

FOR SALE

PRIME REDEVELOPMENT OPPORTUNITY IN NORMAN, OK

CBRE



CLASSEN BLVD - 28,480 VPD

32.55 ACRES  
DEVELOPMENT  
TRACT

THE  
RENAISSANCE  
AT  
NORMAN

HIGHWAY 9 - 32,900 VPD

# 32.55 Acres Retail/Residential Land

1800 & 1900 ANN BRANDEN BLVD, NORMAN, OK 73071



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  
POPULATION

## TRAFFIC COUNTS

HIGHWAY 9: 32,900 VPD

CLASSEN BLVD: 28,480 VPD





USPS National Center for  
Employee Development

CrossPointe  
Church



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DEVELOPMENT  
TRACT**

HITACHI

**HIGHWAY 9 - 32,900 VPD**

# 32.55 Acres Retail Land

1800 & 1900 ANN BRANDEN BLVD, NORMAN, OK

THE  
RENAISSANCE  
—AT—  
NORMAN

## FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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**CBRE**

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