



NE Norman Retail Pads for Sale

PROPERTY OVERVIEW

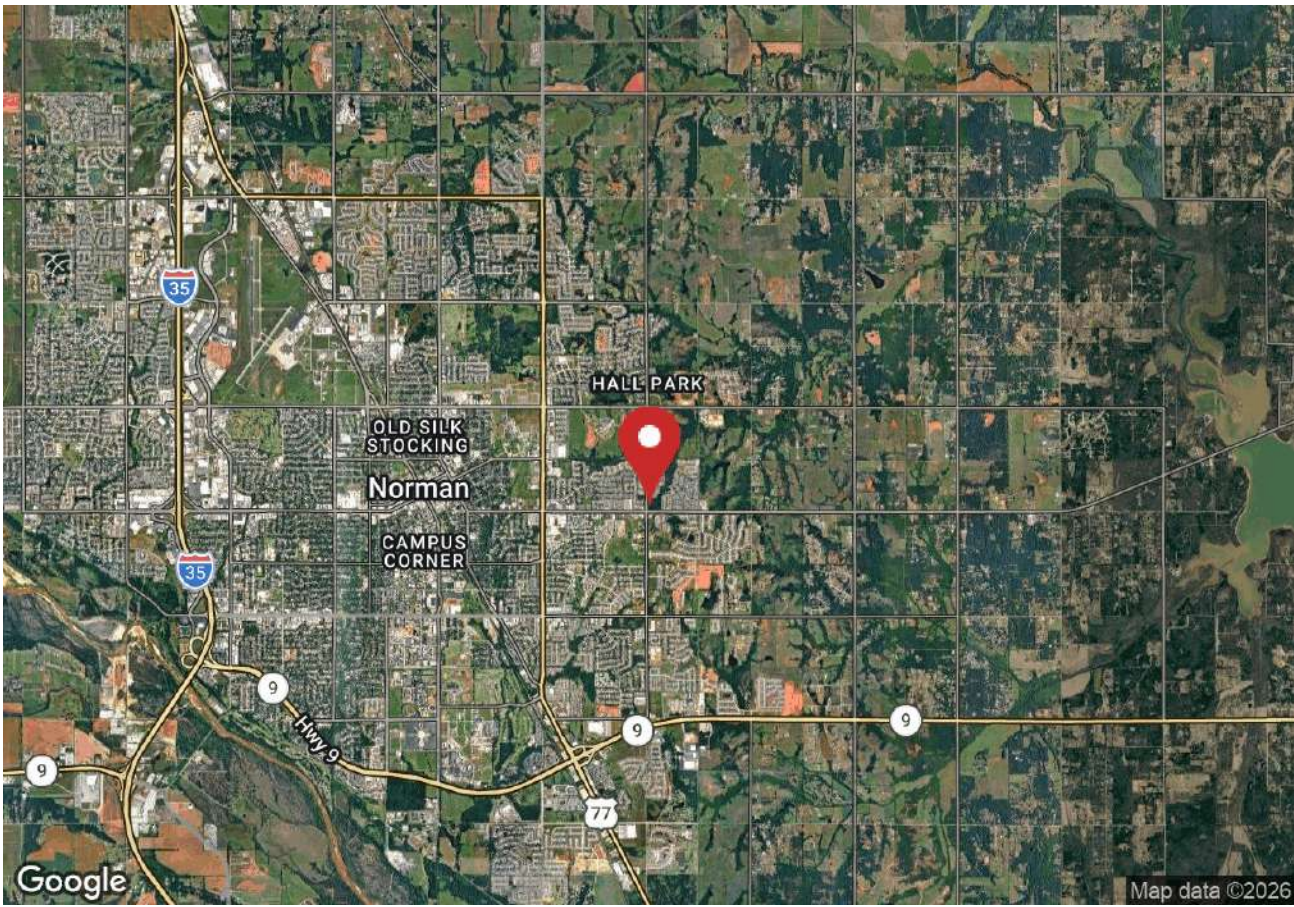
- New residential being developed on neighboring parcel
- Hard corner lot priced at \$20/SF
- Total land is 1.86 acres. Lots can be split or kept as-is

OFFERING SUMMARY

Sale Price:	\$18.00-\$20.00/SF
Lot Size (Acres):	0.93-1.86 Acres
Lot Size (SF):	40,511 SF - 81,021.6 SF
Zoning:	C2 - General Commerical District

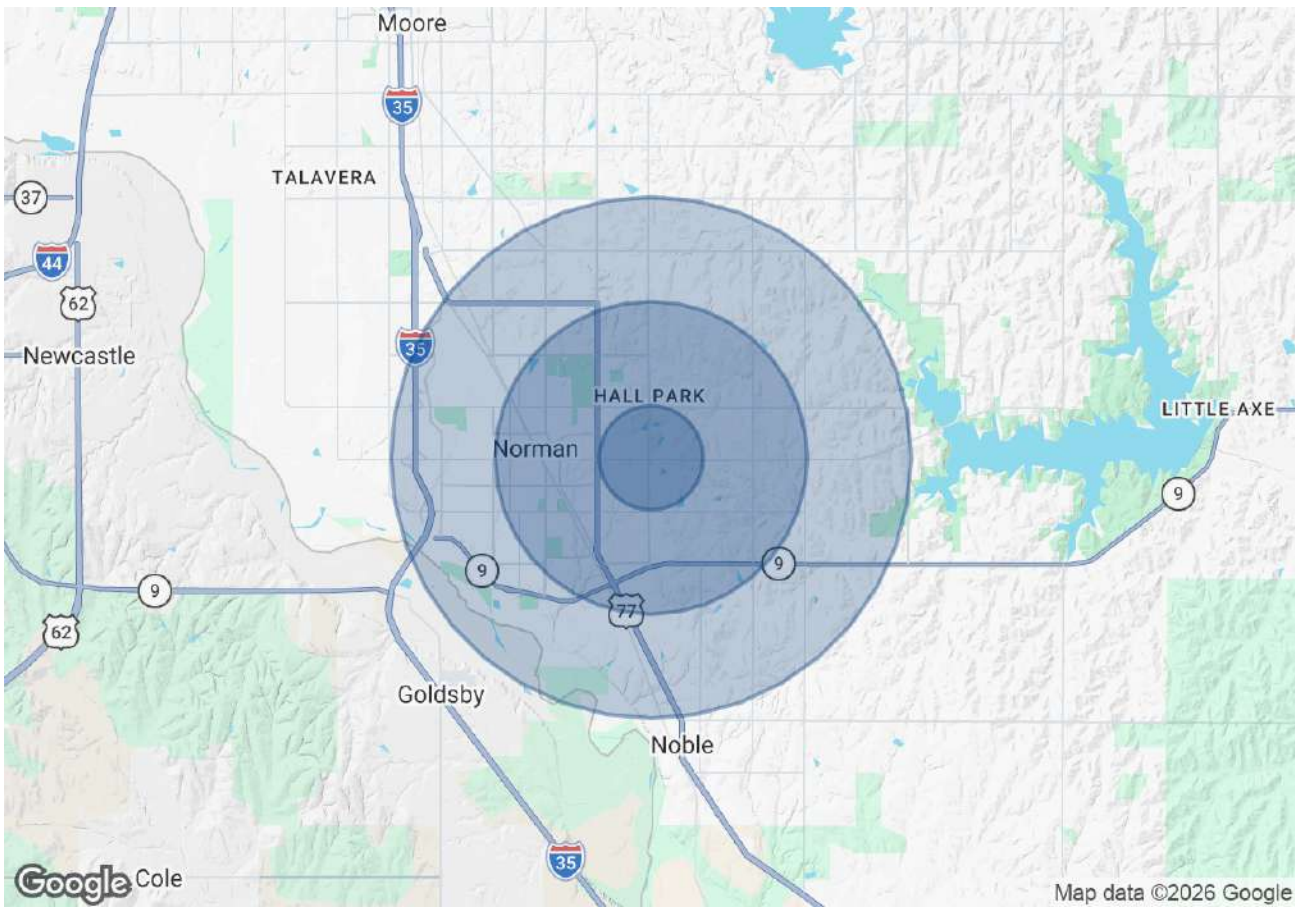
Emily Duncan Belusko
405.514.5685 emily@fleskeholding.com





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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,499	57,949	102,494
Average Age	32.1	29.5	32.7
Average Age (Male)	32.1	29.7	32.1
Average Age (Female)	32.3	30.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,636	21,432	40,916
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$67,169	\$75,120	\$81,988
Average House Value	\$199,638	\$219,612	\$246,642

2023 American Community Survey (ACS)