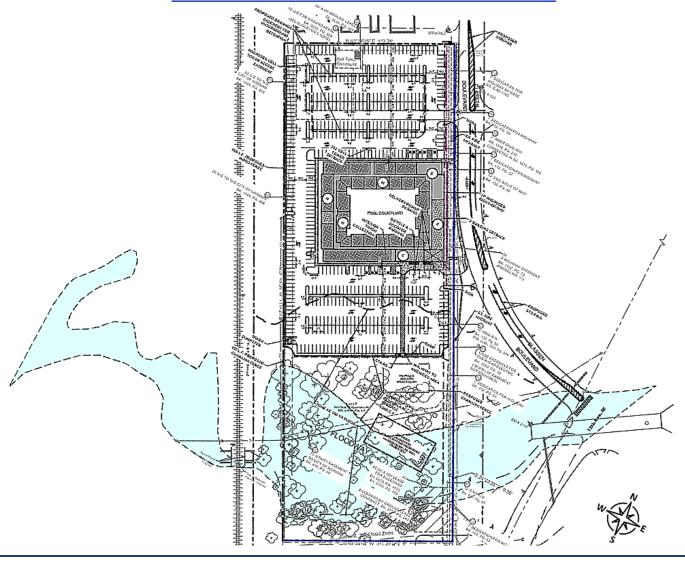




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PRELIMINARY SITE DEVELOPMENT PLAN DRAFT



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Water & Sewer Map



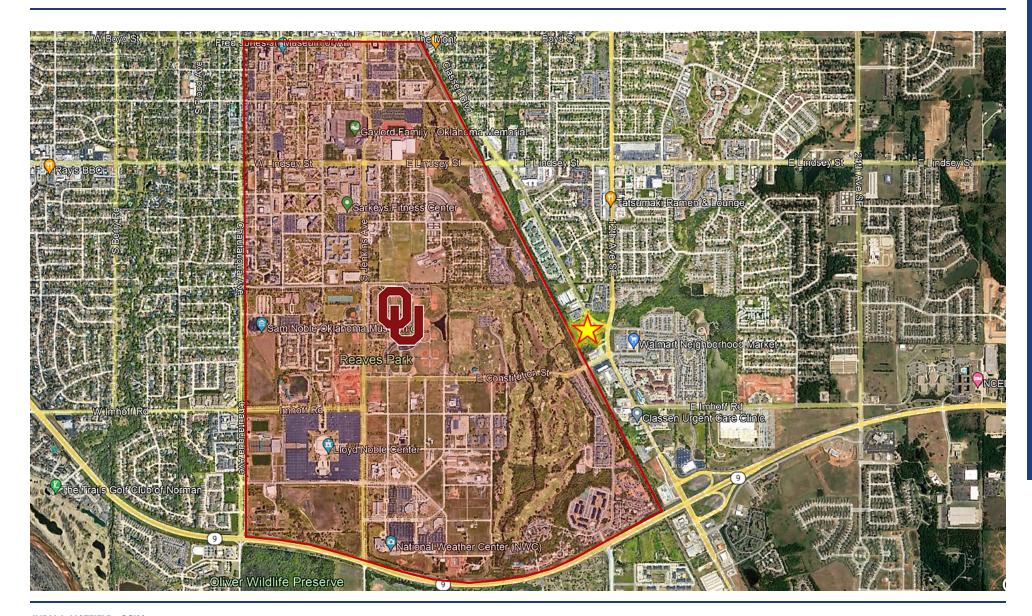
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