

A LAND INVESTMENT OPPORTUNITY

CARROLL FARM DEVELOPMENT (DRAFT)

TECUMSEH & 36TH AVE NW, NORMAN, OK 73072



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SINCE 1981
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OFFERING SUMMARY

Total Available (30 Parcels):	33.11 Acres
Lot Sizes:	Various Sizes (pg. 5)
Sale Price:	Pricing List (pg. 5)
Zoning:	Commercial & Multi-Family

PROPERTY HIGHLIGHTS

- 30 Land Parcels Available on 33+ Acres in West Norman
- Located 1 Block West of I-35 on W Tecumseh Rd & 36th Ave NW
- Traffic Counts (Vehicles/Day) - W Tecumseh Rd: 19,092 | 36th Ave NW: 15,237 | I-35: 110,000
- Surrounding Businesses Include Norman Regional HealthPlex, Bob Moore Nissan, Fowler Toyota, Norman Fire Department, All Saints Catholic School, ARVEST Bank, CVS Pharmacy, McDonald's, Sonic, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,631	13,118	44,655
Total Population	4,714	33,653	110,975
Average HH Income	\$140,140	\$124,454	\$101,828

Design Guidelines:	Pending
POA Documents:	Pending

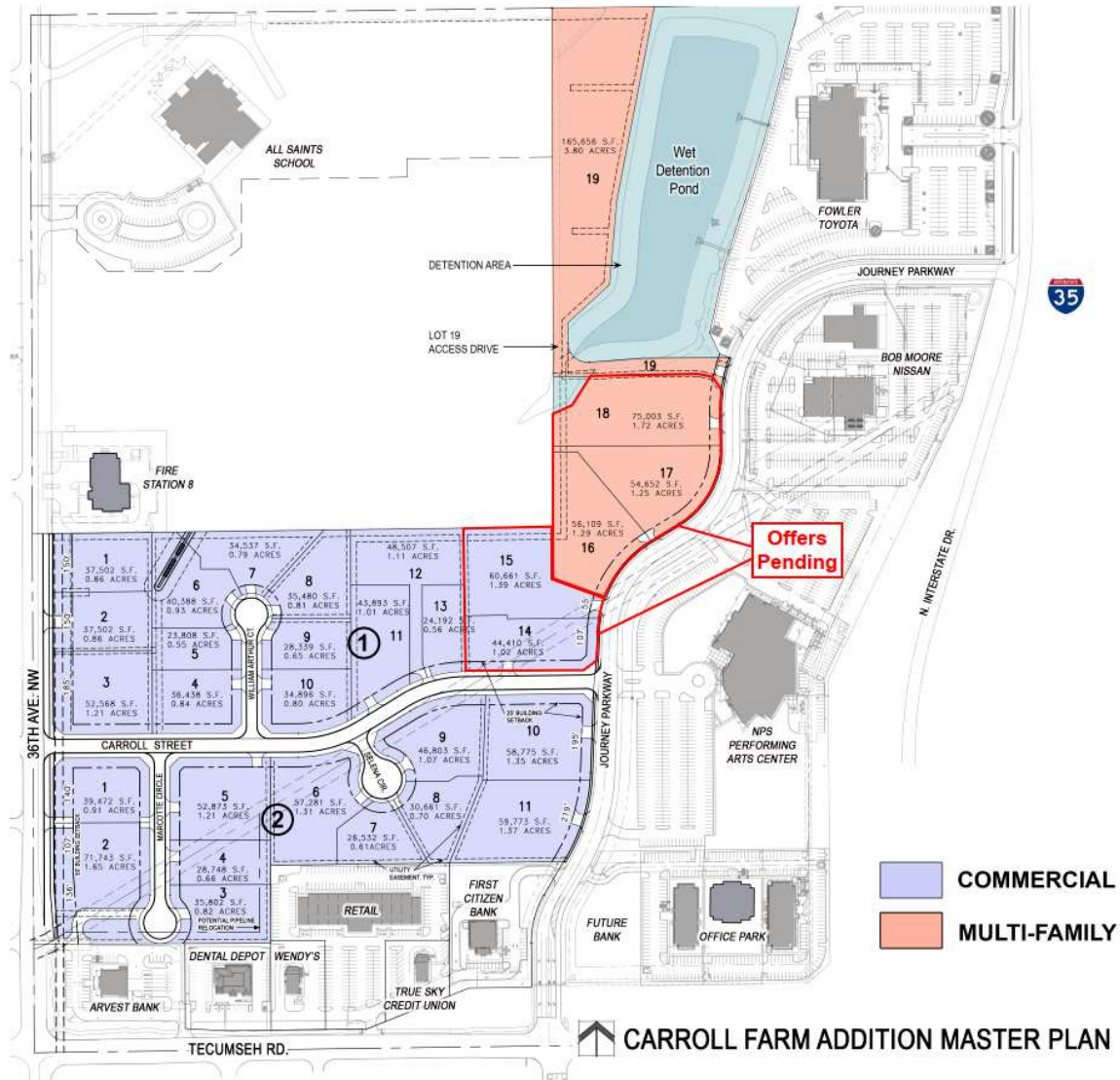
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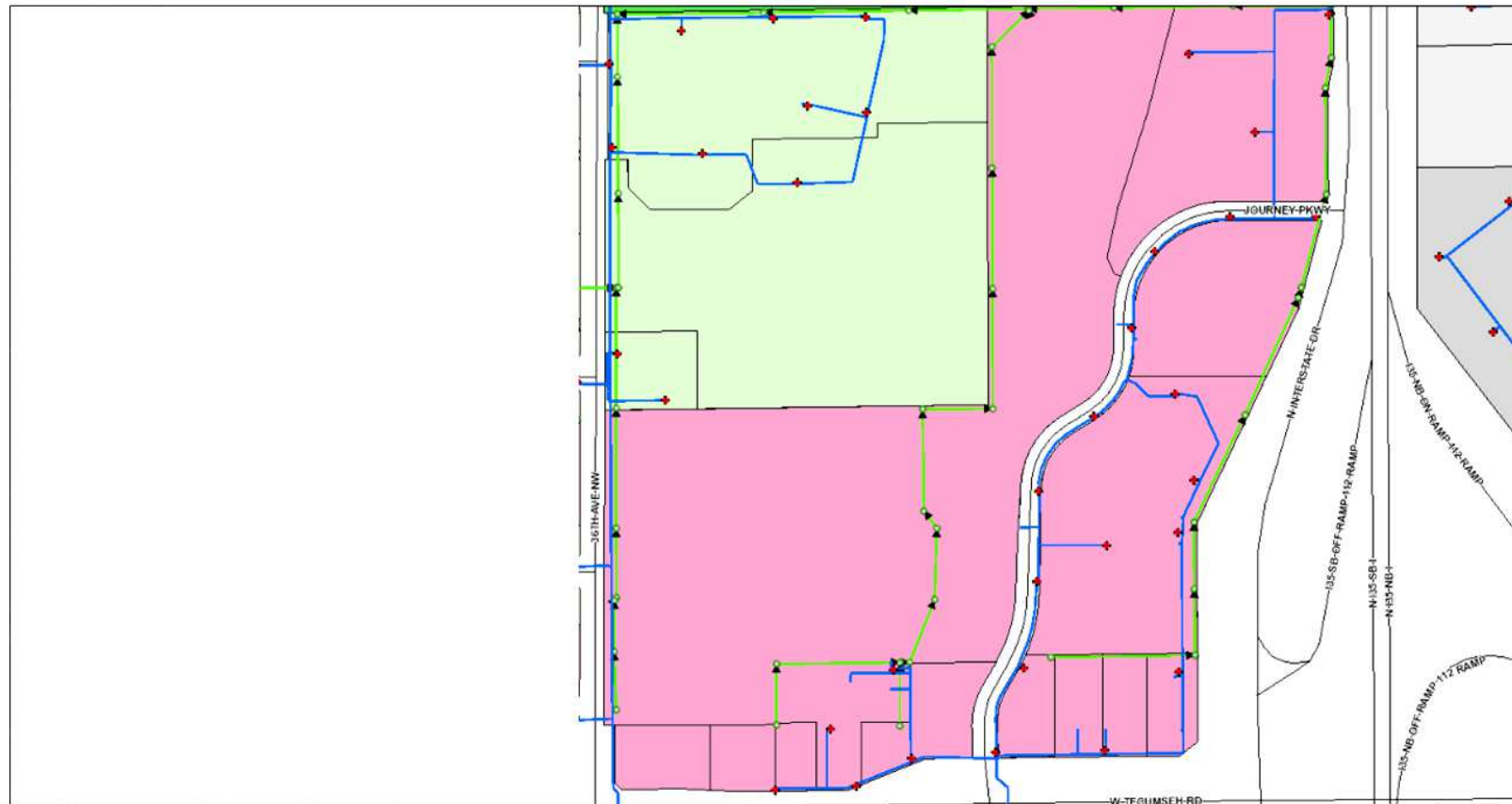
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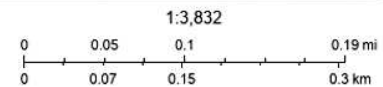
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Water & Sewer Map



- | | | | | |
|-----------------------------------|---|---------------------------------------|---------------------------------------|-----------------------------|
| Zoning | CCPUD: Center City Planned Unit Development | R-1A: Single Family Attached Dwelling | ROW: Right of Way | Manhole |
| A-1: General Agricultural | CR: Rural Commercial | R-2: Two-Family Dwelling | SPUD: Simple Planned Unit Development | Lift Station |
| A-2: Rural Agricultural | I-1: Light Industrial | R-3: Multi-Family Dwelling | TC: Tourist Commercial | Centerline Labels (10,000+) |
| C-1: Local Commercial | I-2: Heavy Industrial | R-E: Residential Estates | Unclassified | OU |
| C-2: General Commercial | M-1: Restricted Industrial | RE: Residential Estates | Parcel | Park |
| C-3: Intensive Commercial | O-1: Office_Institutional | RM-2: Low Density Apartment | WMains | Lake Thunderbird |
| C-O: Suburban Office Commercial | PL: Park Land | RM-4: Mobile Home Park | Hydrant | Railroad |
| CCFB: Center City Form Based Code | PUD: Planned Unit Development | RM-6: Medium Density Apartment | Gravity Main | Streets |
| CO: Suburban Office Commercial | R-1: Single Family Dwelling | RO: Residence Office | Force Main | |



City of Norman, GIS Services Division

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AVAILABLE – BLOCK 1

North of Carroll St.

LOT #	LOT SIZE	PRICE / SF	ZONING
1	37,502 SF	\$17.00	Commercial
2	37,502 SF	\$17.00	Commercial
3	52,568 SF	\$17.00	Commercial
4	36,438 SF	\$14.00	Commercial
5	23,808 SF	\$13.00	Commercial
6	40,388 SF	\$13.00	Commercial
7	34,537 SF	\$13.00	Commercial
8	35,480 SF	\$13.00	Commercial
9	28,339 SF	\$13.00	Commercial
10	34,896 SF	\$14.00	Commercial
11	43,893 SF	\$14.00	Commercial
12	48,507 SF	\$13.00	Commercial
13	24,192 SF	\$14.00	Commercial
* 14	44,410 SF	\$15.00	Commercial
* 15	60,661 SF	\$14.00	Commercial
* 16	56,109 SF	\$10.00	Multi-Family
* 17	54,652 SF	\$10.00	Multi-Family
* 18	75,003 SF	\$10.00	Multi-Family
19	165,656 SF	\$8.00	Multi-Family
<i>* Offer Pending</i>			

AVAILABLE – BLOCK 2

South of Carroll St.

LOT #	LOT SIZE	PRICE / SF	ZONING
1	39,472 SF	\$17.00	Commercial
2	71,743 SF	\$17.00	Commercial
3	35,802 SF	\$14.00	Commercial
4	28,748 SF	\$13.00	Commercial
5	52,873 SF	\$14.00	Commercial
6	57,281 SF	\$14.00	Commercial
7	26,532 SF	\$13.00	Commercial
8	30,661 SF	\$13.00	Commercial
9	46,803 SF	\$14.00	Commercial
10	58,775 SF	\$15.00	Commercial
11	59,773 SF	\$15.00	Commercial

All Lot Sizes Subject To Final Survey

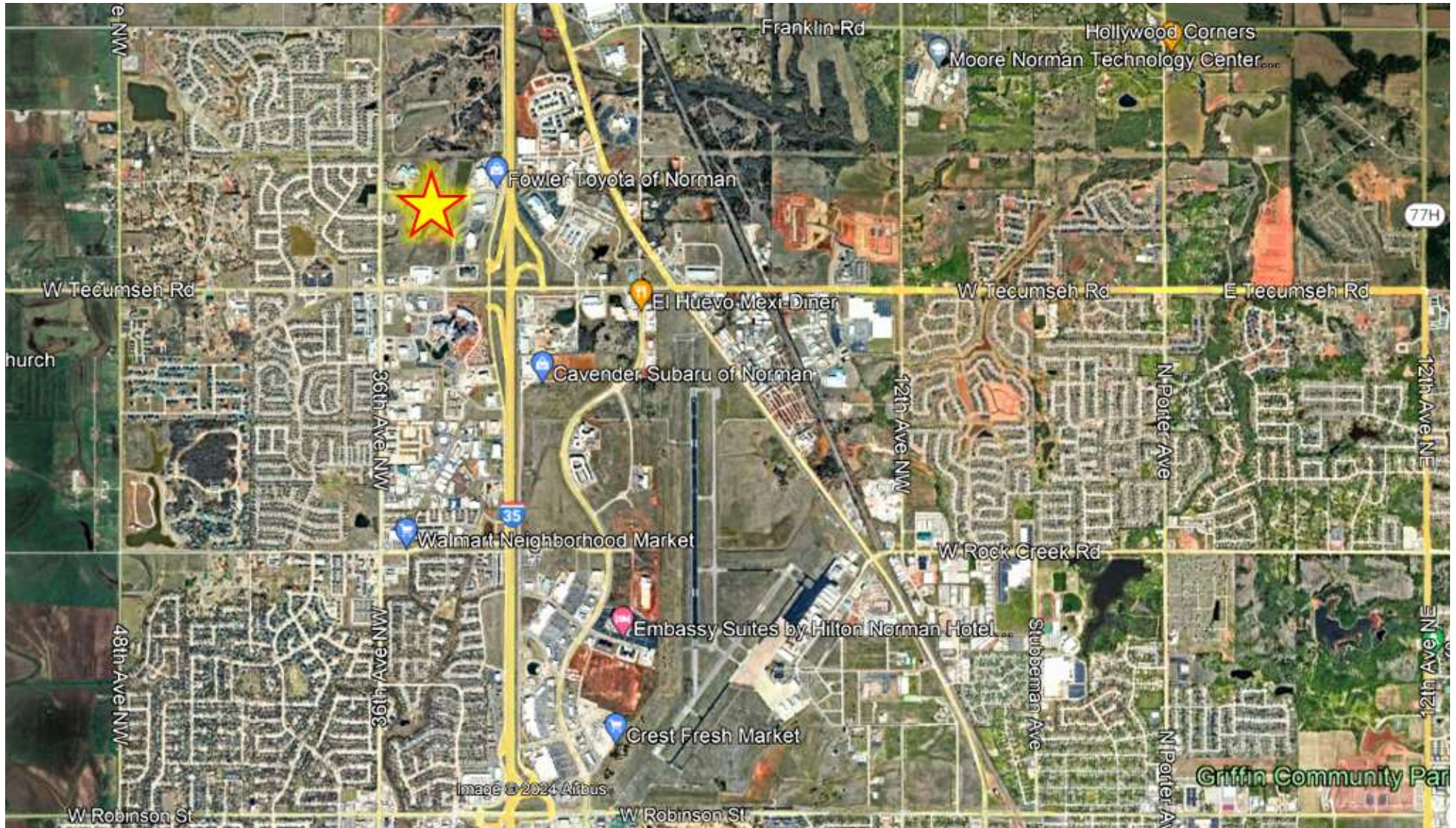
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