



Norman Land For Sale

MCP MCGRAW
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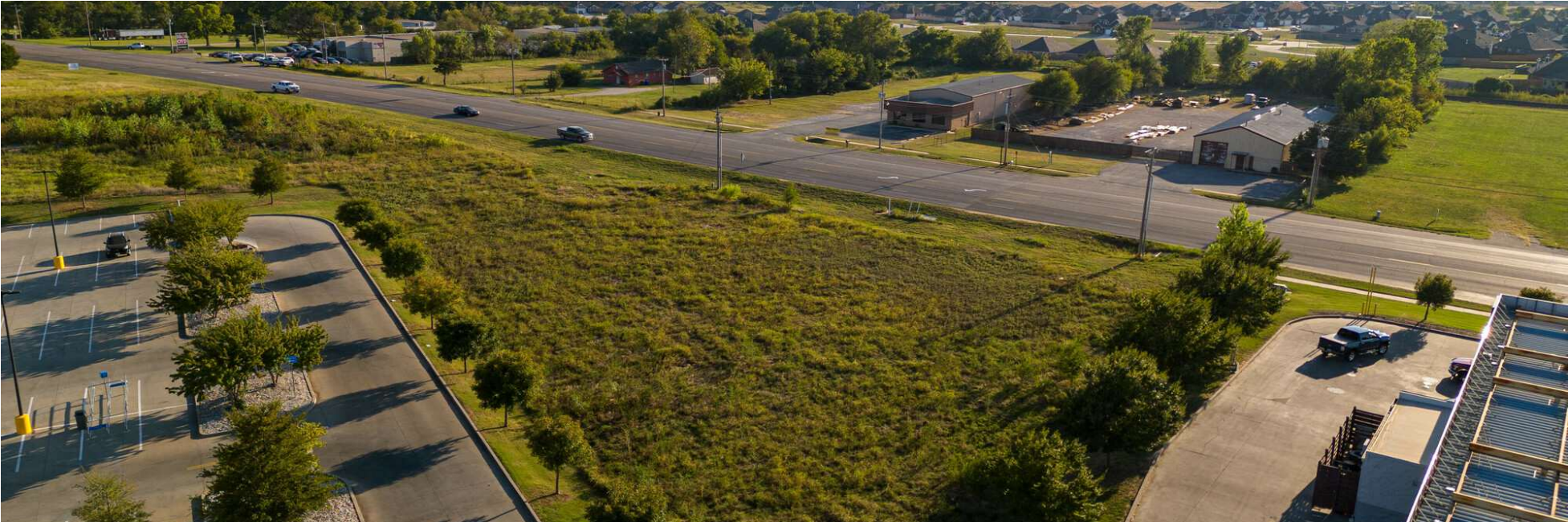
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PROPERTY



INFORMATION

Property Summary



PROPERTY DESCRIPTION

Presenting an exceptional development opportunity on a highly visible site along Highway 77, just minutes south of the University of Oklahoma campus. This prime location at 3743 Classen Blvd offers significant frontage on a major thoroughfare, ensuring high traffic visibility and ease of access for future retail or industrial development.

CUSTOM HEADER

Location: Situated directly on Highway 77, providing direct access to Norman's main retail and commercial corridors.

Proximity: Close to major retailers including Walmart Supercenter, Starbucks, ALDI, Taco Bell, and Buffalo Wild Wings, making it ideal for commercial tenants looking to benefit from high consumer traffic.

Versatility: This site is suitable for a variety of uses, including retail, industrial, or mixed-use developments. It offers ample space to accommodate diverse tenant needs.

University Access: The property is positioned just south of the University of Oklahoma, creating a built-in customer base of students, faculty, and university staff in need of nearby amenities.

OFFERING SUMMARY

Sale Price:	\$890,000
Lot Size:	+/- 1.04 Acres

Zoning: The land is zoned C-2 (General Commercial) providing flexibility for prospective builders to design projects that meet market demands.

Utilities: Essential utilities such as water, electricity, and sewer are readily available, facilitating the construction process.

Property Description



LOCATION DESCRIPTION

Prime Development Opportunity on Highway 77 – 3743 Classen Blvd, Norman, OK

Seize this unique opportunity to develop in one of Norman's rapidly growing areas. The combination of excellent highway frontage, proximity to major retailers, and access to a major university make 3743 Classen Blvd an ideal location for both retail and industrial developers looking to maximize exposure and accessibility.

OVERVIEW HIGHLIGHTS

- +/- 1.04 Acres
- Zoned C-2
- Traffic Counts: +/- 15,000-18,000 AADT (2018 ODOT)
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)

Additional Photos



LOCATION



INFORMATION

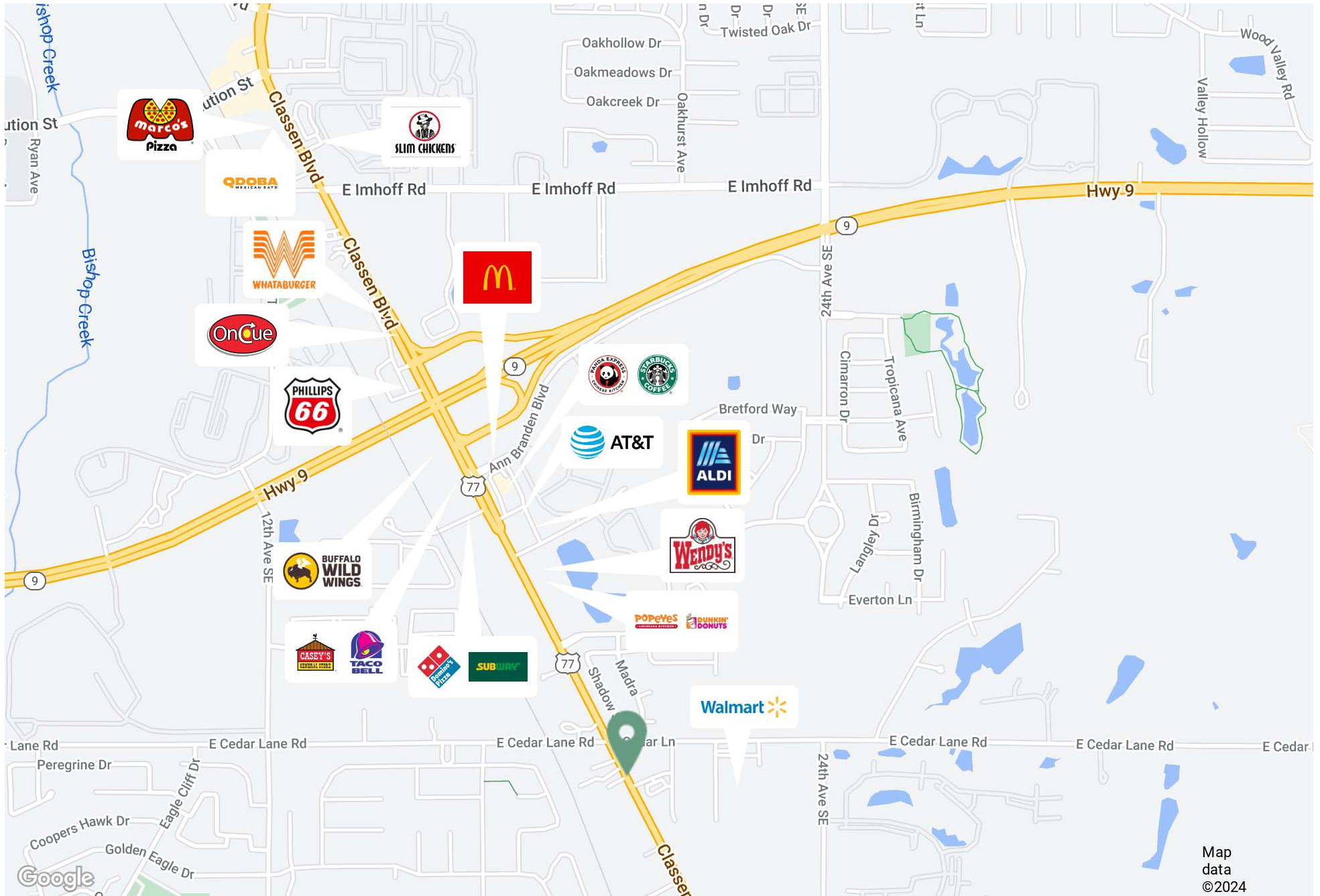
Location Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

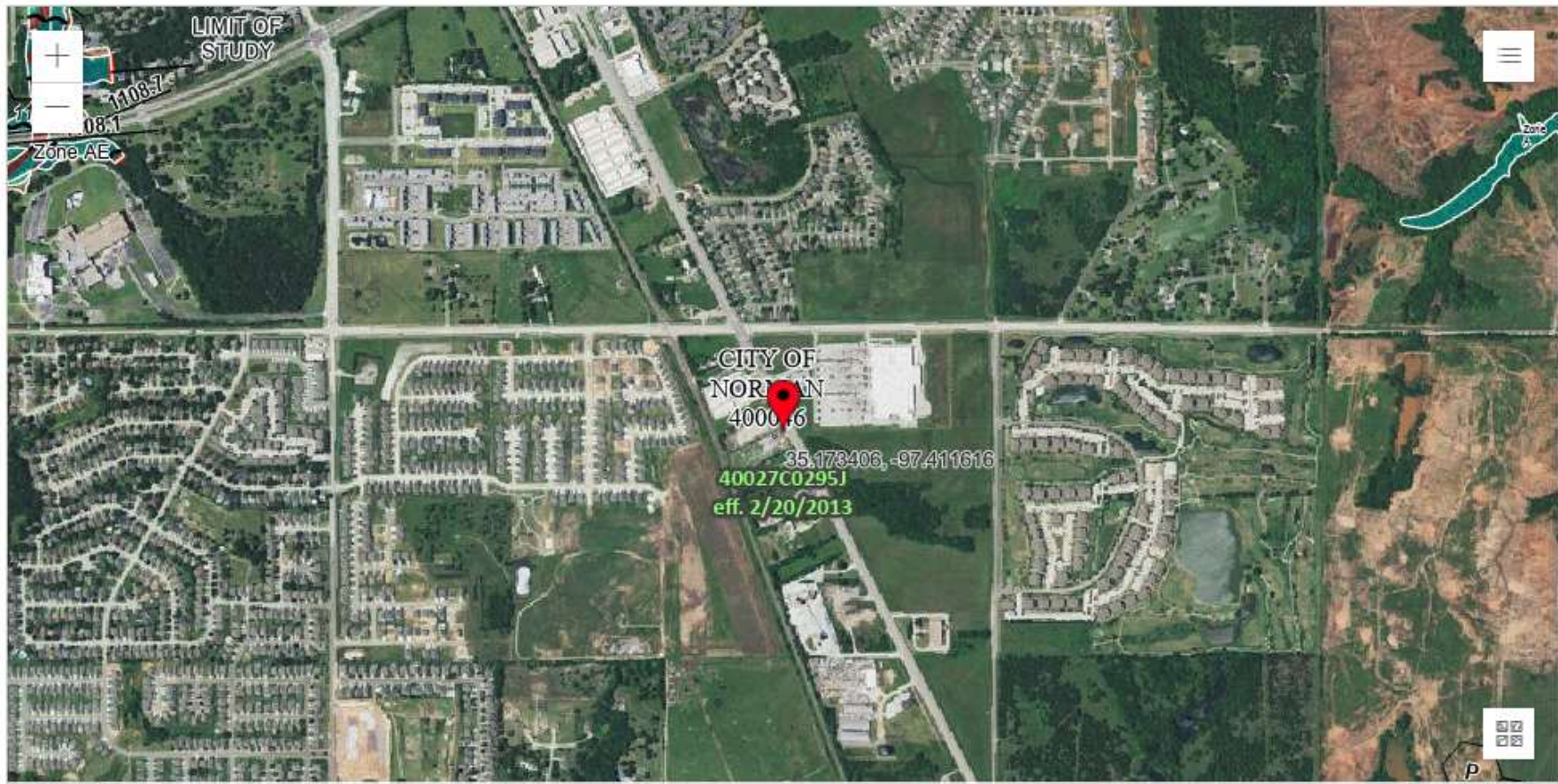
Aerial Map



Map data ©2024

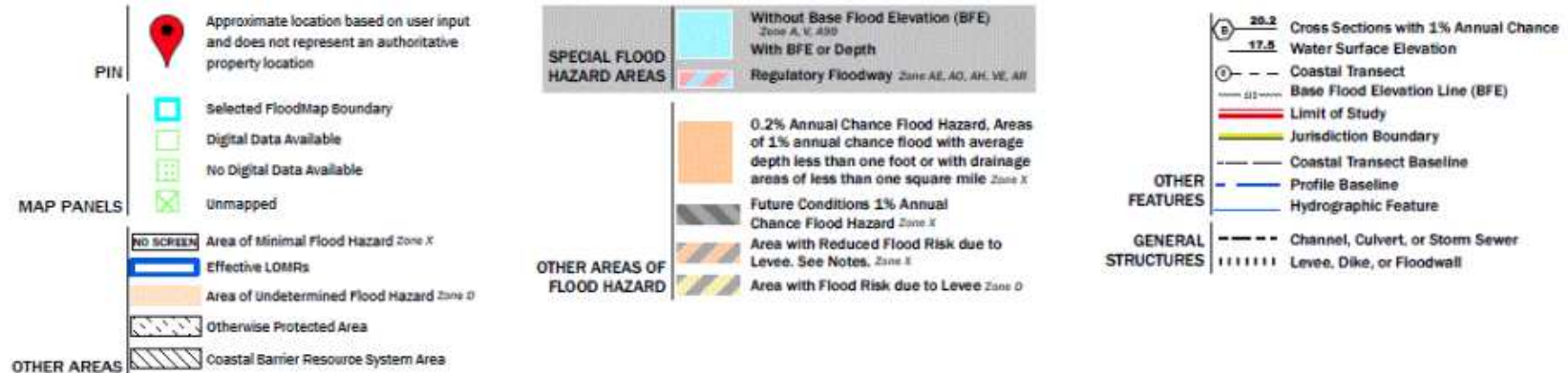
The screenshot displays a web-based zoning map interface. On the left, a vertical toolbar contains icons for information (i), a funnel, a refresh symbol, and a star. The map area shows a street grid with labels for 'E CEDAR LN', 'CLASSEN BLVD', and '24TH AVE SE'. A specific parcel is highlighted in a darker blue, with a white callout box above it containing the text 'ZONECODE: C-2'. A data popup window is open over the map, titled 'C-2: General Commercial'. The popup includes a 'Zoom to' search field and a table with the following data:

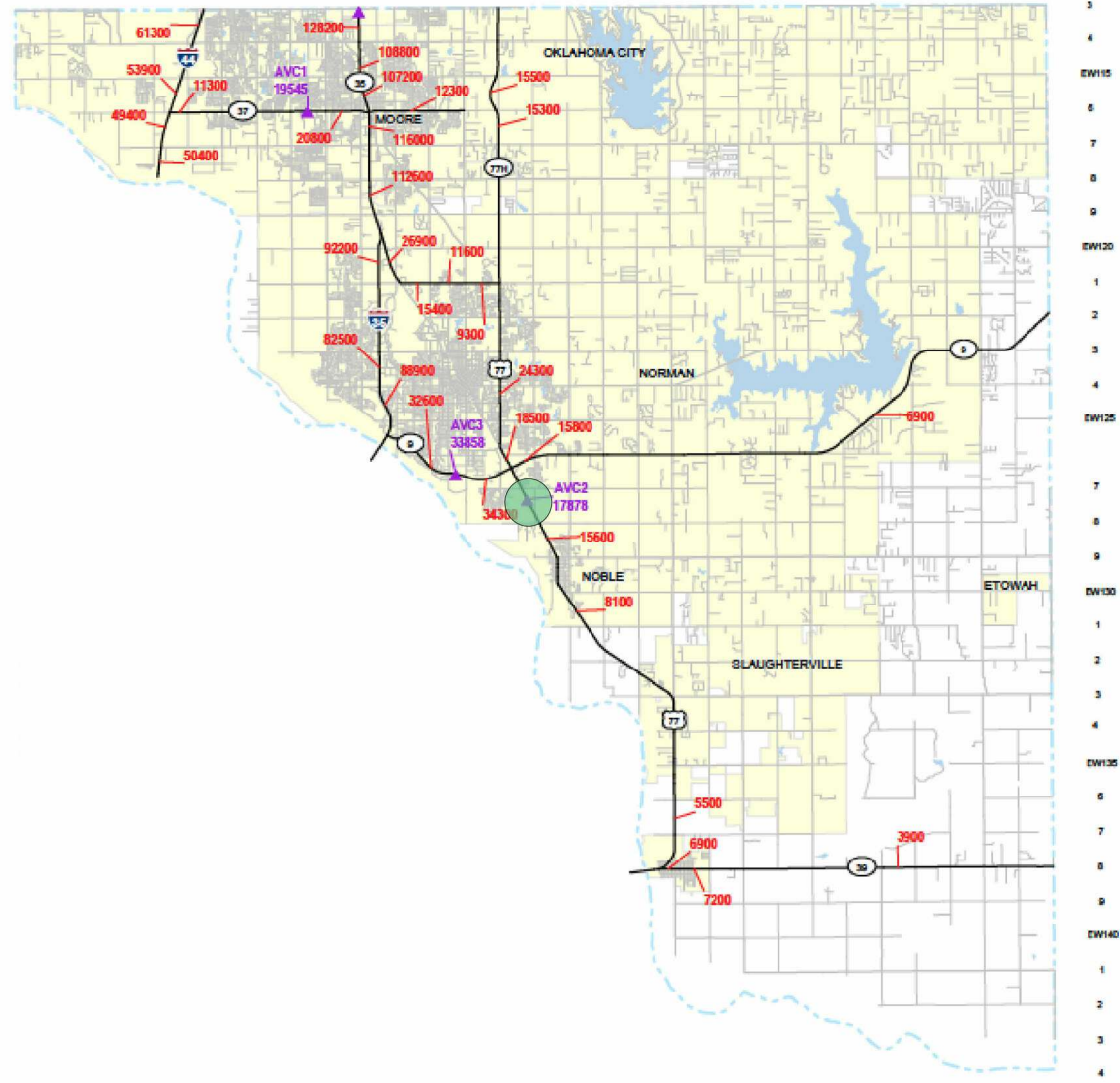
PROPERTY	VALUE
OBJECTID	21411
ZONECODE	C-2: General Commercial
ORDINANCE	1314-50
OVERLAY_ZONE	
ORDINANCE2	
SYMBOL	0
ZONEORD	C-2 1314-50
GlobalID	8f57524c-5f86-45eb-a4c4-714b0e1ecd8f




USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri







OKLAHOMA DEPARTMENT OF TRANSPORTATION
STRATEGIC ASSET & PERFORMANCE MANAGEMENT DIVISION
TRAFFIC MANAGEMENT BRANCH
200 N.E. 21ST STREET
OKLAHOMA CITY, OKLAHOMA 73105



2018
Annual Average Daily Traffic
Oklahoma Highway System
Cleveland County (14)

Count Site Type

- ▲ Continuous
- Short Term
- State Highway System

CONTINUOUS (AVC) - AUTOMATIC VEHICLE CLASSIFICATION WITH RECORDS TRAFFIC VOLUME AND CLASSIFICATION EACH DAY

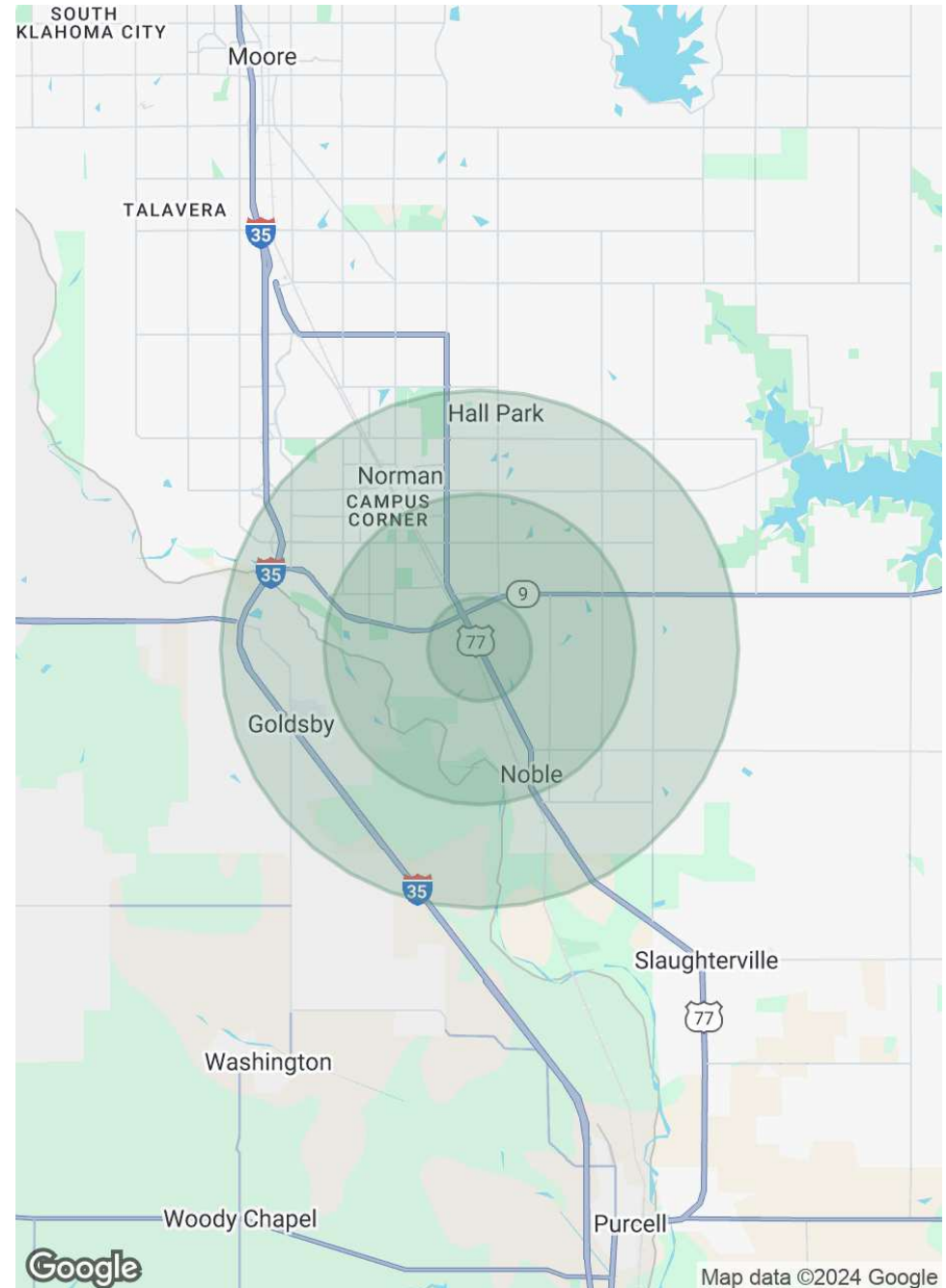
SHORT TERM - ANNUALIZED AVERAGE OF 24 HOUR COUNTS

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,631	51,026	89,380
Average Age	32	32	35
Average Age (Male)	31	31	34
Average Age (Female)	33	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,370	19,061	35,017
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$69,394	\$69,358	\$73,795
Average House Value	\$452,093	\$313,093	\$300,234

Demographics data derived from AlphaMap



Meet the Team



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