

A MULTIFAMILY DEVELOPMENT OPPORTUNITY

7.67 ACRES

2420-2536 CLASSEN BLVD, NORMAN, OK 73071





OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	7.67 Acres
Taxes (2023):	\$9,447
Zoning:	C-2 (Commercial)
Flood Zone:	No (zone X)
Traffic Counts (Vehicles/Day):	
Classen Blvd:	28,470
12th Ave SE:	25,433
HWY 9:	32,900
I-35:	111,000

PROPERTY HIGHLIGHTS

- 7.67 Acres of Prime Development Land Neighboring the University of Oklahoma (28,000+ Students, Fall 2023)
- Excellent Visibility and Quality Extended Frontage on Classen Blvd | Just North of HWY 9 with Easy Access to I-35
- Located in a Thriving Norman Community with Significant Economic Impact and Growth Expected with OU's Move to the SEC in 2024
- The City of Norman is Expected to Grow to an Estimated 150,000+ Residents by 2030
- The University expects a Significant Student Enrollment Increase in the Coming Years (20% - 30% Increase Annually)
- Site is just North of E Constitution Street | West Boundary - Jimmy Austin OU Golf Club, East Boundary - Classen Blvd
- Surrounding Tenants Include: The University of Oklahoma Campus, 7-Eleven, Walmart, Jimmy Austin OU Golf Club, OU's Research Campus, National Weather Center, and more.

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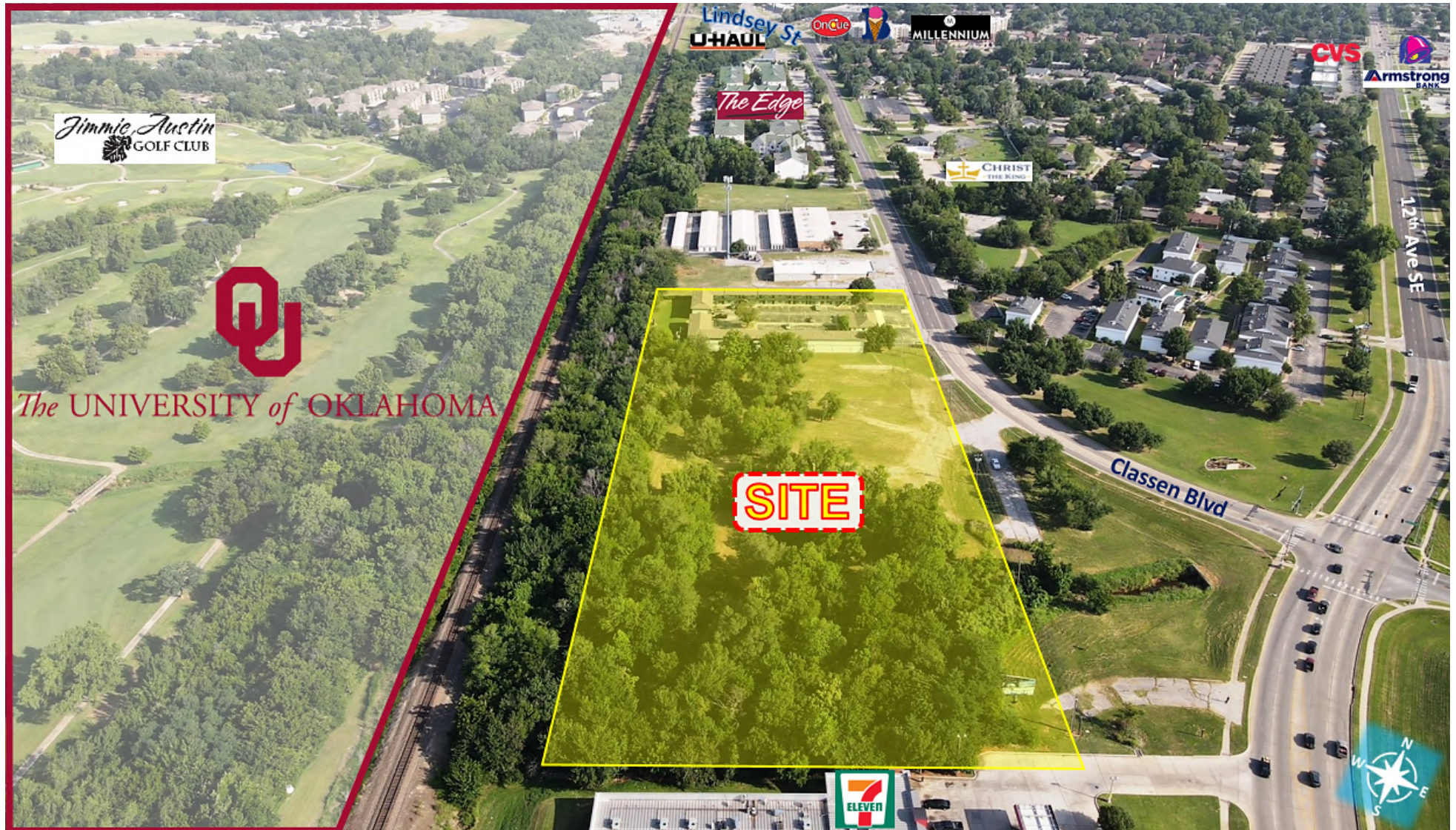
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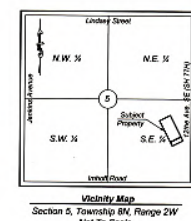
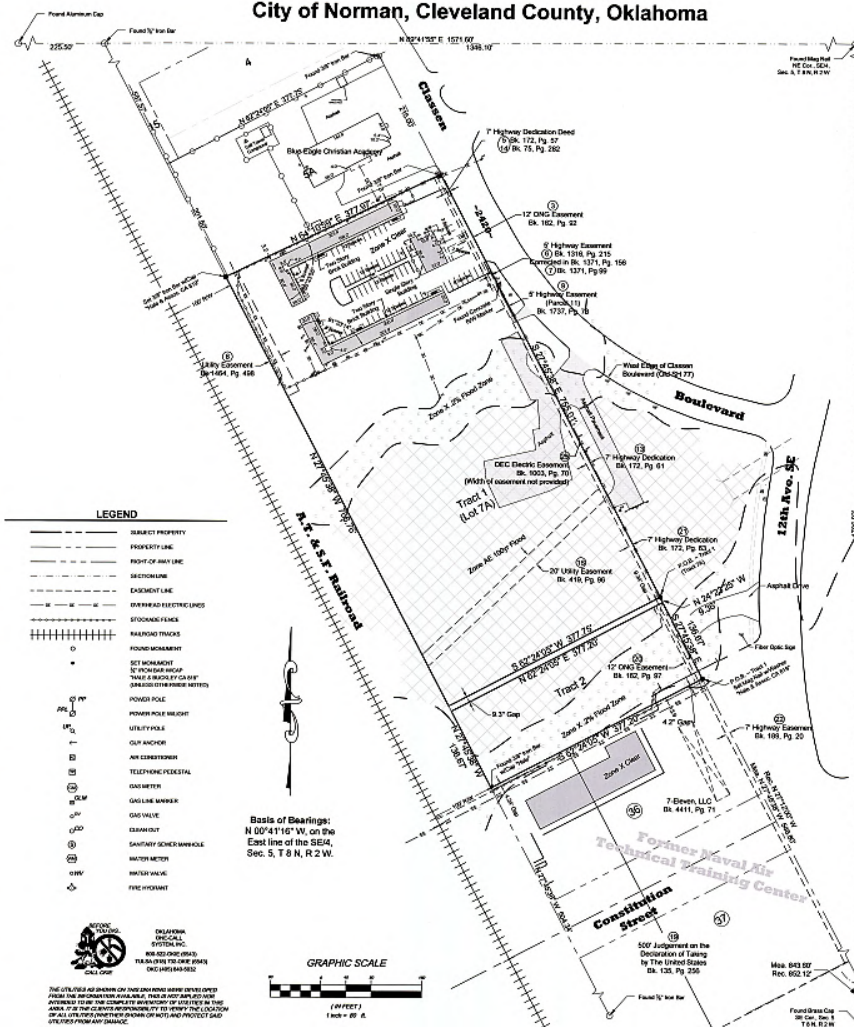
SURVEYOR'S NOTES

- The survey correctly shows the location of buildings, structures and other improvements situated on the subject property.
- Except as shown, there are no encroachments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encroachments onto road property by buildings, structures or other improvements situated on adjoining properties.
- The subject property is located within an area having a Zone Designation, Zone X-Clear, ZONE X, which is an area of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and area protected by leveas from 1% annual chance of flood and in Zone AE-100 year flood, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48027C0285 H, with an Effective Date of September 28, 2008, for Community Number 40000 in the City of Norman, Cleveland County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.
- The subject property has direct physical access to Classen Boulevard (SH 77), a public street or highway.
- 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 May 17, 2010.
- The Title Commitment referenced was provided for the ALTA Survey that was originally prepared October 2013.

NOTES CORRESPONDING TO SCHEDULE "B-II"

- Right of Way in favor of Oklahoma Natural Gas Company, recorded in Book 162, Page 25. This item is plotted and affects the subject property.
- Grant to use water line in favor of John A. Deignan and Betty Anne Deignan, recorded in Book 163, Page 386. This item is not plotted and affects the subject property as stated.
- Declaration Deed for Public Highway in favor of The State of Oklahoma, recorded in Book 172, Page 67. This item is plotted and affects the subject property.
- Easement in favor of The City of Norman, recorded in Book 1316, Page 215, Corrected in Book 1371, Page 156. This item is plotted and affects the subject property.
- Easement in favor of The City of Norman, recorded in Book 1371, Page 29. This item is plotted and affects the subject property.
- Easement in favor of The City of Norman, recorded in Book 1464, Page 456. This item is plotted and affects the subject property.
- Easement in favor of The State of Oklahoma, recorded in Book 172, Page 73. This item is plotted and affects the subject property.
- Easement in favor of Sun Operating Limited Partnership, recorded in Book 2005, Page 450, assigned to C & L Promoters Partnership, recorded in Book 2726, Page 713. This item is not plotted and affects the subject property as stated.
- Memorandum of Easement in favor of Canalis Fiber Optics, LLC, recorded in Book 4000, Page 486. This item is not plotted and affects the stated Right of Way.
- Right of Way in favor of Oklahoma Natural Gas Company, recorded in Book 162, Page 26, similarly related in Book 614. This item is not plotted and affects the subject property as stated.
- Declaration Deed for Public Highway in favor of The State of Oklahoma, recorded in Book 172, Page 67. This item is plotted and affects the subject property.
- Report of Commissioners and Order Approving and Contracting Record of Commissioners filed in the District Court of Cleveland County under Case No. C-02-1193, whereby the City of Norman obtained design property for Right of Way, recorded in Book 70, Page 200. This item is plotted and affects the subject property.
- Assignment and Bill of Sale in favor of Premier Oklahoma Processors LLC and MC Oils, LLC, recorded in Book 3165, Page 1267. This item is not plotted and does not affect the subject property.
- Easement in favor of The City of Norman, recorded in Book 418, Page 96. This item is plotted and affects the subject property.
- Assignment and Bill of Sale in favor of C & L Promoters Partnership, recorded in Book 2350, Page 604. This item is not plotted and affects the subject property as stated.
- Easement in favor of The City of Norman, recorded in Book 41, Page 25. The description contained in said document cannot be plotted without an exhibit containing the noted monument as said document.
- Judgment on the Declaration of Taming filed in the District Court of the United States for the Western District of Oklahoma, under Case No. 1122-CM-16 in favor of the United States of America, whereby they took certain property, recorded in Book 156, Page 236. This item is plotted and does not affect the subject property.
- Right of Way in favor of Oklahoma Natural Gas Company, recorded in Book 162, Page 27. This item is plotted and affects the subject property.
- Declaration Deed in favor of The State of Oklahoma, recorded in Book 172, Page 63. This item is plotted and affects the subject property.
- Right of Way in favor of Oklahoma Natural Gas Company, recorded in Book 175, Page 167. This item is plotted and does not affect the subject property.
- Easement in favor of The State of Oklahoma by the Highway Commission, recorded in Book 188, Page 28. This item is not plotted and affects the subject property.
- Easement in favor of The City of Norman, recorded in Book 275, Page 462. This item is not plotted and does not affect the subject property.
- Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 1003, Page 70. This item is plotted and affects the subject property.
- Easement for Public Highway in favor of the State of Oklahoma, recorded in Book 172, Page 73. This item is not plotted and does not affect the subject property.
- Assignment between City Energy Company and C & L Promoters Partnership recorded in Book 2726, Page 713. This item is not plotted and affects the subject property as stated.
- Ground Lease to Stee Co, LLC, recorded in Book 3775, Page 243. This item is not plotted and affects the subject property as stated.

ALTA/NSPS Land Title Survey
Part of the Southeast Quarter of
Section 5, Township 8 North, Range 2 West
City of Norman, Cleveland County, Oklahoma



TITLE COMMITMENT
Commitment No.: 2131242
Effective Date: March 7, 2013 at 7:00 AM
Cleveland County Abstract Company
2460 Boardwalk
Norman, Oklahoma 73069
Phone: (405) 321-8880

LEGAL DESCRIPTION
Tract 1
Lot Seven A (7A), HIGHWAY HEIGHTS ADDITION, to the City of Norman, according to the recorded plat thereof and a tract of land in the Southeast Quarter (SE1/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on January 14, 2015, with miles and bounds as follows:
Commencing at the Southeast Corner (SECor.) of the Southeast Quarter (SE1/4) of said Section 5; Thence North 07°43'38" West as the basis of bearing on the East line of said SE1/4 a distance of 843.60 feet to the West Right-of-Way line of US Highway 77; Thence North 27°45'38" West on the West Right-of-Way of US Highway 77 a distance of 542.54 feet to the Point of Beginning, said point being the Northeast Corner of Block 36 of the FORMER NAVAL AIR TECHNICAL TRAINING CENTER;

Tract 2
A part of the Southeast Quarter (SE1/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
Beginning at a point 8.52 feet North of the Southeast corner of said Section 5; Thence North 843.60 feet, more or less, to the West line of Right-of-Way of U.S. Highway 877; Thence North 27°12'00" West, along the West line of said Right-of-Way, 548.50 feet to the Point of Beginning;

Thence South 62°24'04" West a distance of 377.20 feet to the East Right-of-Way of the A.T. & S.F. Railroad; Thence North 27°43'38" West on said Railroad Right-of-Way a distance of 917.03 feet; Thence North 61°10'39" East a distance of 377.97 feet to the West Right-of-Way of U.S. Highway 77; Thence South 27°45'38" East on said Right-of-Way a distance of 765.01 feet; Thence South 24°23'25" East a distance of 9.36 feet; Thence South 27°45'38" East a distance of 148.93 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
To OU Mole, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on March 8, 2016.

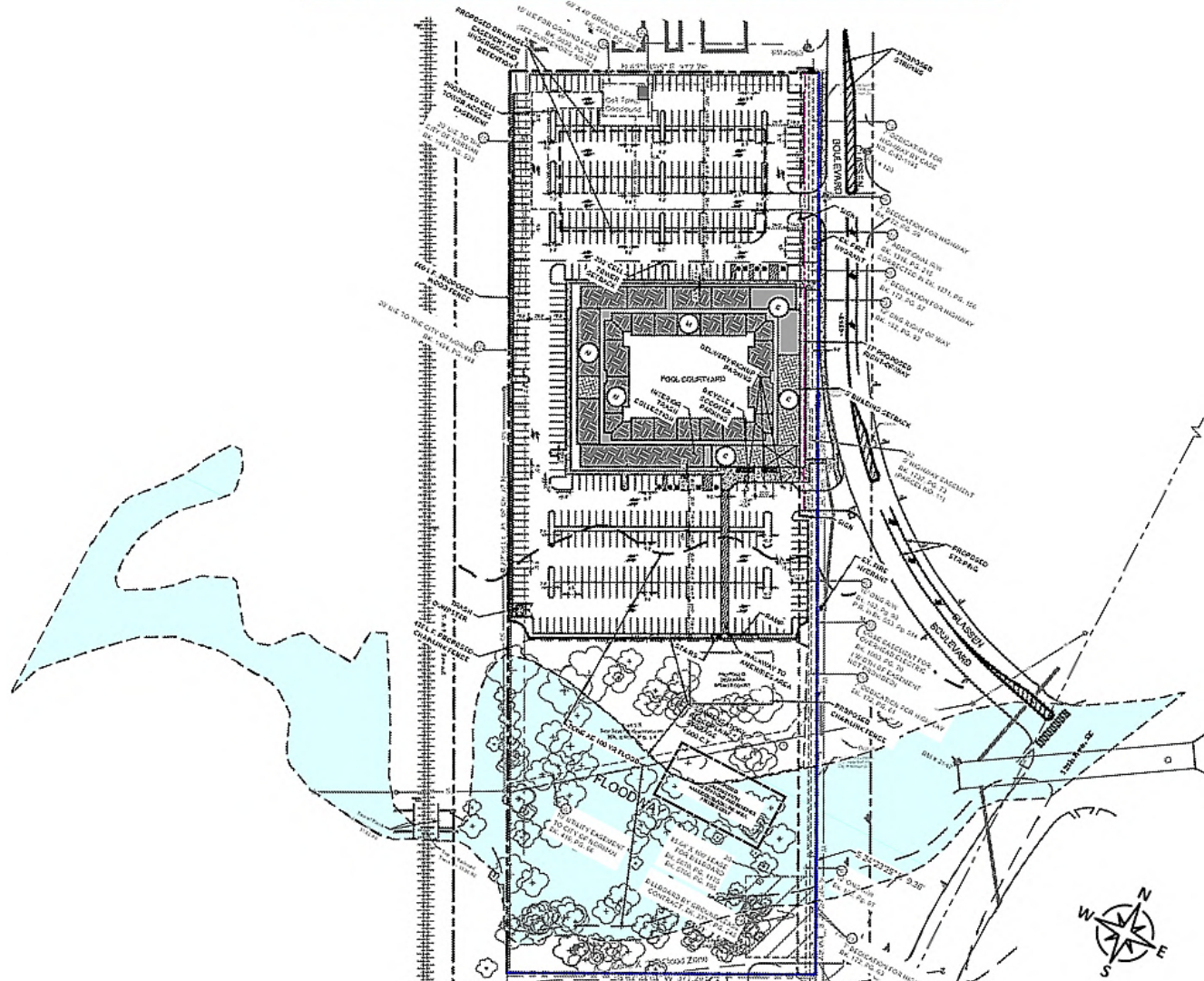
Curtis Lee Hale, LS 1084
Date

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PRELIMINARY SITE DEVELOPMENT PLAN DRAFT

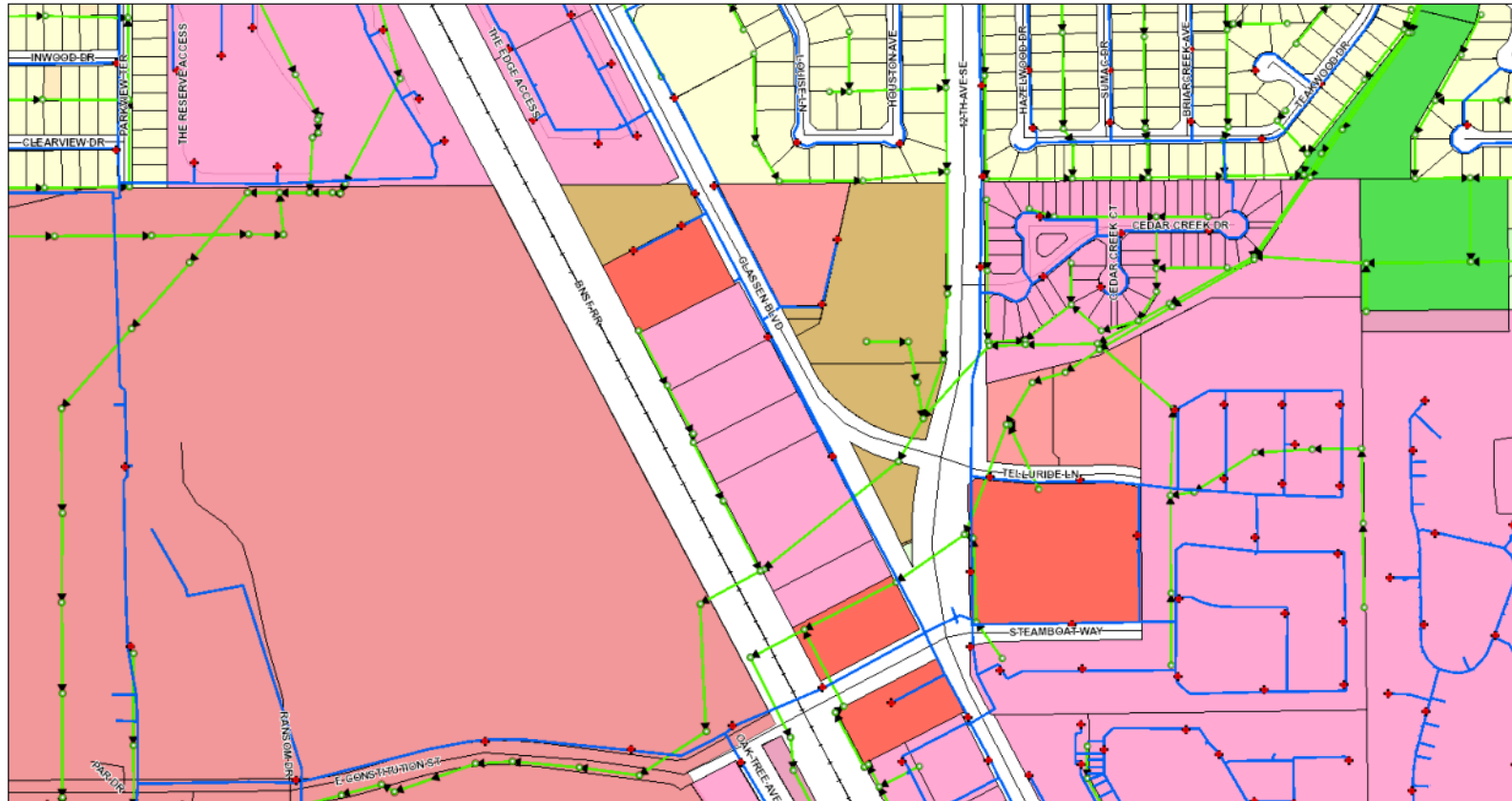


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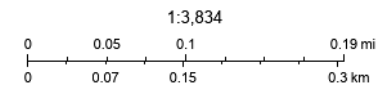
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Water & Sewer Map



Zoning	CCPUD: Center City Planned Unit Development	R-1A: Single Family Attached Dwelling	ROW: Right of Way
A-1: General Agricultural	CR: Rural Commercial	R-2: Two-Family Dwelling	SPUD: Simple Planned Unit Development
A-2: Rural Agricultural	I-1: Light Industrial	R-3: Multi-Family Dwelling	TC: Tourist Commercial
C-1: Local Commercial	I-2: Heavy Industrial	R-E: Residential Estates	Unclassified
C-2: General Commercial	M-1: Restricted Industrial	RE: Residential Estates	Parcel
C-3: Intensive Commercial	O-1: Office, Institutional	RM 2: Low Density Apartment	WMains
C-O: Suburban Office Commercial	PL: Park Land	RM-4: Mobile Home Park	Hydrant
CCFB: Center City Form Based Code	PUD: Planned Unit Development	RM 6: Medium Density Apartment	Gravity Main
CO: Suburban Office Commercial	R-1: Single Family Dwelling	RO: Residence Office	Force Main



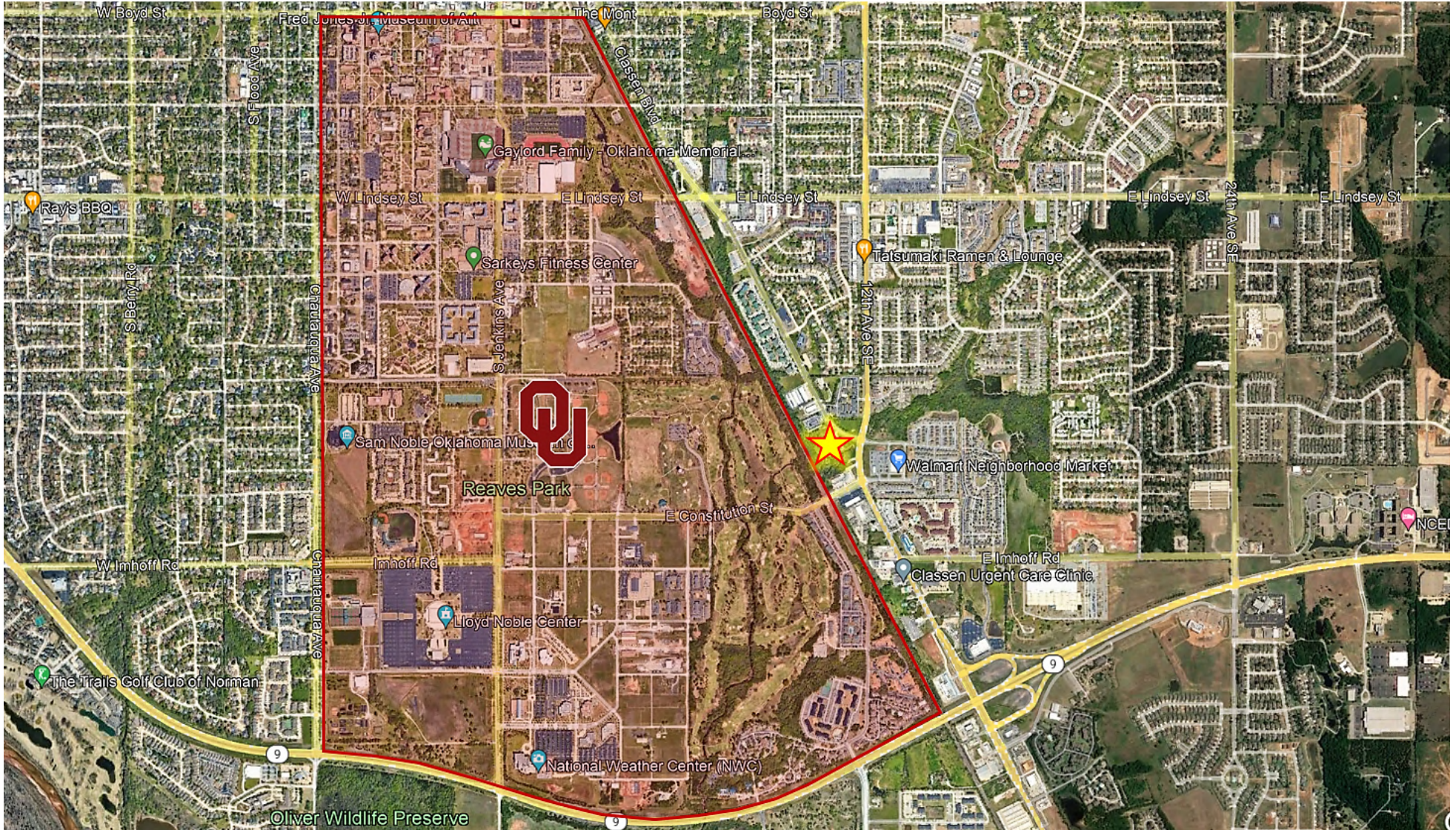
City of Norman, GIS Services Division

City of Norman, Interactive Map

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