

A UNIQUE LAND INVESTMENT OPPORTUNITY

CARROLL FARM DEVELOPMENT

TECUMSEH & 36TH AVE NW, NORMAN, OK 73072



JUDY J. HATFIELD, CCIM
Equity Commercial Realty Advisors, LLC
Founding Principal
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net

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OFFERING SUMMARY

Total Available (26 Parcels):	26.45 Acres
Lot Sizes:	Various Sizes (pg. 5)
Sale Price:	Pricing List (pg. 5)
Zoning:	Commercial & Multifamily
Design Guidelines:	Available
CCR Documents:	Available
Commercial:	Block 1, Lots 1-13 Block 2, Lots 1-12
Multi-Family:	Block 1, Lot 19

PROPERTY HIGHLIGHTS

- 26 Remaining Land Parcels Available in West Norman (may be reduced by offers currently being negotiated)
- Traffic Counts (Vehicles/Day) - W Tecumseh Rd: 19,092 | 36th Ave NW: 15,237 | I-35: 110,000
- Located Among Major Regional Retail, Healthcare, Educational, and Entertainment Destinations
- Excellent Access to I-35, W Tecumseh Rd & 36th Ave NW

DEMOGRAPHICS (2025)

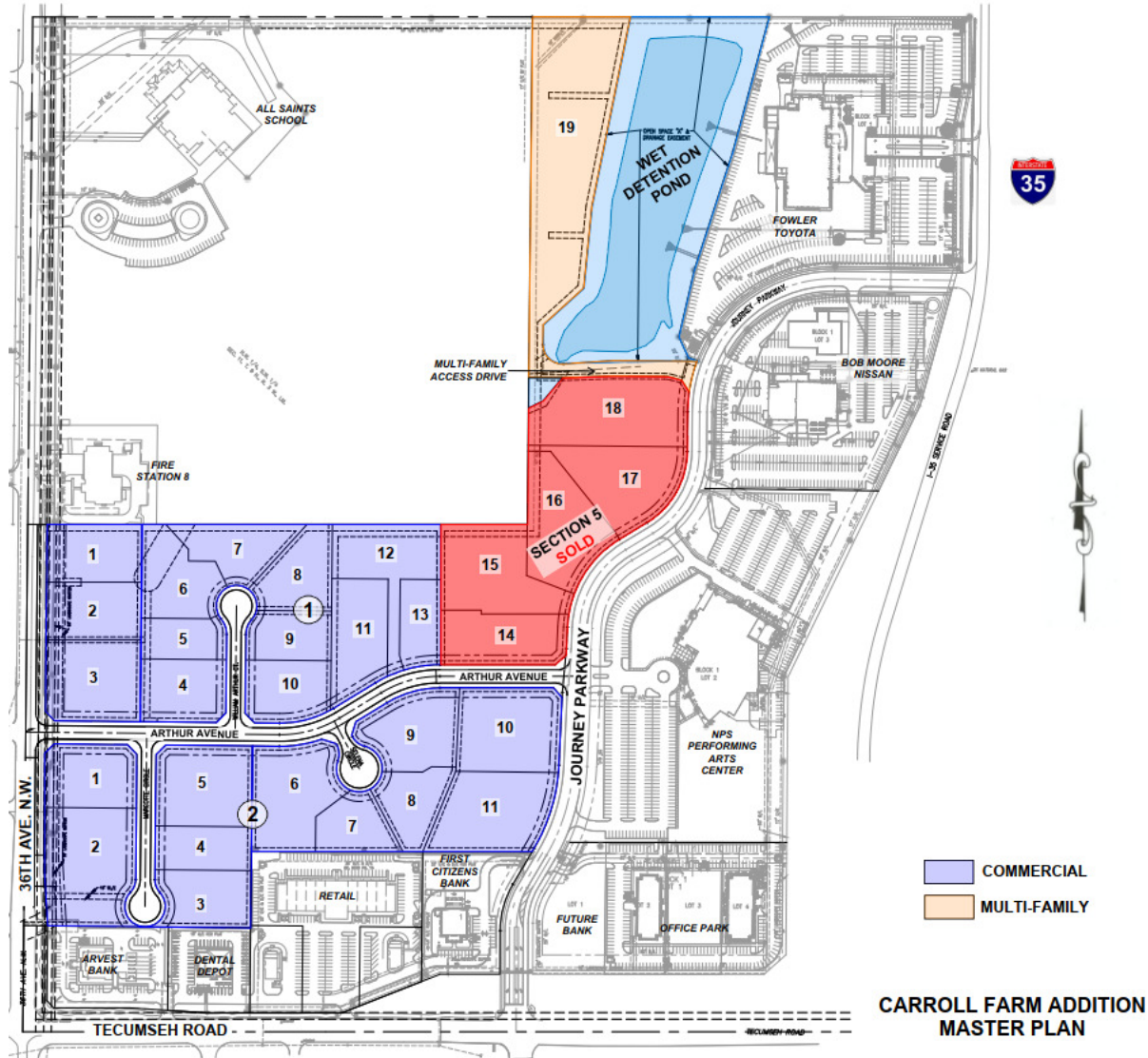
	1 MILE	3 MILES	5 MILES
Total Households	1,654	13,497	45,110
Total Population	4,759	34,391	111,883
Average HH Income (Robust Averages)	\$141,146	\$127,803	\$104,194

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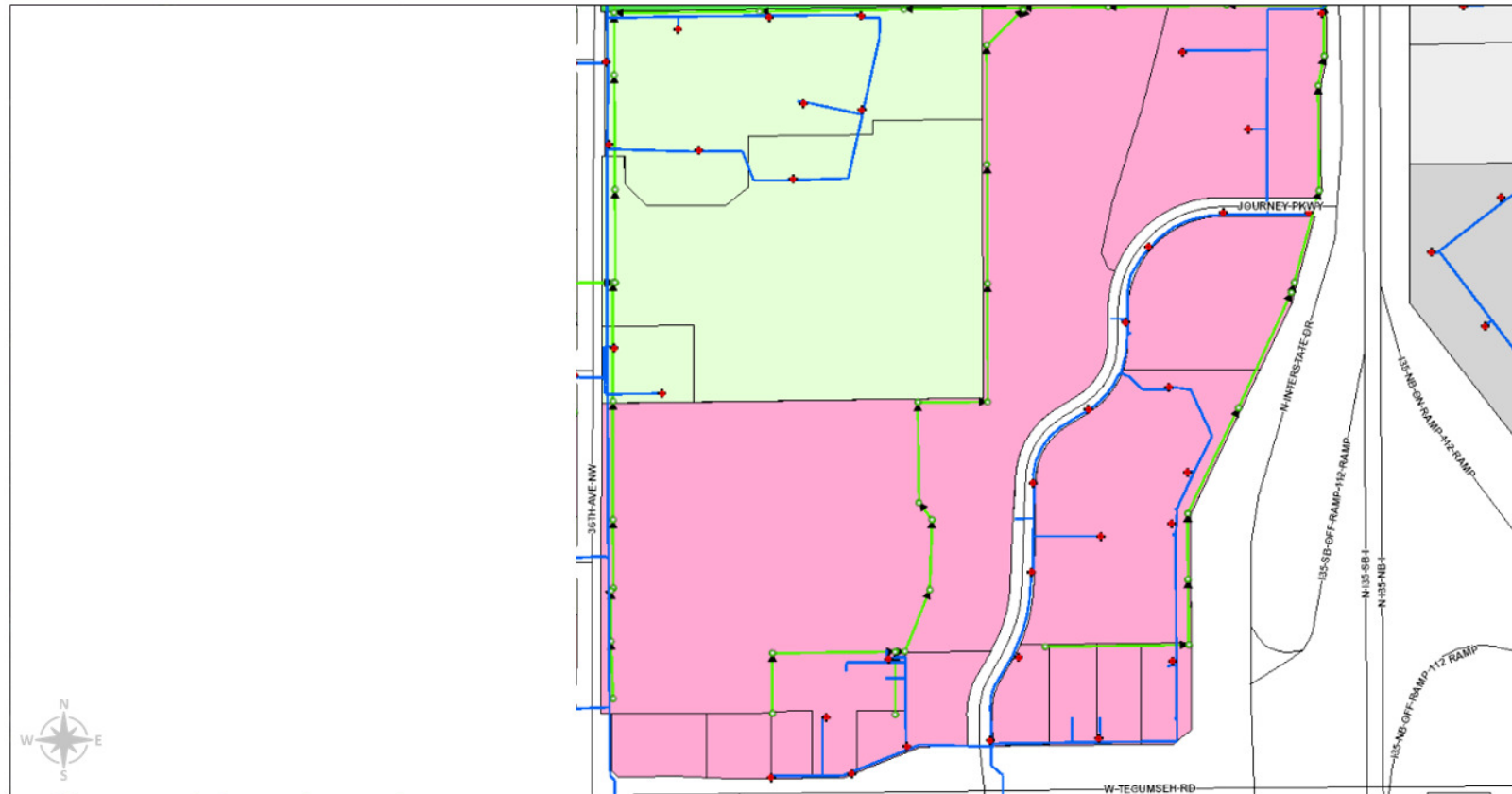
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Water & Sewer Map



1:3,832

0 0.05 0.1 0.19 mi
0 0.07 0.15 0.3 km

City of Norman, GIS Services Division

City of Norman, Interactive 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	

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AVAILABLE – BLOCK 1

North of Arthur Ave

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	SOLD	Commercial
15	60,661 SF	SOLD	Commercial
16	56,109 SF	SOLD	Multi-Family
17	54,652 SF	SOLD	Multi-Family
18	75,003 SF	SOLD	Multi-Family
19	165,656 SF	\$8.00	Multi-Family

AVAILABLE – BLOCK 2

South of Arthur Ave

LOT #	LOT SIZE	PRICE / SF	ZONING
1	39,472 SF	\$17.00	Commercial
2	71,743 SF	\$17.00	Commercial
3	35,802 SF	\$13.00	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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W TECUMSEH RD & 36TH AVE NW, NORMAN, OK 73072

STRATEGICALLY LOCATED

CARROLL FARM DEVELOPMENT TECUMSEH & 36TH AVE NW, NORMAN, OK 73072

1 NORMAN REGIONAL HEALTHPLEX



PROXIMITY: Directly across the street to the south.

2 WESTHEIMER AIRPORT



PROXIMITY: Immediately across I-35 to the east within 1 mile.

3 UNIVERSITY NORTH PARK



PROXIMITY: Across I-35 to the east.

4 OKLAHOMA CITY



PROXIMITY: Approximately 18 miles south of Downtown Oklahoma City.

5 UNIVERSITY OF OKLAHOMA



PROXIMITY: Approximately 5 miles to the southeast.

6 NPS CENTER FOR ARTS AND LEARNING



PROXIMITY: Across the street to the east.

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