

PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE

SE Corner of Hwy 9 & 36th Ave, Norman, OK 73026



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

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LOCATION:

SE Corner of Hwy-9 & 36th Ave SE
Norman, Oklahoma 73026

SIZE:

±7.41 Acres

PROPERTY HIGHLIGHTS:

- » Lighted, Hard Corner off of Hwy-9 & 36th Ave SE
- » Growing Residential development surrounding the intersection
- » Located (2) Miles East of the Target / Big Box Development off of Hwy-77
- » Utilities are located on the NE Corner of the Intersection

ASKING PRICE:

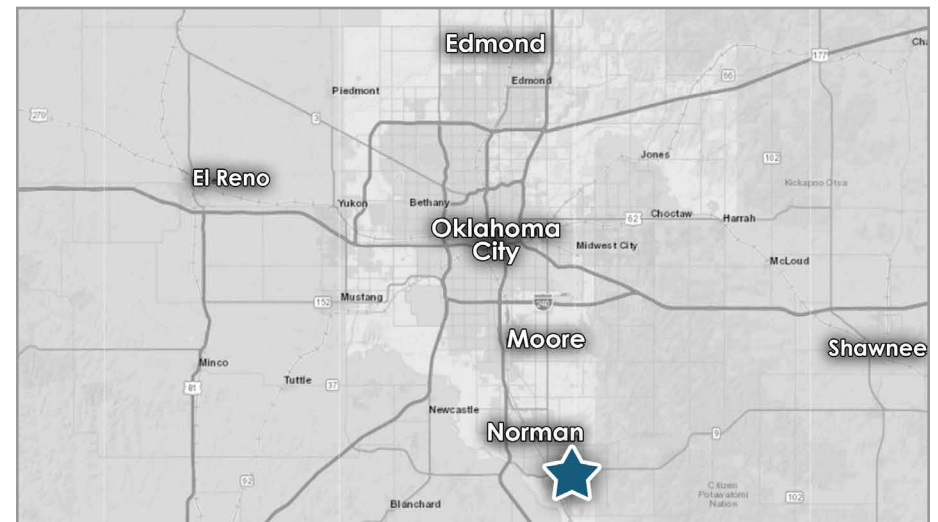
\$1,100,000

TRAFFIC COUNTS:

Hwy-9 : 20,200 VPD('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	3,265	40,888	91,417
2030 Population	3,371	41,899	93,701
Avg. HH Income	\$106,301	\$73,869	\$79,129



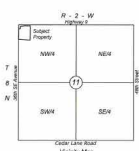
ATTRACTIONS:



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ALTA/NSPS LAND TITLE SURVEY



SCISSORT
LAND SURVEY
3528 West Fox
Newcastle, OK 73104
Office (405) 387-
G.A. 7471

TITLE COMMITMENT

Commitment No.: 2510103
Effective Date: December 17th at 7:30AM
Stewart Title of Oklahoma, Inc.
1620 SW 122nd Street, Ste 100,
Oklahoma City, OK 73170
Phone: (580) 220-2950

Date Ordered: 02/11/2025
Survey Ordered By: Moazzam Rafique
ETM Investments LLC
800 Siena Springs Dr, Norman, OK 73071
Phone: (405) 659-7035

TITLE DESCRIPTION

A tract of land in the Northwest Quarter (NW1/4) of Section Eleven (11), Township Eight (8) North, Range Two (2) West of the Indian Meridian Cleveland County, Oklahoma, being more particularly described as:
Commencing at the Northwest Corner of said NW1/4;
Thence South 00°14'24" East a distance of 181.91 feet to the Point of Beginning;
Thence North 89°45'30" East a distance of 178.00 feet to a point on the Southerly Right-of-Way line of Highway No. 9;
Thence North 00°10'01" East along said Southerly Right-of-Way line a distance of 100.00 feet;
Thence North 78°15'22" East along said Southerly Right-of-Way line a distance of 176.47 feet;
Thence North 89°44'50" East along Southerly Right-of-Way line a distance of 100.00 feet to the Point of Beginning;
Thence North 00°26'46" West a distance of 65.29 feet;
Thence North 85°34'43" West a distance of 523.08 feet to a point on the West line of Section 11;
Thence West along said West line of Section 11 a distance of 88.02 feet to the Point of Beginning.

With a physical Address of:
3606 E State Highway 9, Norman, OK 73026
Tax ID: 169678

NOTES CORRESPONDING TO SCHEDULE "B-II"

PA-Priorities & Effects. **DNA**-Does not exist. **BL**-Blindspot. **AAS**-Effects as Stated

5. **Stakeholder** **Section** **State** **Order** **Resolutions** **in** **favor** **of** **the** **State** **of** **Oklahoma**, **where** **applicable**. **PA**

6. **Repair** **or** **water** **rights**, **claims**, **or** **title** **to** **water** **whether** **or** **not** **shown** **by** **the** **public** **records**. **AAS**

7. **Highway** **Easement** **in** **favor** **of** **the** **State** **Oklahoma** **recorded** **at** **book** **389**, **page** **340**. **PA**

8. **Easement** **in** **favor** **of** **Oklahoma** **Gas** **&** **Electric** **Company** **recorded** **at** **book** **389**, **page** **341**. **DNA**

9. **Easement** **in** **favor** **of** **Oklahoma** **Gas** **&** **Electric** **Company** **recorded** **at** **book** **357**, **page** **367**. **DNA**

10. **Amended** **Rules** **and** **Regulations** **of** **the** **Central** **Oklahoma** **Master** **Servitude** **District** **recorded** **at** **book** **1897**, **page** **303**, **at** **book** **1896**, **page** **29** **and** **at** **book** **5873**, **page** **1449** **entry** **97**. **BL**

11. **Consent** **and** **assent** **forth** **in** **the** **Final** **Consent** **and** **Assent** **Agreement** **recorded** **at** **book** **3943**, **page** **1456**. **PA**

12. **Right** **of** **Ways** **Agreement** **in** **favor** **of** **Campus** **Production** **Company** **recorded** **at** **book** **4968**, **page** **1478**. **DNA**

SURVEYORS NOTES

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors November 1, 2000
2. The survey correctly shows the location of buildings, structures and other improvements situated on the subject property.
3. Except as shown, there are no encroachments onto adjoining properties, streets or other improvements, or other improvements, and no encroachments onto said property by buildings, structures or other improvements situated on adjoining properties;
4. The subject property is located within an area having a Zone Designation, Zone A and X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40072C0285H, with an Effective Date of 10/1/84 for the Flood Insurance Number 4004H in the City of Norman, Cleveland County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.

SURVEYOR'S CERTIFICATE

To ETM Investments LLC, Stewart Title of Oklahoma, Inc., Moazzam Rafique and Ashben Amiri

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on February 26th, 2025.



James L. Buckley

James I. Burdick, PL S 1582



Project No. 25017
03/06/2025

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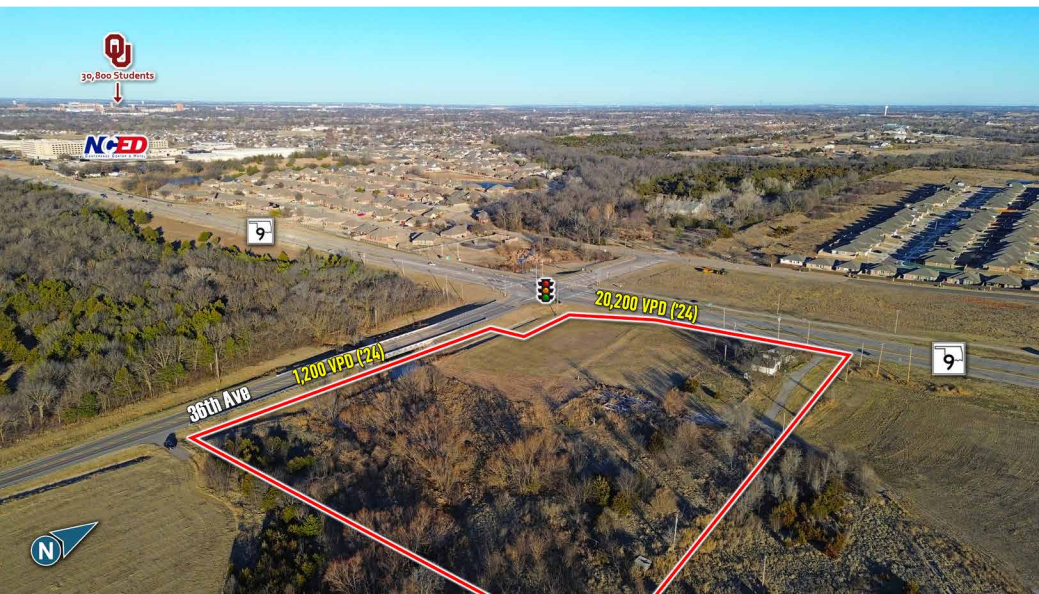
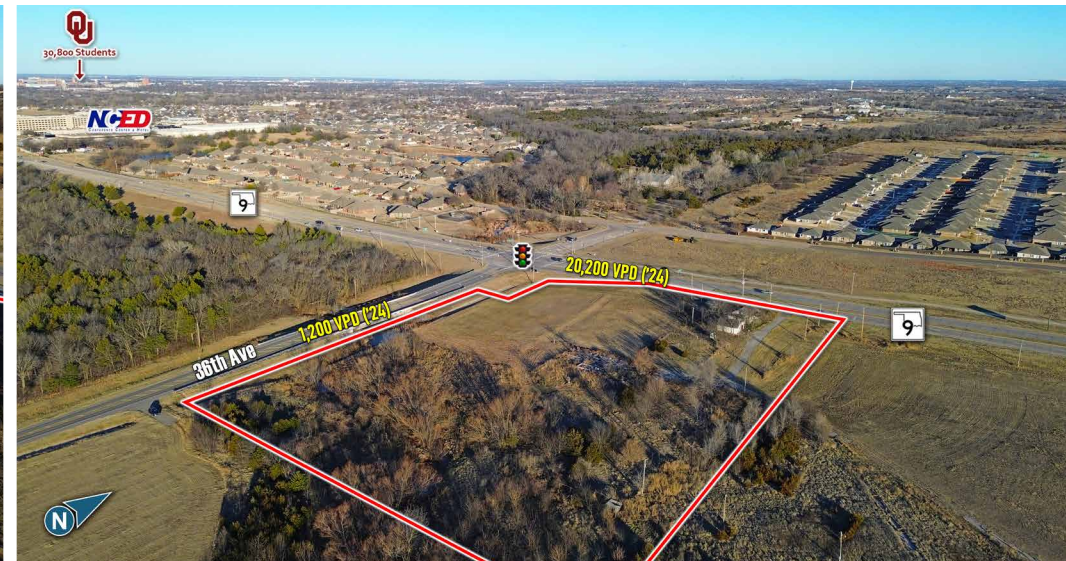
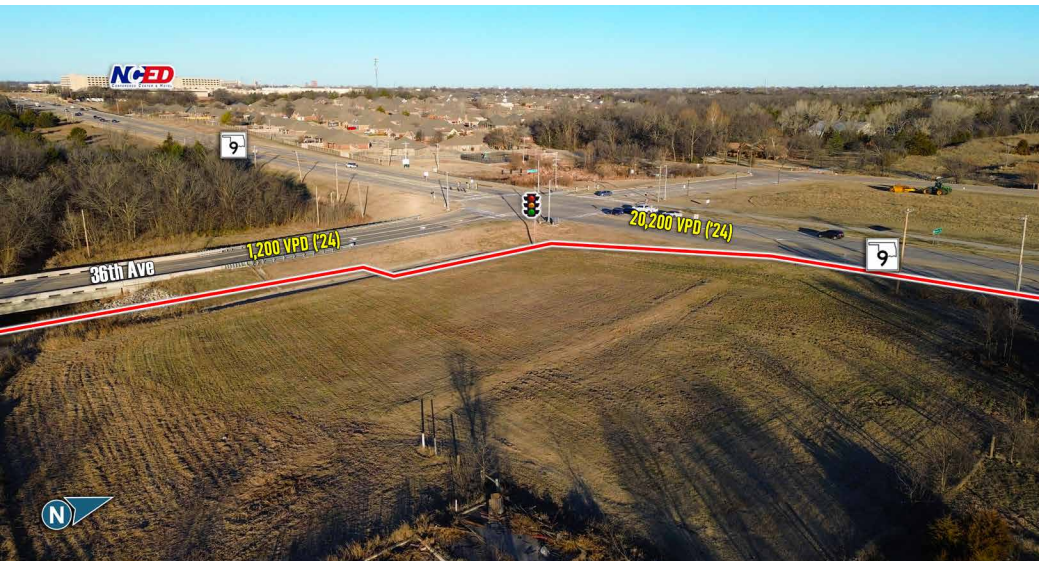
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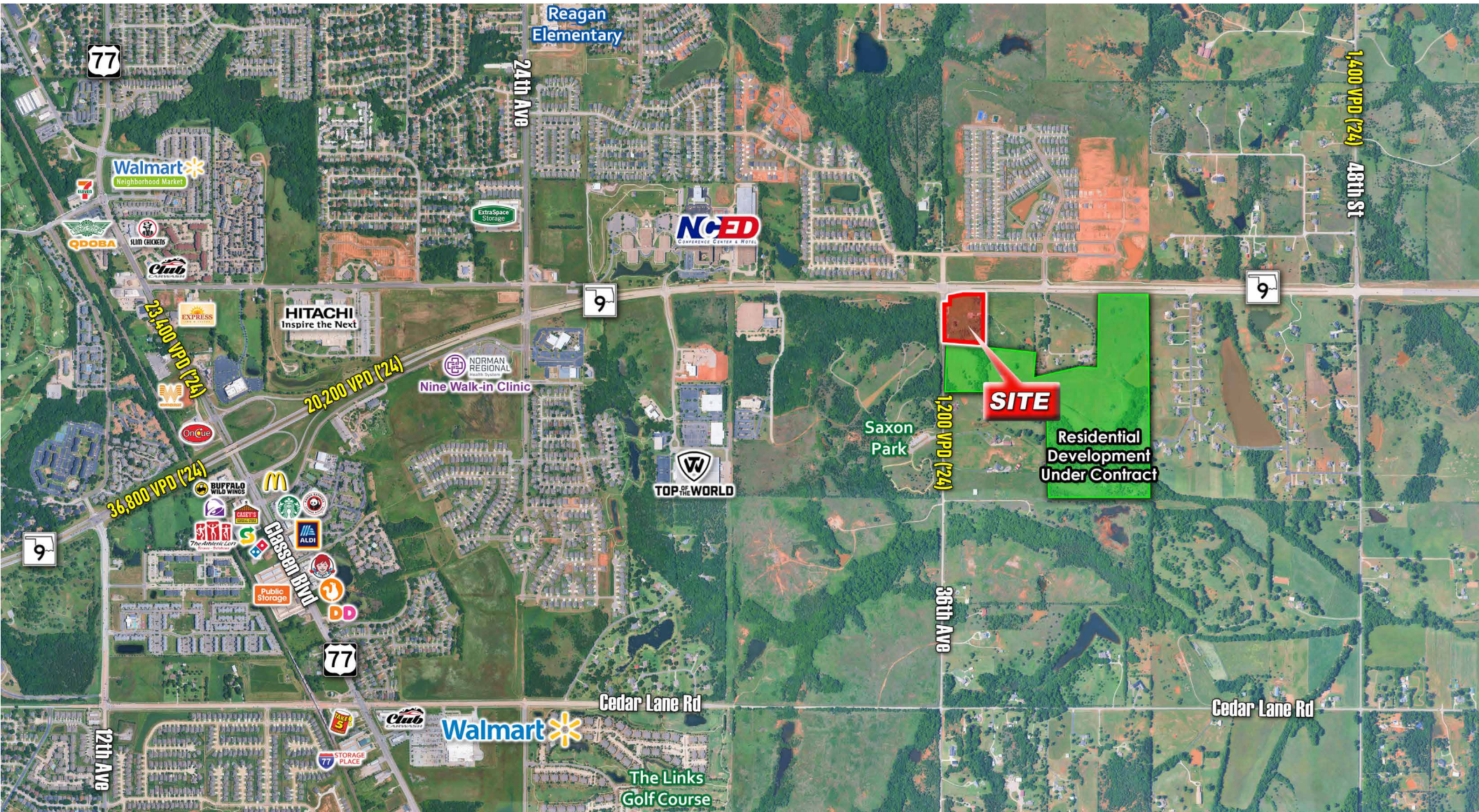
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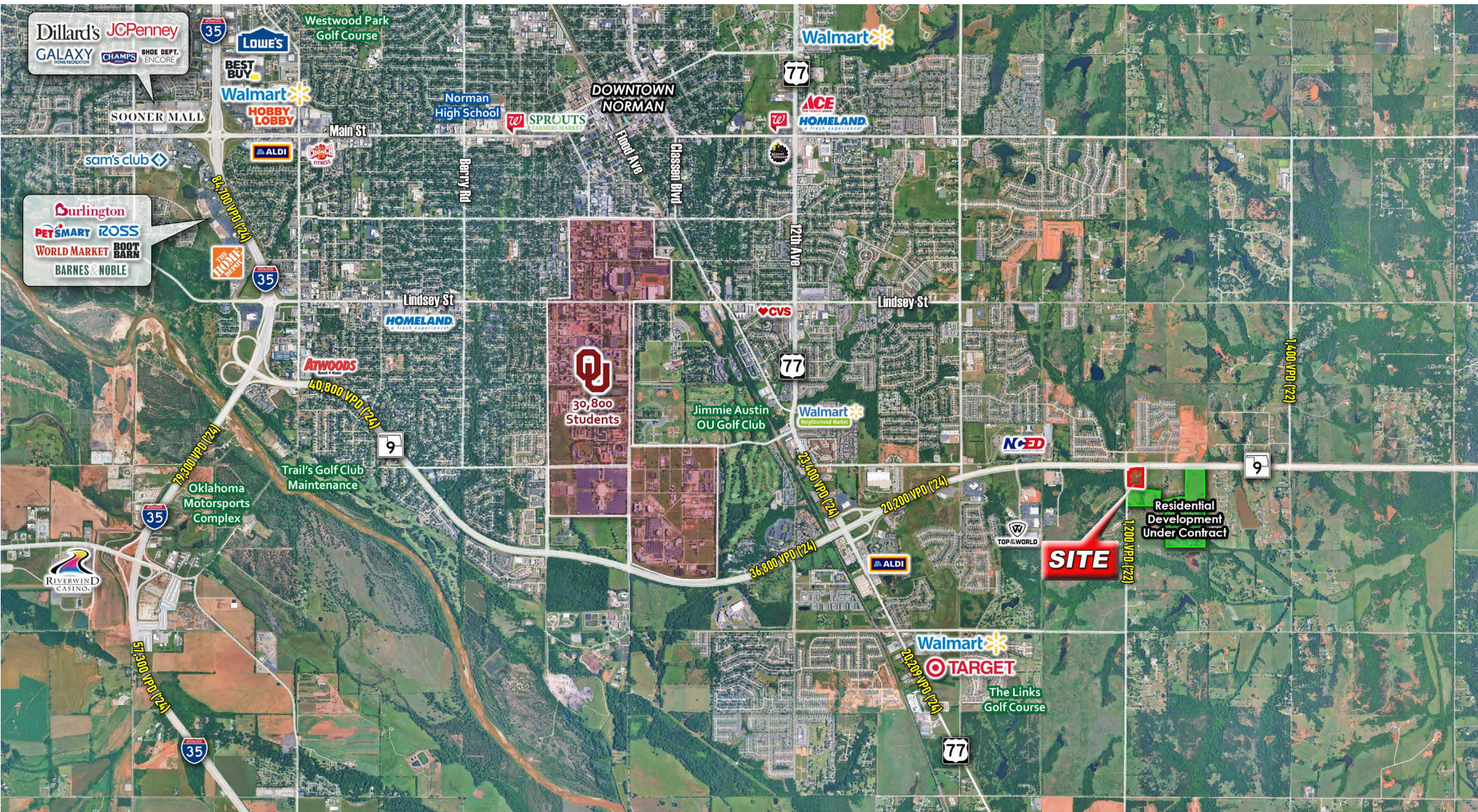
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