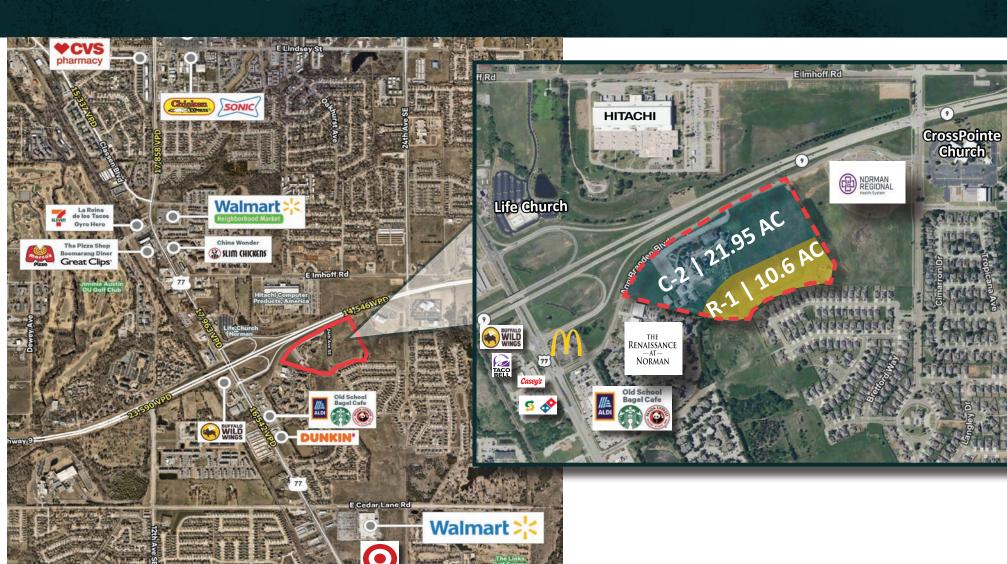




STRATEGIC LOCATION FLEXIBLE ZONING EXPLOSIVE GROWTH CORRIDOR

ASKING PRICE \$6,700,000



32.55 ACRES ALONG HIGHWAY 9

Located along Highway 9 between Classen Blvd and 24th Ave SE, this high-visibility site offers unmatched access to the University of Oklahoma and is positioned near the rapidly expanding residential communities of Southeast Norman. With a mix of commercial and residential zoning, the property is ideally suited for mixed-use, retail, medical, or housing redevelopment.

Property Highlights:

- Prime location along Highway 9 with excellent visibility and access to I-35
- Zoned for growth with 32.55 acres designated for future commercial and residential use.
- · All Utilities Available
- Surrounded by demand drivers like OU, Norman Regional, USPS National Center for Employee Development, Hitachi, and other major employers.





WITHIN THREE MILES

60,077

TRAFFIC COUNTS

HIGHWAY 9: 32,900 VPD

CLASSEN BLVD: 28,480 VPD





FOR ADDITIONAL INFORMATION PLEASE CONTACT:

STUART GRAHAM

Senior Vice President - Director +1 405 607 6027 stuart.graham@cbre.com

LOGAN SADLER

Associate +1 405 607 6361 logan.sadler@cbre.com

MARKINMAN

Senior Vice President +1 405 503 7727 mark.inman@cbre.com



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