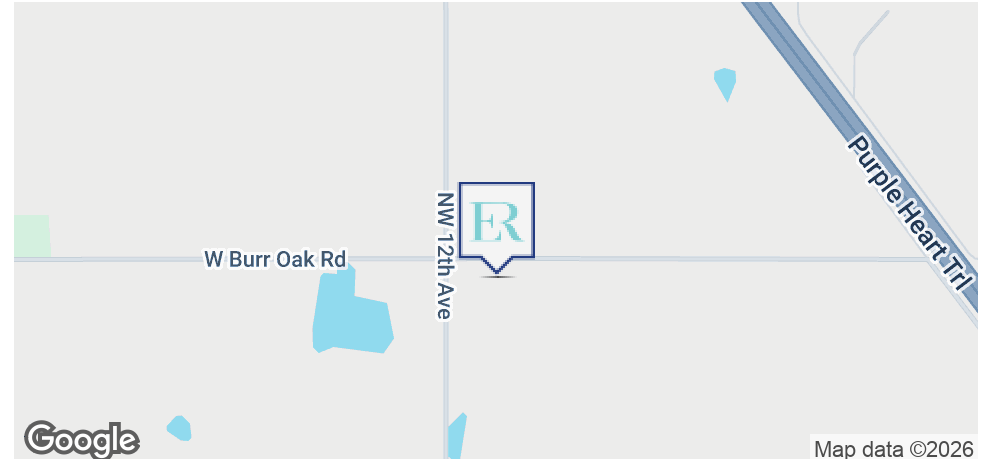


W BURR OAK RD

TRACTS @WEST BURR OAK ROAD, NORMAN, OK 73072



OFFERING SUMMARY

Sale Price:	\$200,000 - \$1,280,000
Lot Size:	5. - 32.0 Acres
Price Per Acre:	\$50,000
Zoning:	R-1
Market:	Norman
Submarket:	Oklahoma City
Price / SF:	\$0.92

PROPERTY OVERVIEW

Introducing an exceptional real estate opportunity on West Burr Oak Road in Norman, OK! Zoned R-1, this property presents a rare chance for individual homeowners to build their dream homes on four 5-acre tracts and two 6-acre tracts, offering space, privacy, and a tranquil environment. Additionally, this land holds great potential for developers and builders to undertake residential development projects. Whether you're seeking the perfect setting to build your custom dream home or you're a builder or developer looking to capitalize on a unique residential opportunity, this property offers exceptional versatility and endless potential.

PROPERTY HIGHLIGHTS

- Zoned R-1
- Two 6-acre tracts
- Four 5-acre tracts
- Norman Address, Town of Goldsby, OK
- Desirable West Burr Oak Road location
- Perfect for individual homeowners
- Opportunity for developers and builders

GAYLA ARTMAN

Broker Associate
Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
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LOT SPLIT APPROVAL PROPERTY AS PROPOSED

I-2026-006023

06/01/2026 10:28am

Fee: \$30.00 Doc: \$0.00

Rebekah Couch - McClain County Clerk
State of OK

Book 3092 Pg 24

Pg 0018-0024

NW CORNER NW/4
SEC 23, 8N-3W
FND 1/2" REBAR

W. BURR OAK RD.

ASPHALT PAVING

N 89°38'57" E
1049.20'

NE CORNER NW/4
SEC 23, 8N-3W
FND 3/8" REBAR

POINT OF BEGINNING
TRACT 1
POINT OF COMMENCING
ALL OTHER TRACTS

TRACT 1A
5.99 ACRES

P.O.B.
TRACT 2A

TRACT 2A
5.01 ACRES

P.O.B.
TRACT 2B

TRACT 2B
5.01 ACRES

P.O.B.
TRACT 3A

TRACT 3A
5.01 ACRES

P.O.B.
TRACT 3B

TRACT 3B
5.01 ACRES

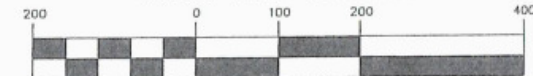
P.O.B.
TRACT 1B

TRACT 1B
5.99 ACRES

ADKINS
BK 3084 PG 708
32.00 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



SEE SHEETS 4 & 5 FOR DESCRIPTIONS

SW CORNER NW/4
SEC 23, 8N-3W
FND 3/8" REBAR

Anthony B. Cole
ANTHONY B. COLE PLS 1445

05/18/26

DATE

LOT SPLIT APPROVAL
PROPERTY AS PROPOSED

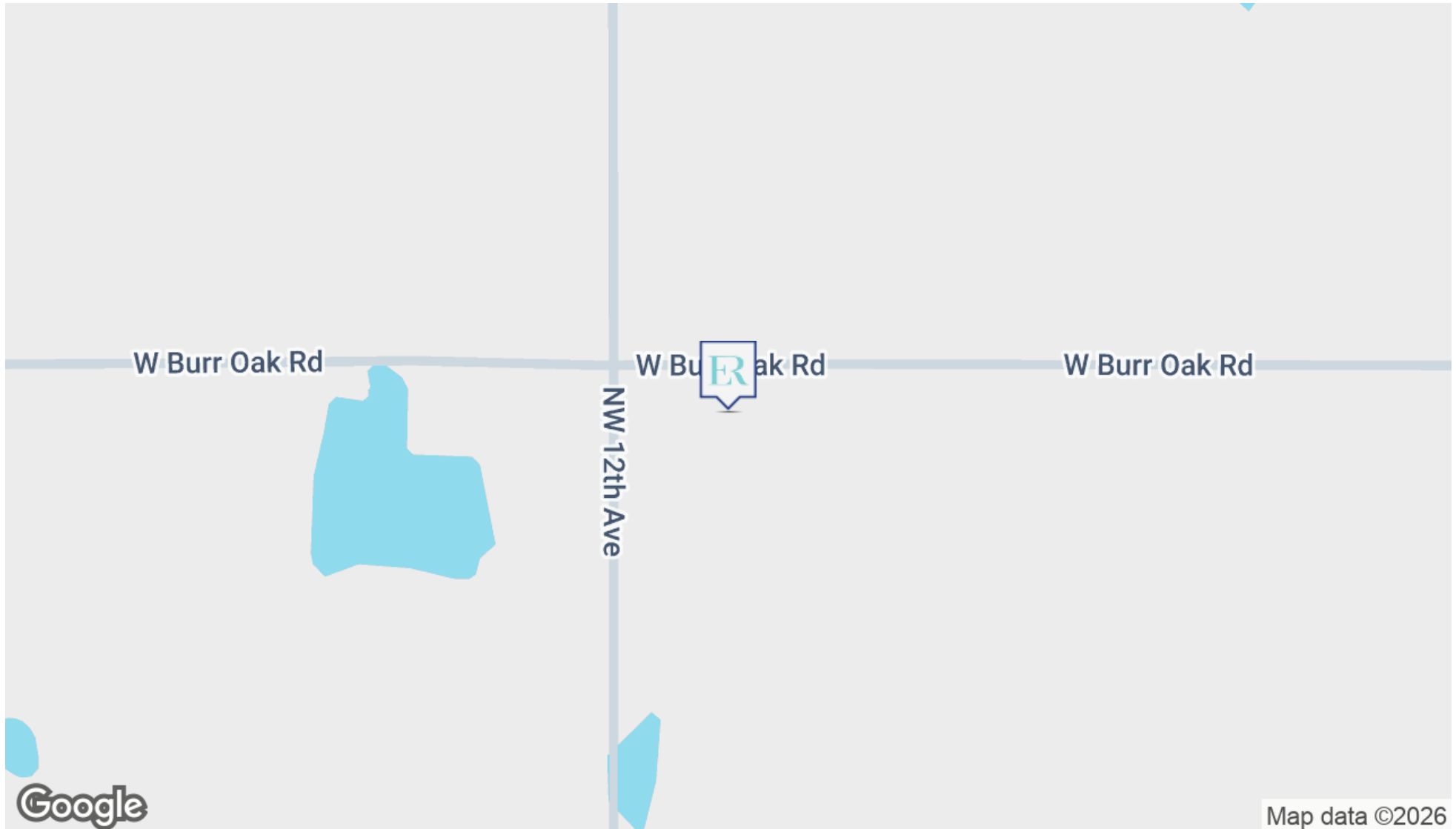
Drawn By: ABC
Scale: 1" = 200'
Checked By:
Date: 05/18/26
Project No.: 4-14-480
Sheet 2 of 5

PROPERTY EXHIBIT
PT NW/4 SEC 23, 8N-3W
TOWN OF GOLDSBY
MCCLAIN COUNTY, OK

PINNACLE
CONSULTING MANAGEMENT GROUP, INC
516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
H (405) 879-0600 Fax (405) 604-4627
A 6117

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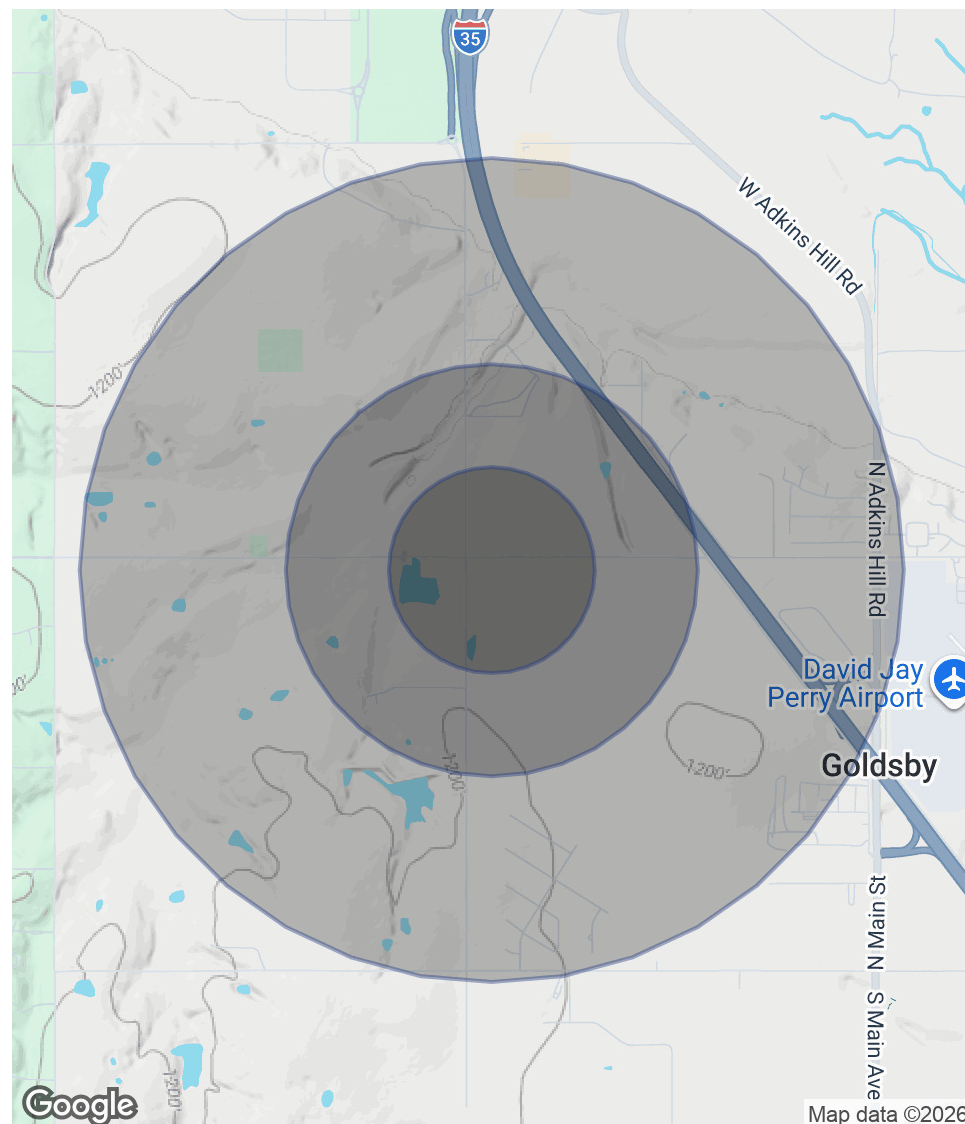
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	22	90	362
Average Age	40.7	39.8	39.6
Average Age (Male)	34.7	34.0	33.8
Average Age (Female)	44.8	43.8	43.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	27	110
# of Persons per HH	3.7	3.3	3.3
Average HH Income	\$223,095	\$198,306	\$194,701
Average House Value	\$517,534	\$477,724	\$468,710

2023 American Community Survey (ACS)



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