

PAD SITE FOR LEASE / SALE

3440 Classen Blvd, Norman, OK 73071



MATTHEWS™

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PRICING

Contact broker

Interstate 77: ±19,300 VPD | Hwy 9: ±33,300 VPD

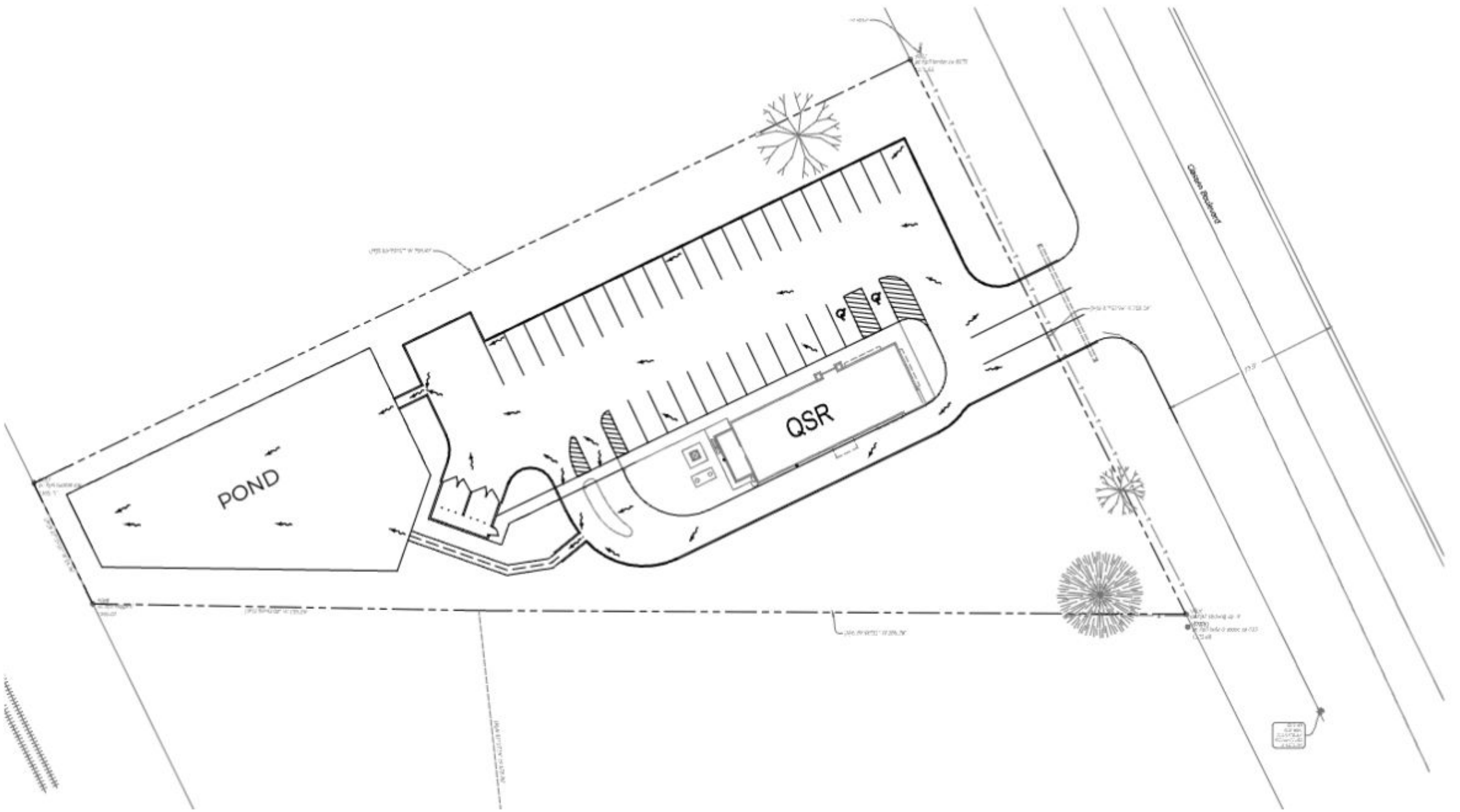
Property Highlights

- **±1.48 AC** Available For Lease or Sale
- Zoning: C-2 (General Commercial District)
 - [Permitted Use Table](#)
 - [City of Norman Municode](#)
- Ideal for fast food, retail, auto, office, medical, or other uses
- All Utilities Delivered
- Minutes from the University of Oklahoma (3,000 Students) & Less than ±1 mile from Norman Regional Hospital (337 Beds)
- ±255 ft of frontage with direct access to Classen Blvd, one of Norman's primary north-south corridors
- Located less than 1-mile from TX-9, providing quick access to Interstate 35, the University of Oklahoma, and the greater Oklahoma City metro
- Positioned in one of Norman's fastest-growing retail corridors, benefiting from significant new commercial and residential development

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	54,857	97,371	164,458
Five-Year Projection	56,151	99,951	169,964
2020 Census	53,034	93,536	155,096
Growth Current Year-Five-Year	0.5%	0.5%	0.7%
Growth 2020-Current Year	0.7%	0.8%	1.2%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	20,676	38,296	64,234
Five-Year Projection	21,200	39,359	66,435
2020 Census	19,939	36,705	60,484
Growth Current Year-Five-Year	0.5%	0.6%	0.7%
Growth 2020-Current Year	0.8%	0.9%	1.3%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$71,900	\$76,318	\$94,079

CONCEPT PLAN





Gaylord Family - Oklahoma Memorial Stadium
Stadium



The University of Oklahoma
±31,678 Students



Lloyd Noble Center
Arena



Jimmie Austin OU
Golf Club



±33,300 VPD



Proposed 32-Acre
Retail Development

9



Subject Property



STORAGE
PLACE
405-329-8777

±19,300 VPD



TARGET
Proposed Retail Development



Survey



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3440 Classen Blvd, Norman, OK 73071** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3440 Classen Blvd, Norman, OK 73071** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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