

A RETAIL LEASE OPPORTUNITY

329 WHITE STREET

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

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ER Equity
Commercial
Realty
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SINCE 1981



OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: \$27.00/SF NNN

CAM: \$175.00/mo.

Insurance: \$214.27/mo.

Taxes: \$152.08/mo.

Renovated: 2023

Zoning: C-3 Commercial

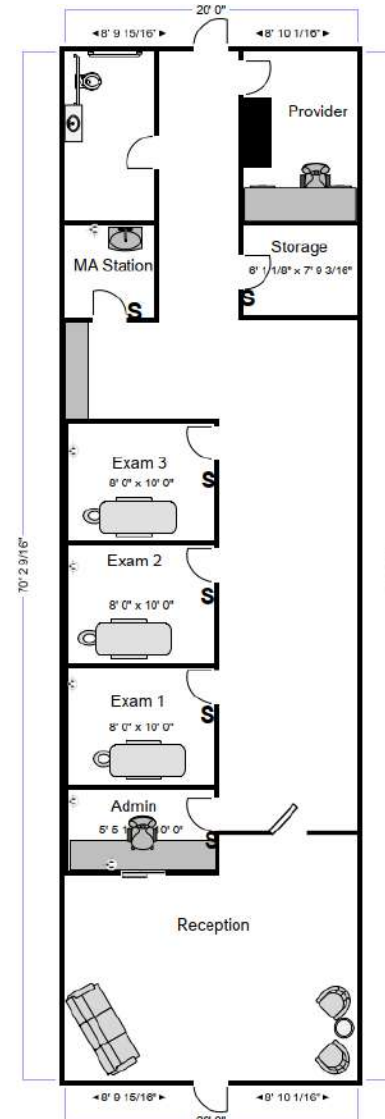
PROPERTY HIGHLIGHTS

- Available July 2026
- Great Visibility on the University of Oklahoma's Historic Campus Corner
- Frontage on White Street | Formerly Diversity Family Health Medical Clinic
- Located West of Buchanan Ave, East of S University Blvd, and 1 Block North of Boyd St
- Parking Available in Adjacent Lot at White St & Asp Ave - Renovated 2022
- Near the Brand New NOUN Hotel - a Four-Story Boutique Hotel Located on S University Blvd (pg. 7)
- Campus Corner includes National and Regional Tenants (map on pg. 8)
- Judy J. Hatfield, Broker / Owner

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ECONOMIC IMPACT

JOBS IMPACT:

Construction: Total Employment Impact: 242 jobs

- Construction of the hotel generates 156 jobs directly employed on site.
- Purchases from supplier industries produce an additional 86 jobs.
- As a result of new spending by workers both directly and indirectly employed, an additional 55.4 jobs are generated.

Construction: Labor Income Impact: \$12.34 million

- \$8.06 million in labor income is generated for workers employed at the site.
- An additional \$1.91 million is associated with supplier industries, plus an additional increase of \$2.37 million occurs in supportive industries.

Hotel Operations: Total Employment Impact: 112.6 jobs

- Hotel operations are expected to generate 73 jobs for people directly employed at the site.
- An additional 18.6 jobs with supplier industries; and additional spending by workers generates an additional 20.9 jobs

Hotel Operations: Total Labor Income advances: \$4.64 million

- Including Labor incomes for those directly employed in hotel operations total \$2.79 million annually

LOCAL TAX REVENUE IMPACT:

Construction: Sales Tax \$892,400

Operations: Sales and Room Tax \$582,000 Annually

- \$370,000 from sales tax receipts
- \$212,000 from the 5% room tax
 - \$106,000 to NCVB; \$53,000 to Norman Arts Council; \$53,000 to Parks (ANNUALLY)

Operations: Property Tax \$296,000 Annually

Present Value of Additional Tax Revenues \$17.2 million



The NOUN Hotel

542 and 534 South University Boulevard



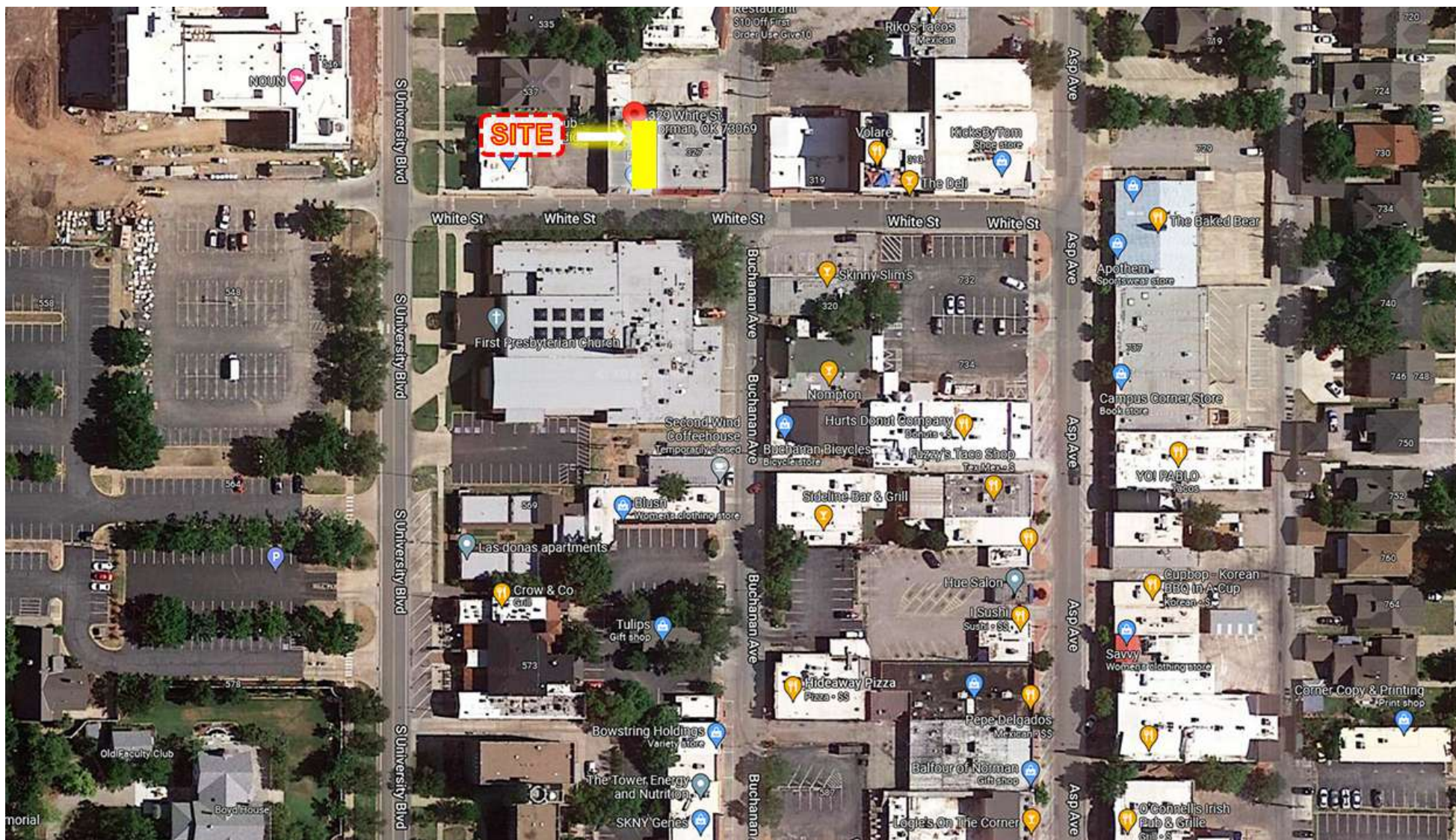
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