

PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE

3300-3330 Classen Blvd, Norman, OK 76071



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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

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LOCATION:

SWQ of Classen Blvd (US-77) & OK-9
in Norman, Oklahoma 73071

PROPERTY HIGHLIGHTS:

- » ±2.29 Acres or ±99,752 SF
- » Future Super Target under construction 0.55 miles south
- » State highway OK-9 access 0.5 miles north
- » Home of University of Oklahoma (2024 Student Enrollment: 30,800)
- » Nearby retailers include Walmart, Aldi, Panda Express, Starbucks, McDonald's, Wendy's, Popeyes, Taco Bell and more.

SALES PRICE:

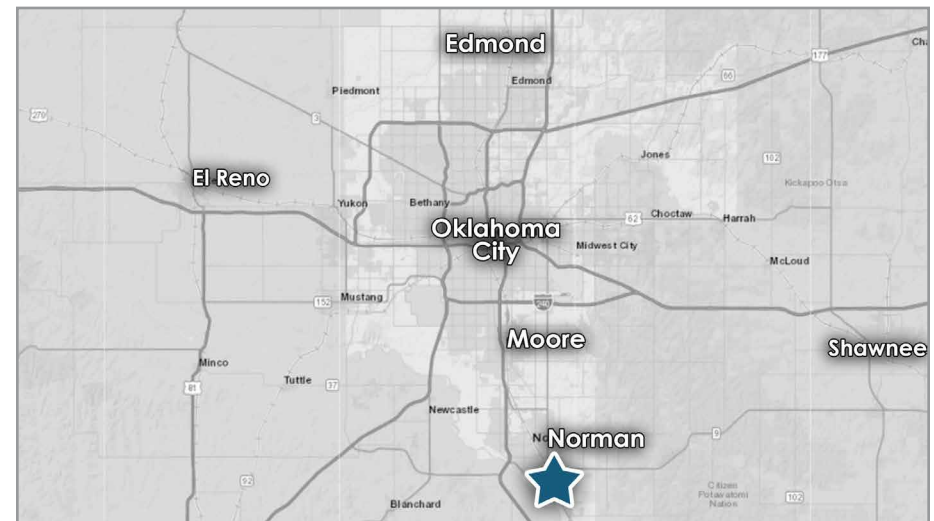
\$14/SF or \$1,396,528

TRAFFIC COUNTS:

Classen Blvd (US-77): 20,209 VPD('24)
OK-9: 36,800 VPD('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	9,141	56,403	96,056
2030 Population	9,359	57,610	98,569
Avg. HH Income	\$65,402	\$71,968	\$78,057



Attractions:

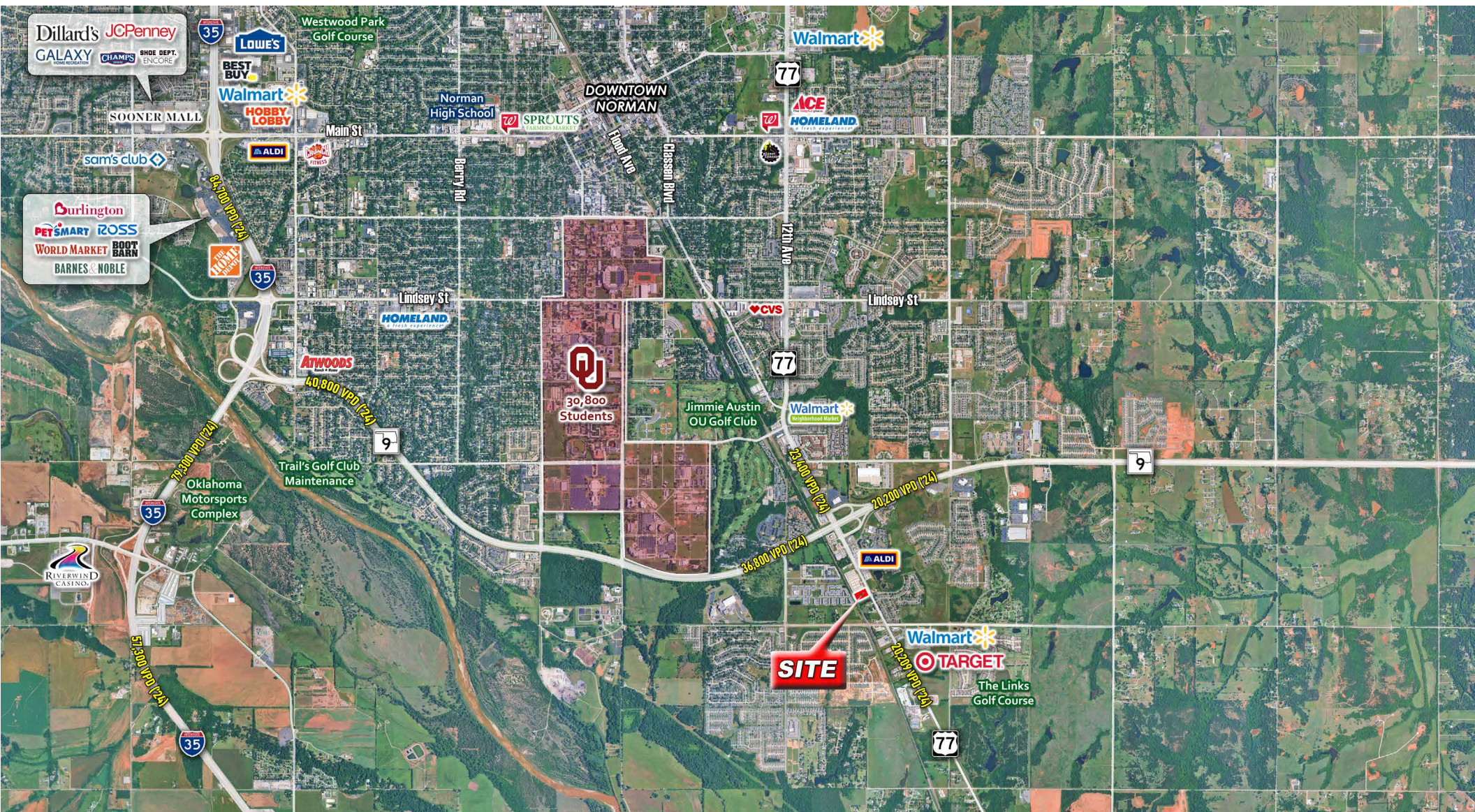


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