

3000 12th Avenue N.E.

Norman, Oklahoma 73071

PROPERTY HIGHLIGHTS

- 6.1 Acres MOL
- Zoned CO (Suburban Office)- Multiple Uses such as Boutique Hotel, Office, Shops, Salons, Etc.
- Natural Water Detention/Landscape Area
- Water & Sewer Adjacent to Property
- 837' of Frontage on 12th Avenue N.E.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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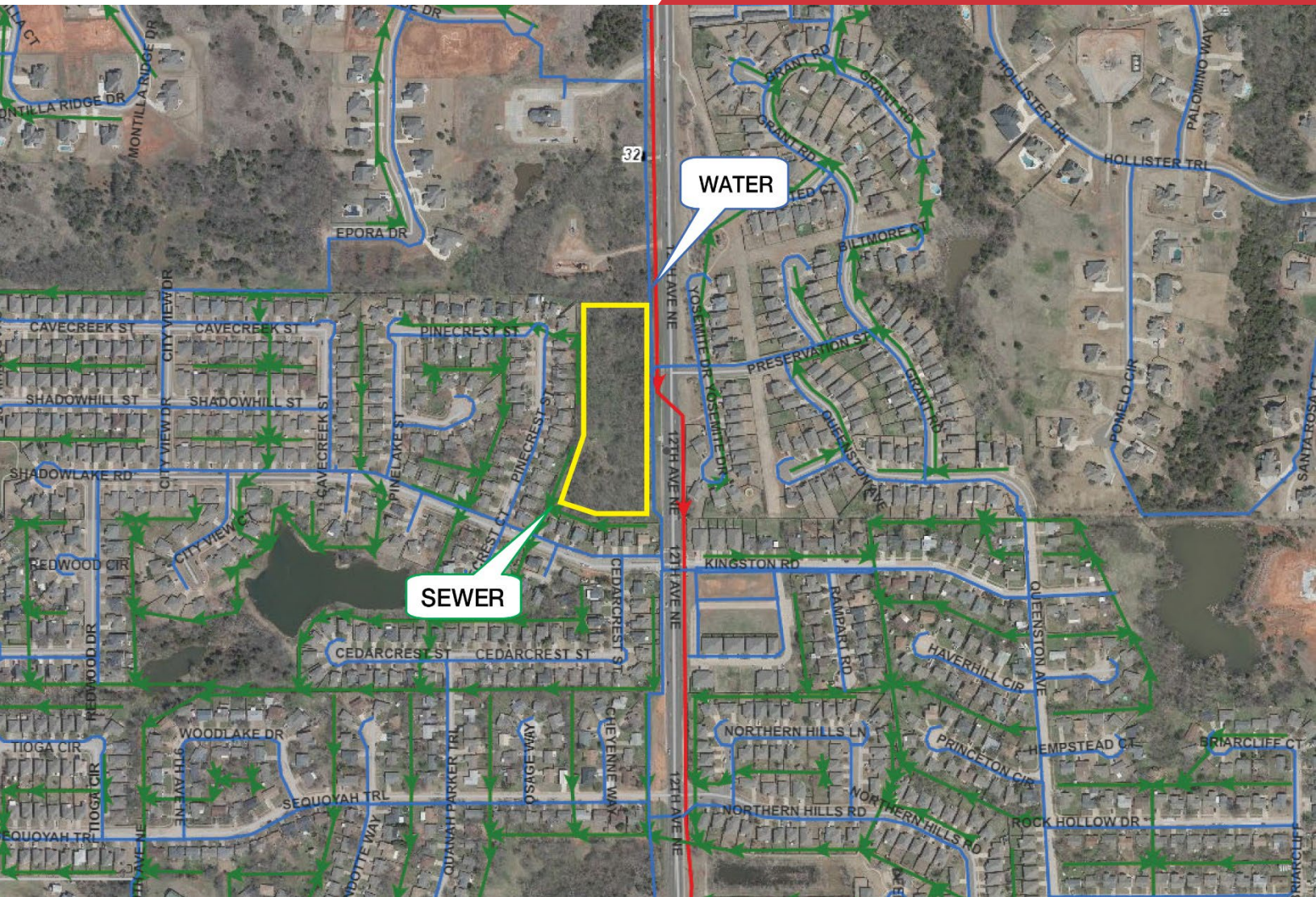
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LOCATION HIGHLIGHTS

- Easy Access to I-35 & Flood Avenue
- Near Norman Regional Hospital
- 4 Miles from University of Oklahoma Campus

Population	1 Mile: 6,263	3 Miles: 34,483	5 Miles: 110,456
Average Household Income	1 Mile: \$89,989	3 Miles: \$74,327	5 Miles: \$77,584
Total Households	1 Mile: 2,456	3 Miles: 13,875	5 Miles: 43,702

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