

A MULTIFAMILY DEVELOPMENT OPPORTUNITY

7.67 ACRES

2420-2536 CLASSEN BLVD, NORMAN, OK 73071





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.

JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



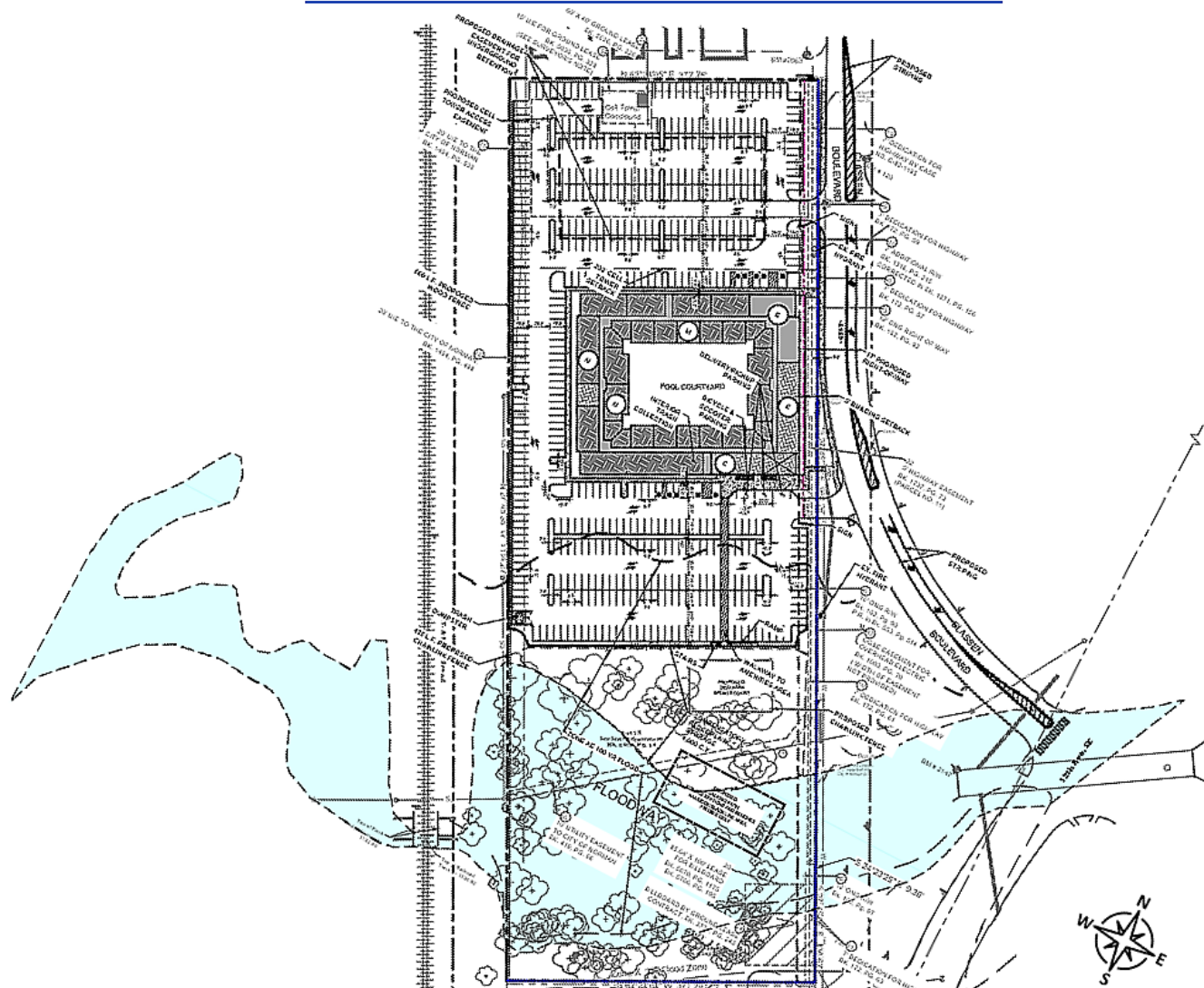
JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

PRELIMINARY SITE DEVELOPMENT PLAN DRAFT

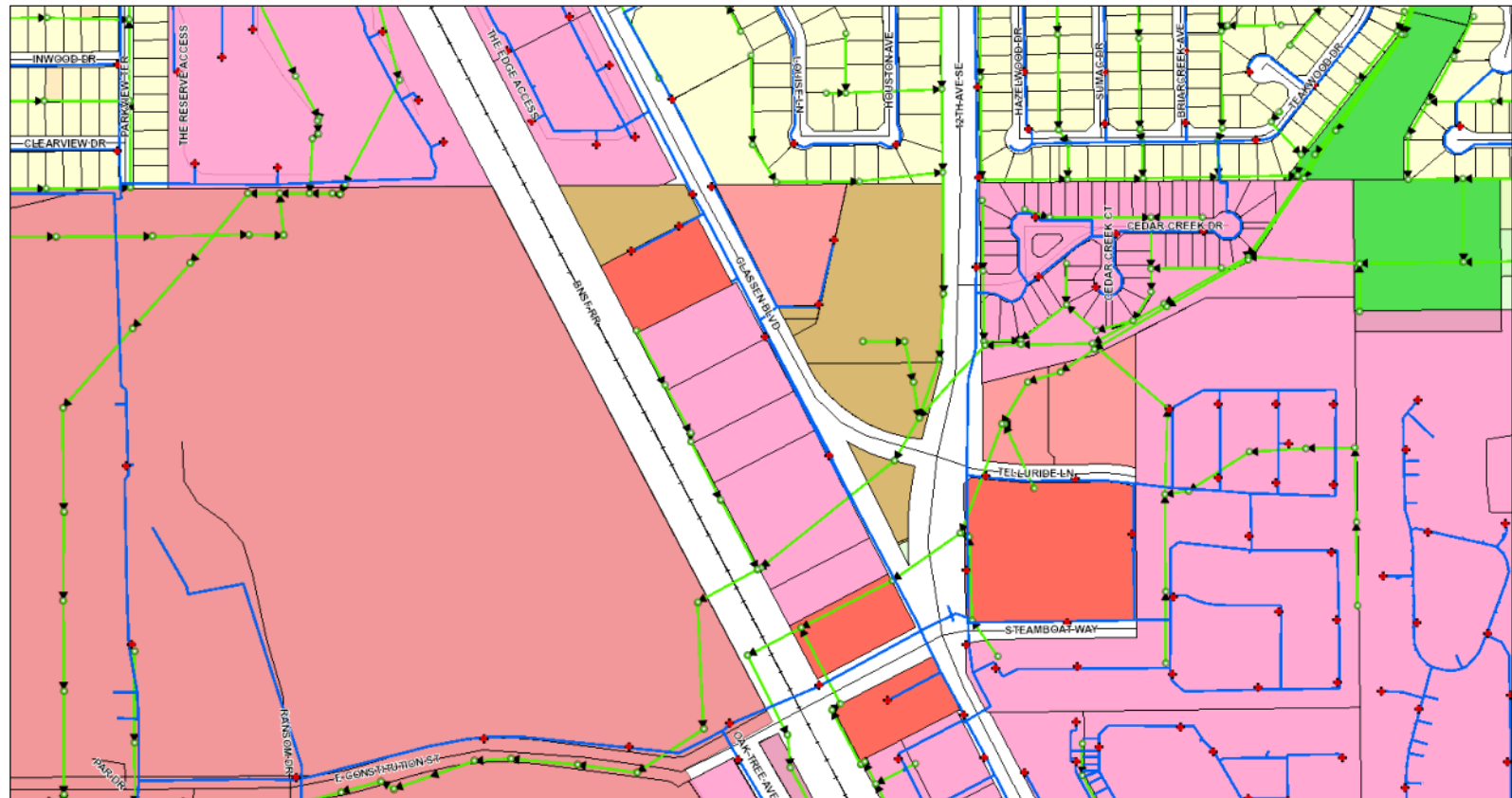


JUDY J. HATFIELD, CCIM

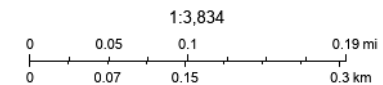
Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office

Water & Sewer Map



Zoning	CCPUD: Center City Planned Unit Development	R-1A: Single Family Attached Dwelling	ROW: Right of Way
A-1: General Agricultural	CR: Rural Commercial	R-2: Two-Family Dwelling	SPUD: Simple Planned Unit Development
A-2: Rural Agricultural	I-1: Light Industrial	R-3: Multi-Family Dwelling	TC: Tourist Commercial
C-1: Local Commercial	I-2: Heavy Industrial	R-E: Residential Estates	Unclassified
C-2: General Commercial	M-1: Restricted Industrial	RE: Residential Estates	Parcel
C-3: Intensive Commercial	O-1: Office Institutional	RM-2: Low Density Apartment	WMains
C-O: Suburban Office Commercial	PL: Park Land	RM-4: Mobile Home Park	Hydrant
CCFB: Center City Form Based Code	PUD: Planned Unit Development	RM-6: Medium Density Apartment	Gravity Main
CO: Suburban Office Commercial	R-1: Single Family Dwelling	RO: Residence-Office	Force Main



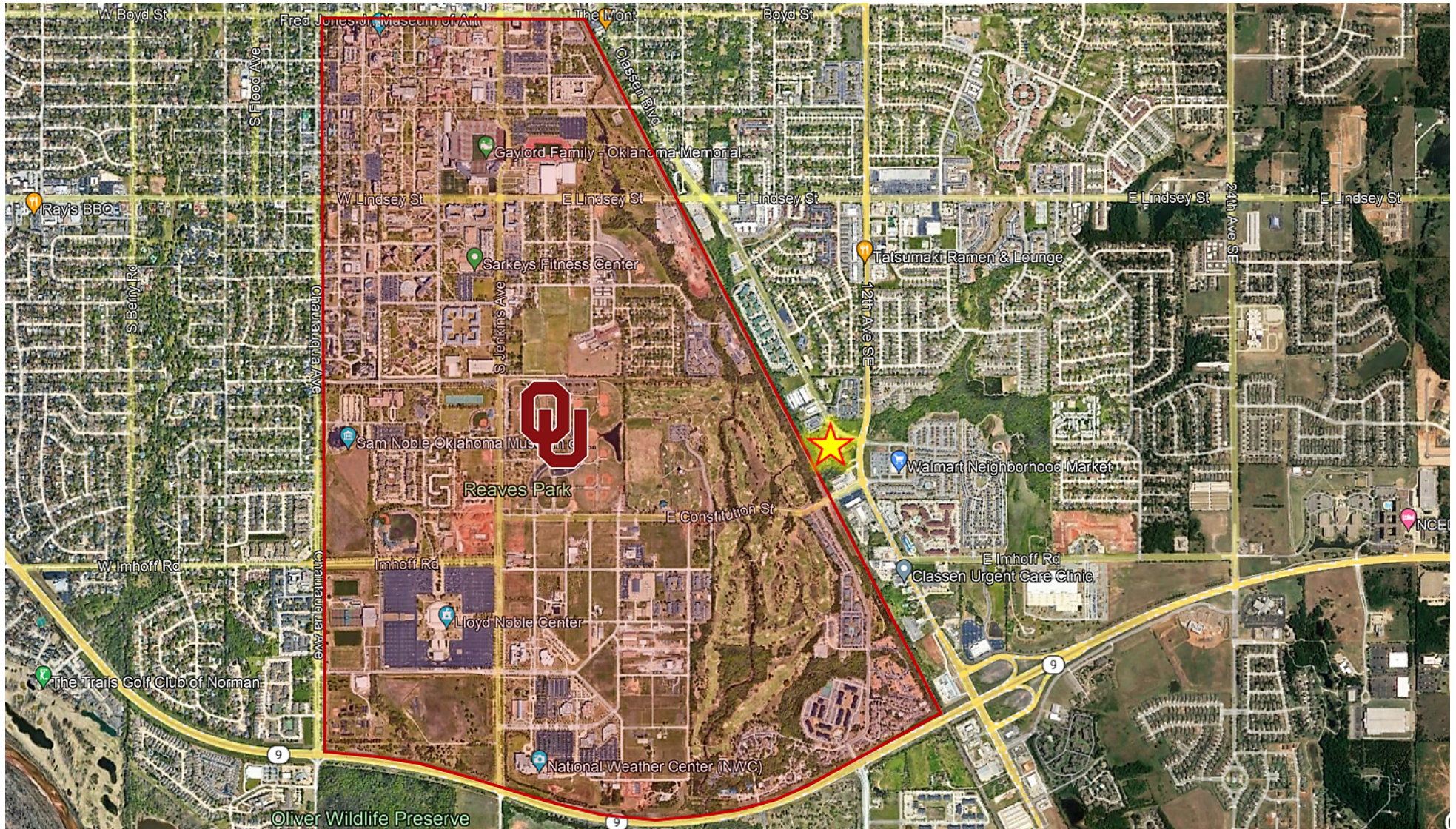
City of Norman, GIS Services Division

City of Norman, Interactive Map

JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office