



Location:

Southeast Corner of Classen Rd & Imhoff Rd

Property Highlights:

- 1.91 Acres Available
- +/-255' frontage on Classen Rd
- +/-433' frontage on Imhoff Rd
- Excellent visibility and easy access
- Located just minutes from University of Oklahoma (OU) with 31,702 students enrolled (Fall 2018)
- Just north of Hwy 9 with easy access to I-35
- Nearby traffic generators include OU, Marriott Conference Center at NCED, Hitachi, Austin OU Golf Club, Walmart, CVS and many more
- Sale Price: \$1,400,000

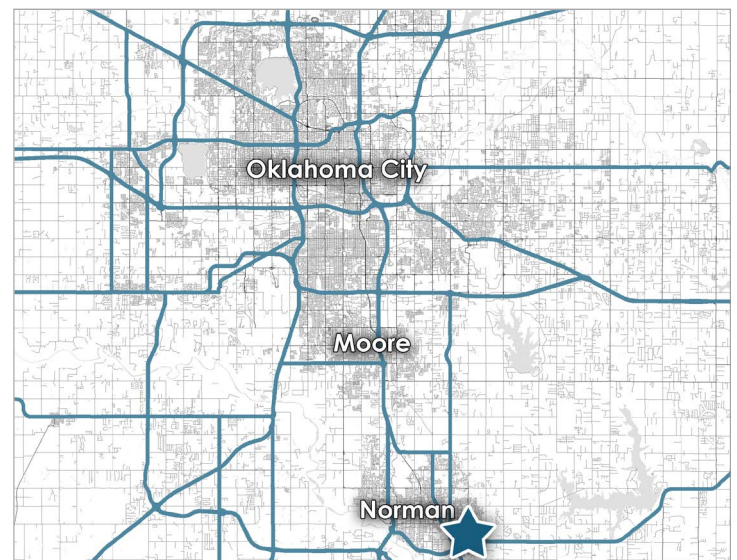
Traffic Counts:

Classen Rd (north of Imhoff): 22,344 VPD ('17)

Classen Rd (south of Imhoff): 21,067 VPD ('17)

Demographics:

	1 Mile	3 Miles	5 Miles
2019 Population	8,983	61,566	112,041
Avg. HH Income	\$79,515	\$60,764	\$71,925
Daytime Population	6,023	64,529	115,839



For More Information:

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

PLAINS

Commercial Real Estate

FOR SALE | HARD CORNER PAD SITE
1300 E. Imhoff, Norman, OK 73072

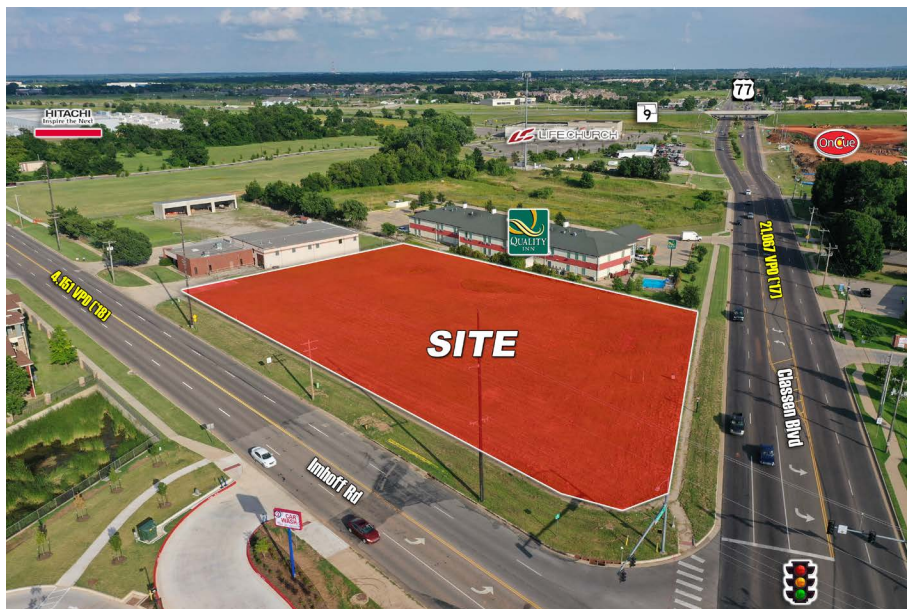
Facing Northwest



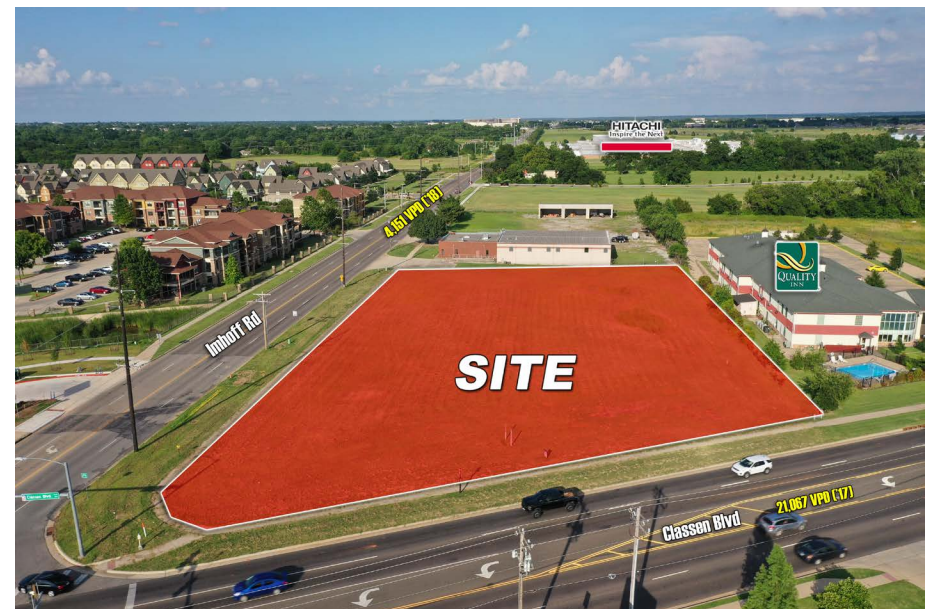
Facing Southeast



Facing Southwest



Facing West



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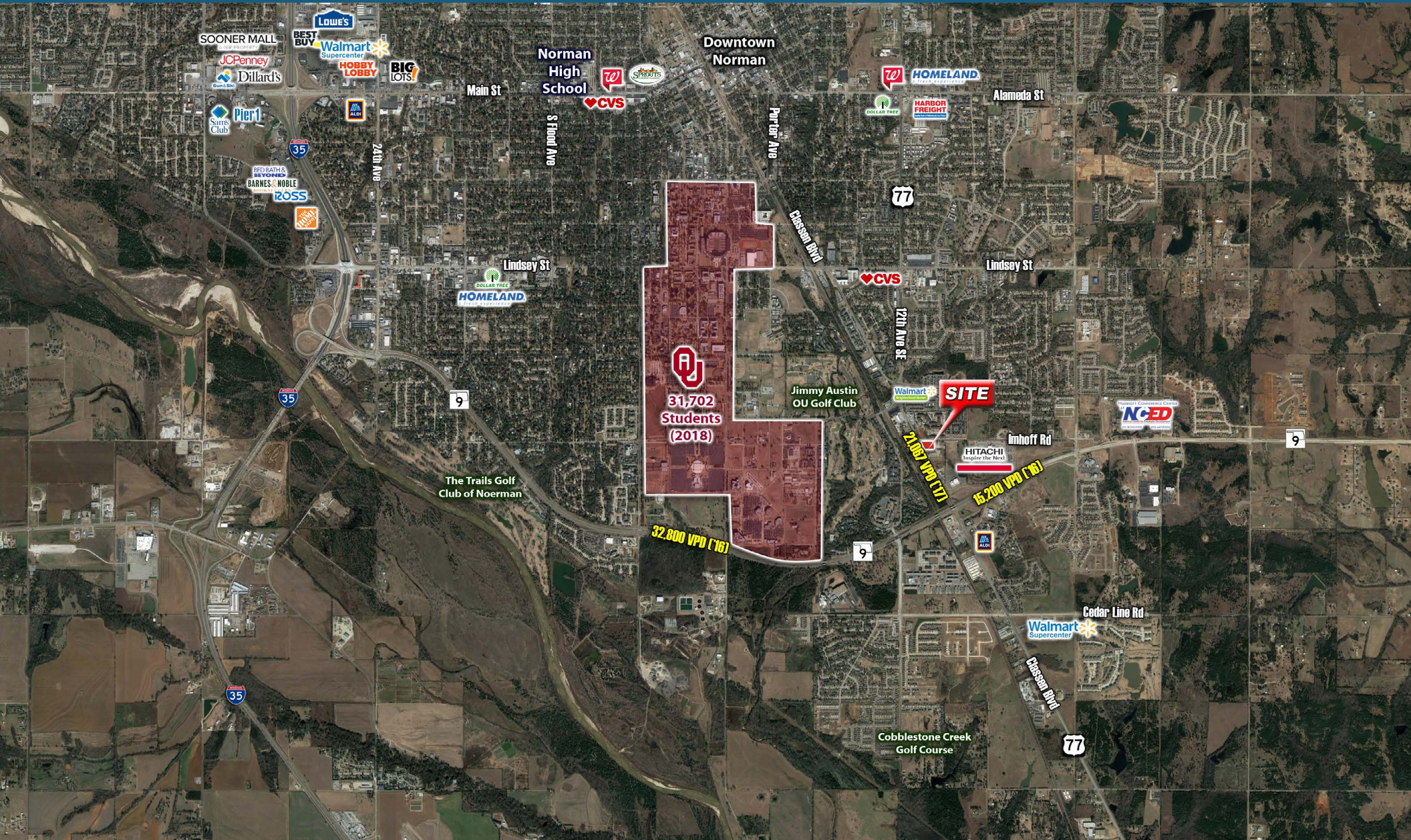


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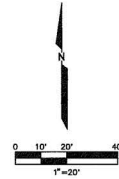
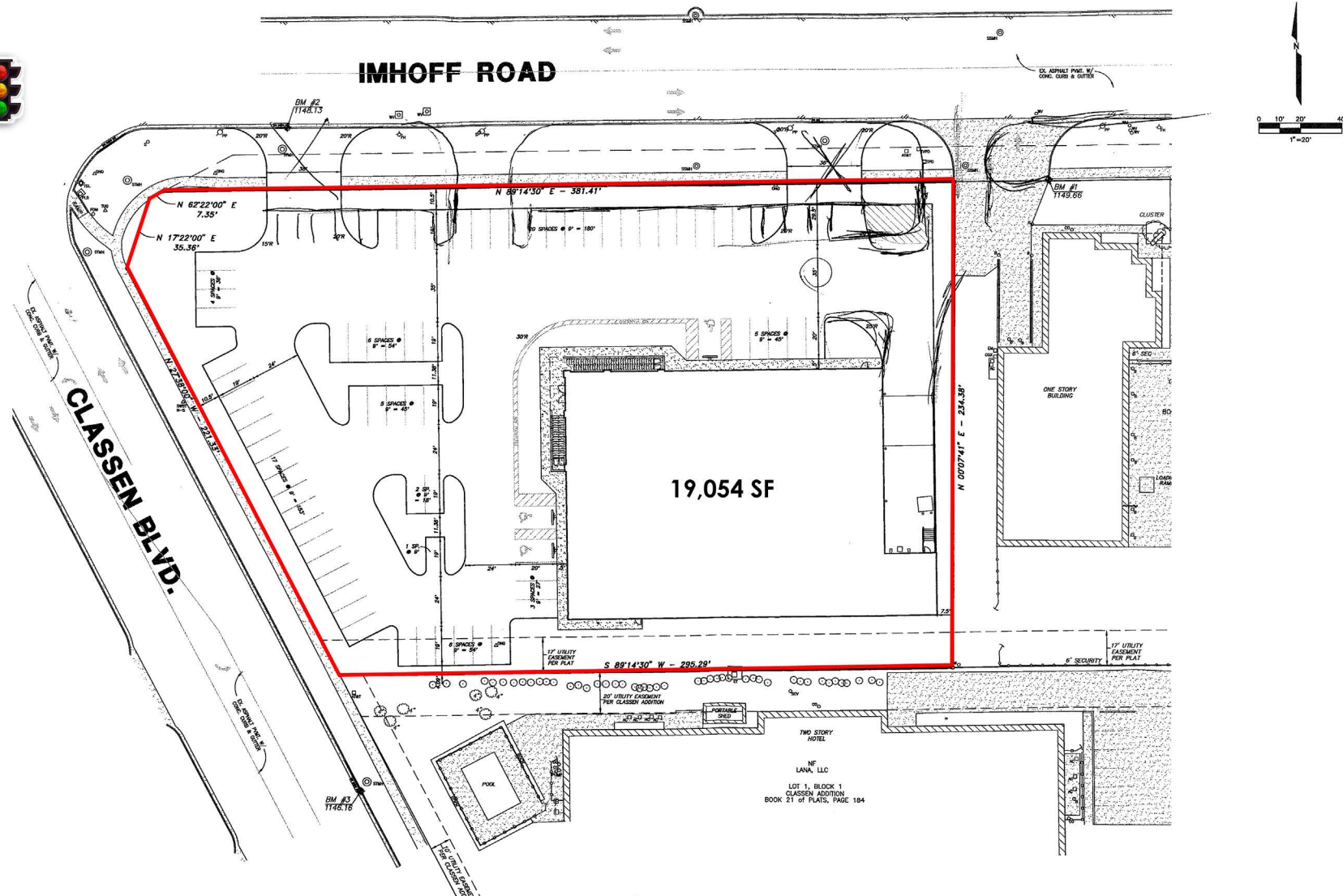
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Proposed Site Plan



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