



OFFERING SUMMARY

Total Available (2 Lots):	1.50 Acres
Lot 2:	0.77 Acres
Sale Price:	\$401,280
Taxes (2023):	\$3,917
Zoning:	PUD 0506-1
Lot 7:	0.73 Acres
Sale Price:	\$419,276
Taxes (2023):	\$3,665
Zoning:	PUD 1213-2

PROPERTY HIGHLIGHTS

- 2 Lots Available for Development in Greenway Office Park Located off 36th Ave NW in Norman
- Excellent Visibility and Frontage on 36th Ave NW | Located in a High Traffic Area with Easy Access to I-35
- Traffic Counts (vehicles/day): 36th Ave NW - 13,714 | W Robinson St - 28,242 | I-35 - 111,000
- Greenway Park Addition Includes Multiple Medical Offices with Ample Parking (124 Spaces)
- Building Sizes and Additional Parking can be Determined by Buyer (subject to City approval)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,141	19,351	42,940
Total Population	9,577	45,714	109,274
Average HH Income	\$122,094	\$97,995	\$88,650

JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

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

GREENWAY PARK

1651 & 1719 36TH AVE NW, NORMAN, OK 73072



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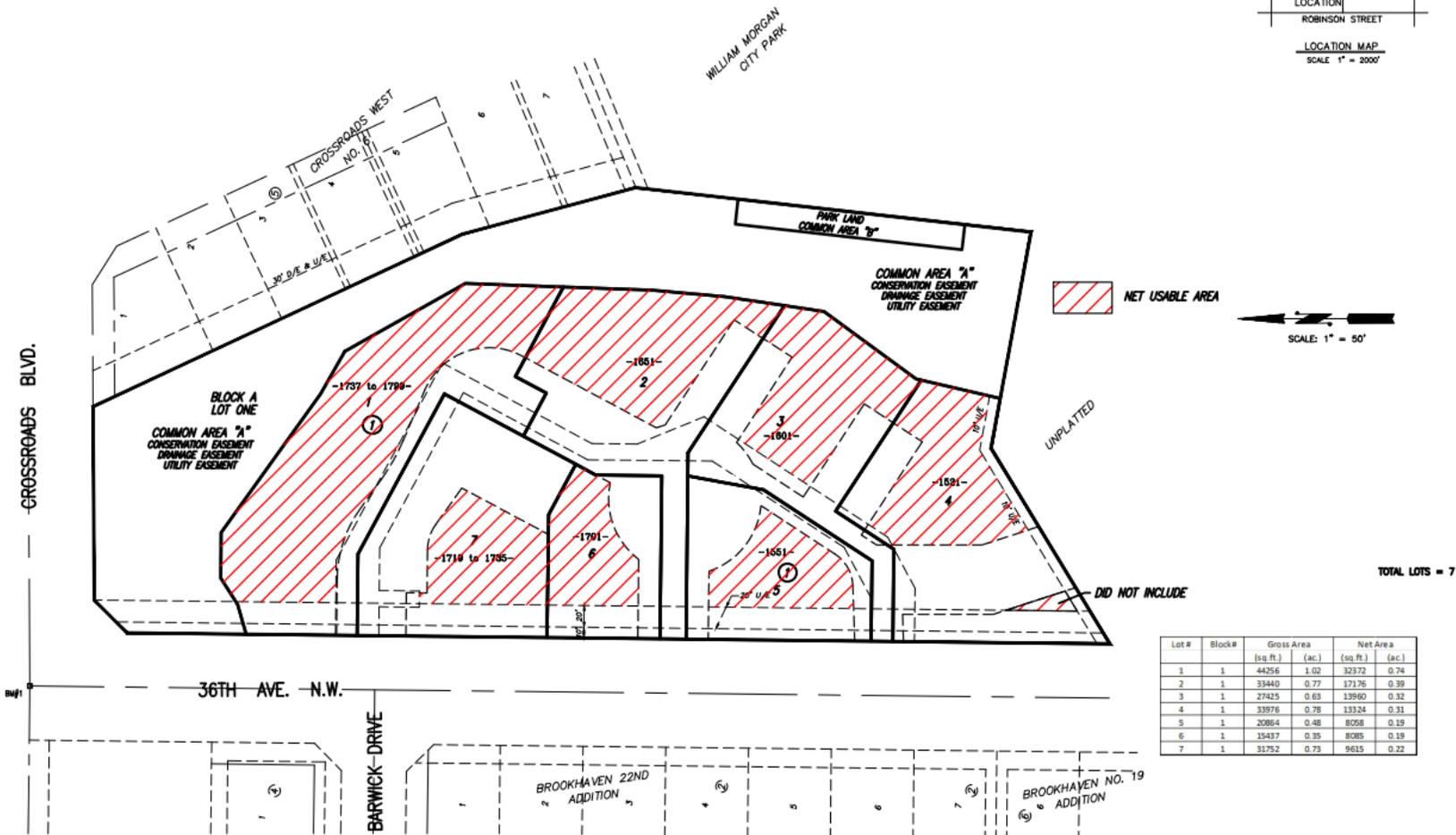
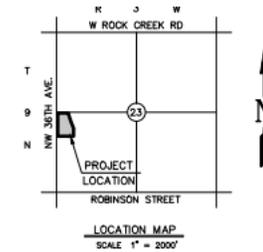
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AREA EXHIBIT
GREENWAY PARK ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 23, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



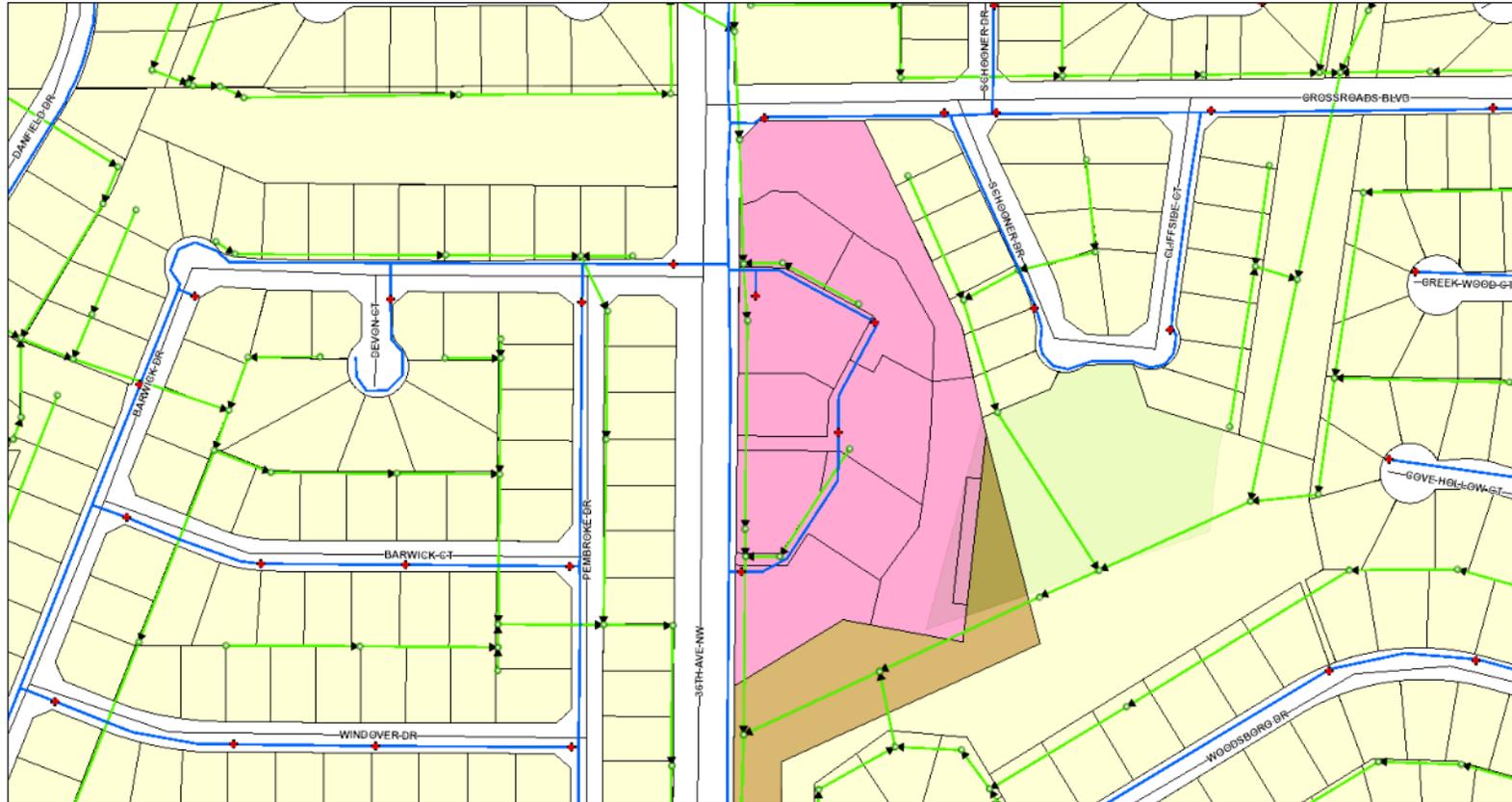
Lot #	Block #	Gross Area (sq. ft.)	Gross Area (ac.)	Net Area (sq. ft.)	Net Area (ac.)
1	1	44256	1.02	32372	0.74
2	1	33440	0.77	17176	0.39
3	1	27425	0.63	13960	0.32
4	1	33976	0.78	13324	0.31
5	1	20864	0.48	8058	0.19
6	1	15437	0.35	8085	0.19
7	1	31752	0.73	9615	0.22

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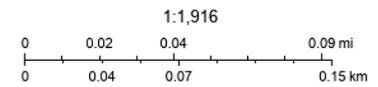
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Water & Sewer Map



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

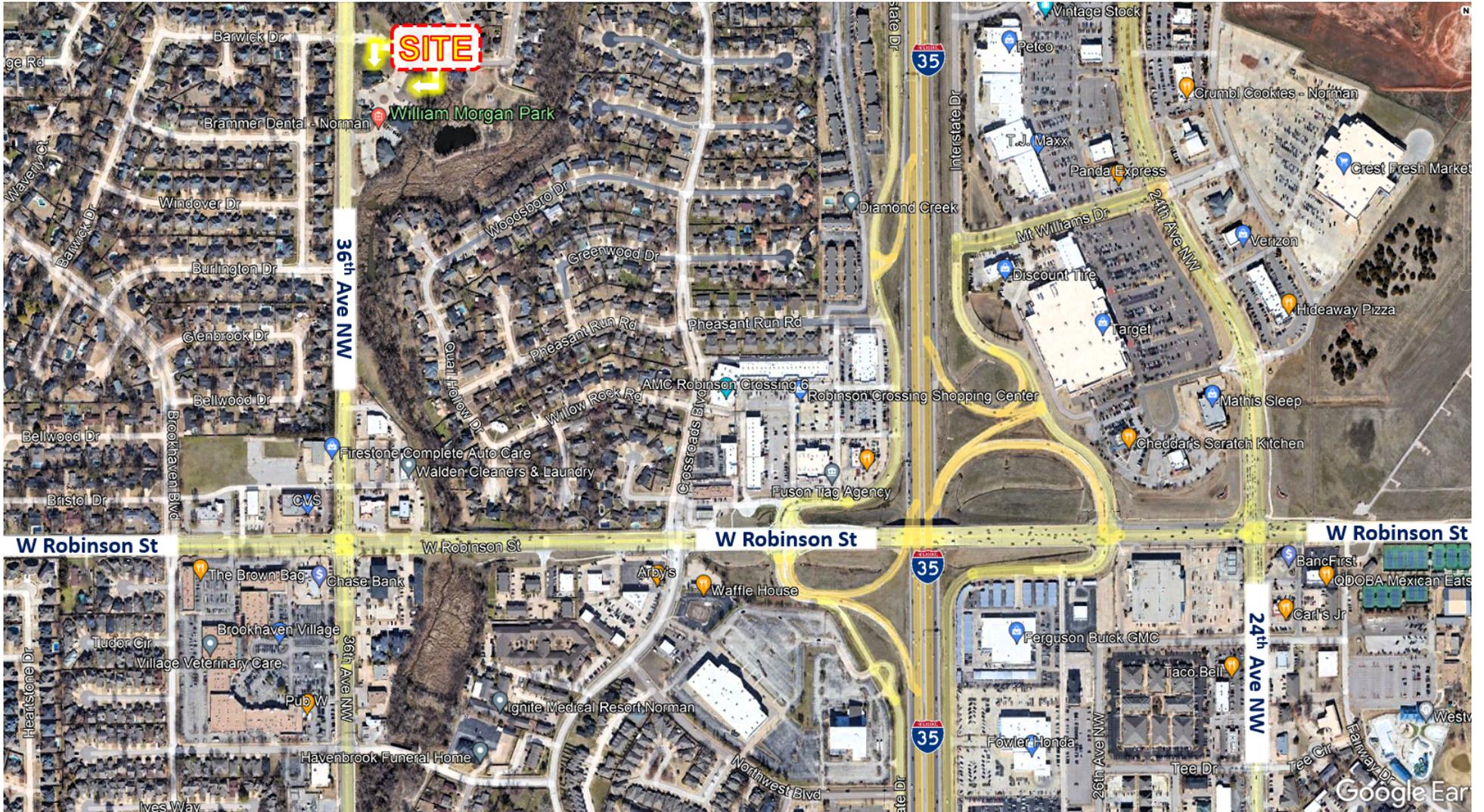
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