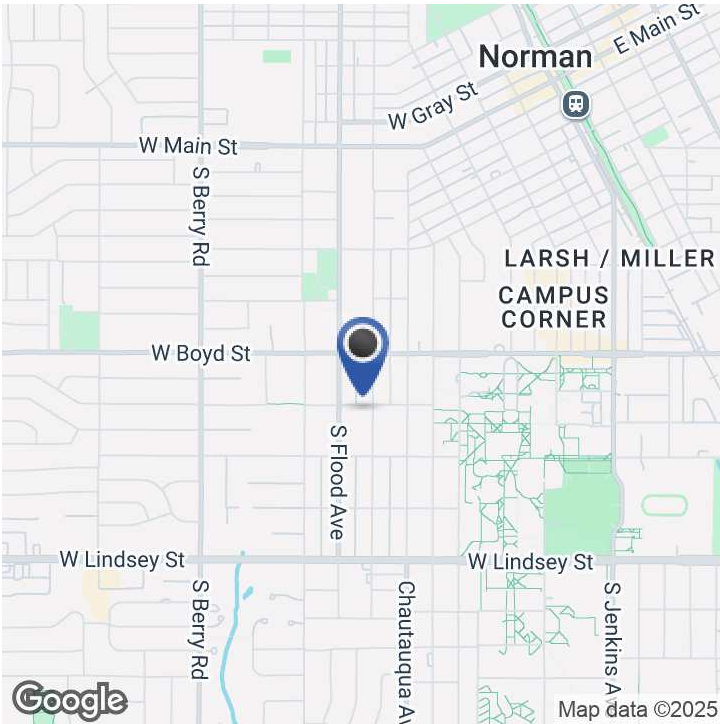


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	10,348 SF
Available SF:	10,348 SF
Lot Size:	27,024 SF
Number of Units:	22
Price / SF:	\$217.43
Year Built:	1930
Renovated:	2020
Zoning:	R-1 (Non Conforming)

PROPERTY OVERVIEW

Situated just off the University of Oklahoma campus, 702 S Lahoma Ave presents a unique opportunity to own a large-scale, purpose-built fraternity house in the heart of Norman. Spanning 10,348 square feet across three stories, the property is currently configured with 22 individual rooms, shared restrooms on each level, a fully finished basement, and a full commercial-grade kitchen ideal for large-scale meal prep and service. Common areas throughout the building offer ample space for gatherings, meetings, and events, while the basement adds versatile space for recreation, storage, or additional programming. The property’s proximity to campus makes it highly walkable and appealing to students, faculty, and Greek organizations alike. With its existing layout and infrastructure, the building is well-positioned for continued use by fraternities or sororities, or for adaptive reuse as group housing, student living, or a private dormitory-style investment.

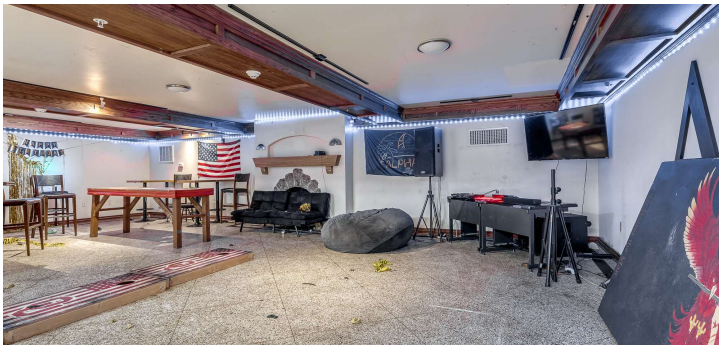
PROPERTY HIGHLIGHTS

- Former Fraternity House with 22 Rooms
- Community Style Restrooms and Showers on each floor
- Finished Basement
- Full Commercial Kitchen
- Walking distance to OU Campus

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ADDITIONAL PHOTOS



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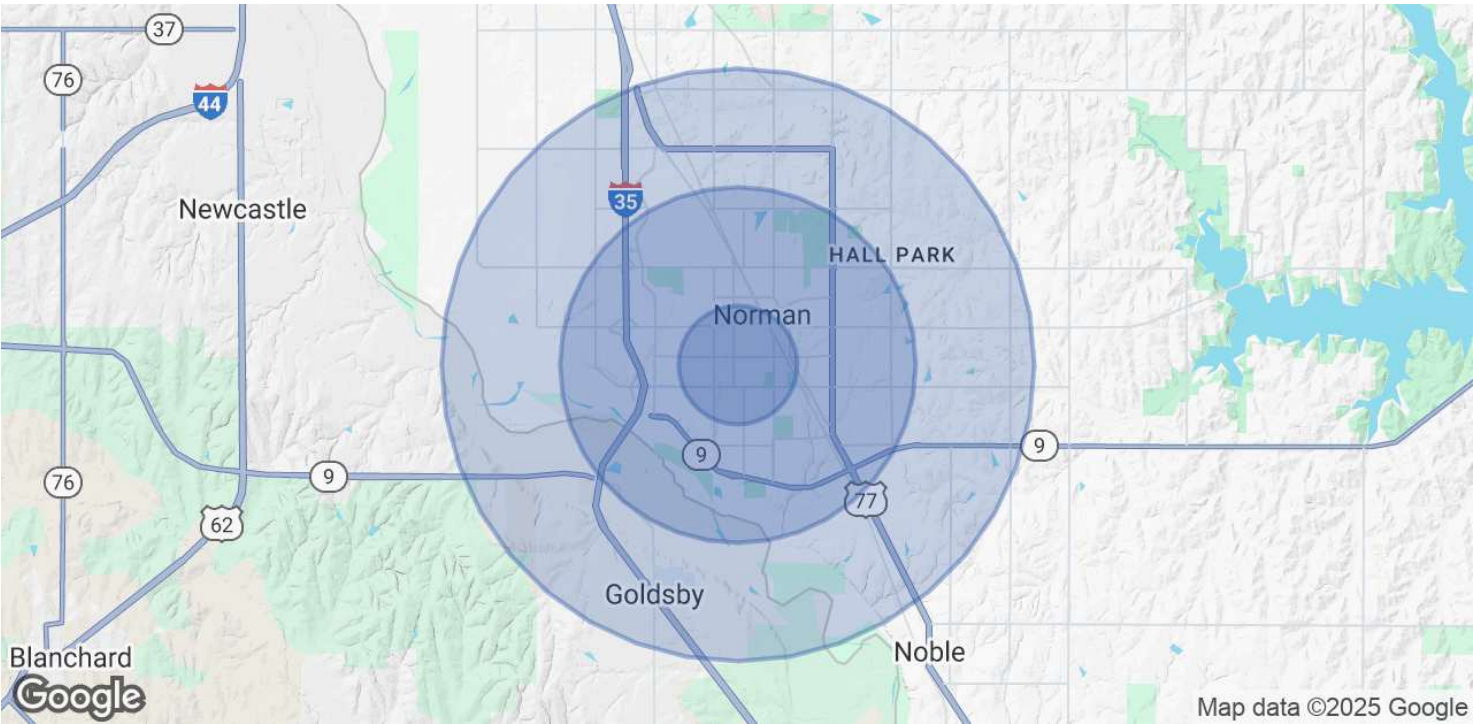
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,309	79,821	120,785
Average Age	30	35	37
Average Age (Male)	30	34	35
Average Age (Female)	30	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,824	31,719	47,929
# of Persons per HH	3.4	2.5	2.5
Average HH Income	\$68,744	\$70,652	\$85,341
Average House Value	\$290,358	\$281,689	\$313,475

Demographics data derived from AlphaMap

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