

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 11.39 Acres

Lease Rate: Negotiable

Lot Size: 11.39 Acres

PROPERTY OVERVIEW

Build to Suit | NW Corner 12th Ave NE and W. Tecumseh Rd | Norman

This prime corner in North East Norman is along the path of travel for East Norman Residents headed to and from employment center at Tinker Airforce Base, Mercy Hospital, Boeing and supporting Industries. Many take 12th AVE NE (which becomes Sooner Road) Northbound instead of I-35 commute traffic.

Developer can accommodate several site and building sizes, please inquire and or send your prototypical layout for consideration. Developer may also sell pad sites, call for more info.

PROPERTY HIGHLIGHTS

- Surrounded by New Housing Developments
- Build to Suit on multiple Pad sites ranging from 0.5 to 1.5 acres (Hard Corner is 1.5 +/-)
- Rent is Negotiable
- Sale Pending for 7-11 site

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FOR LEASE

ADDITIONAL PHOTOS

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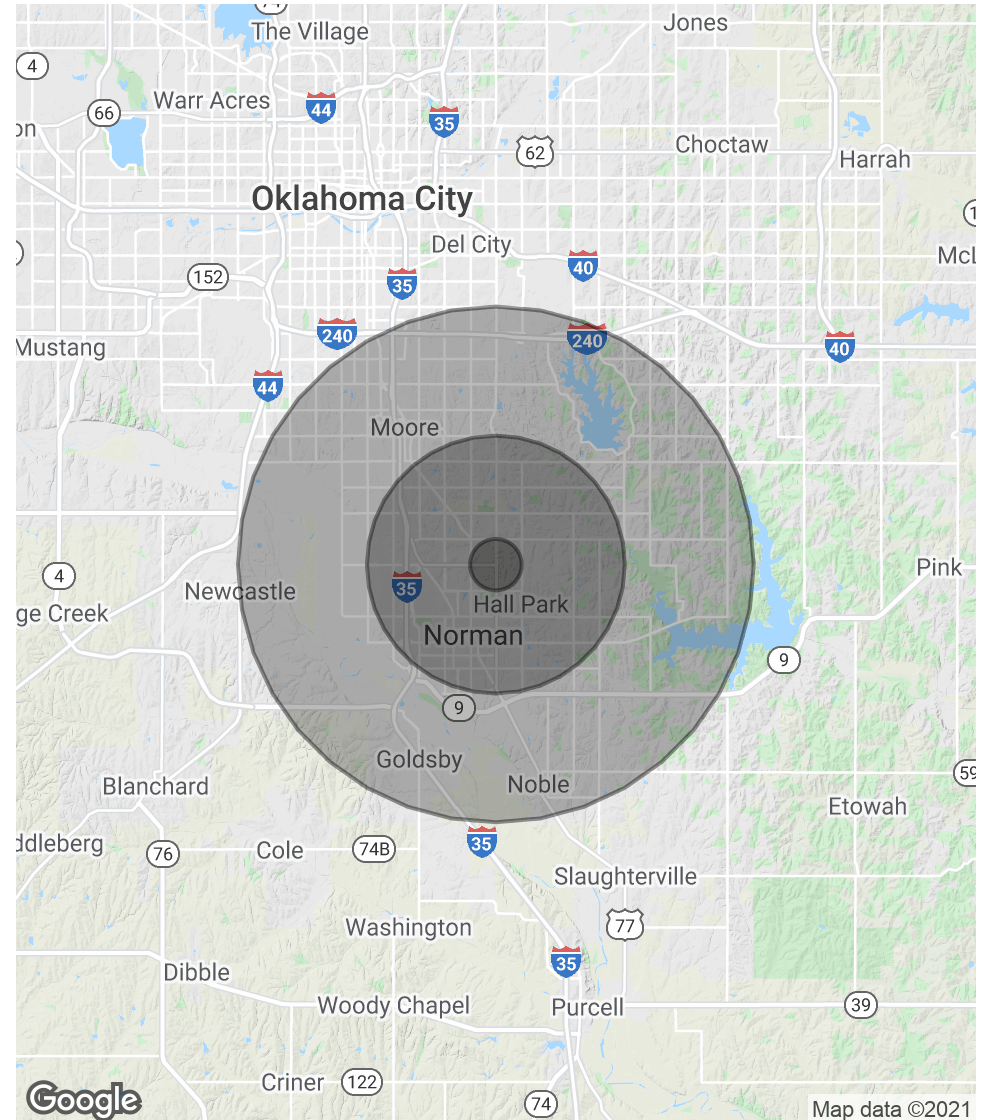


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	960	86,199	249,911
Average age	34.4	30.2	32.4
Average age (Male)	33.1	29.1	31.3
Average age (Female)	34.7	31.2	33.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	368	32,355	94,994
# of persons per HH	2.6	2.7	2.6
Average HH income	\$65,371	\$57,830	\$65,275
Average house value	\$171,211	\$153,758	\$158,446

** Demographic data derived from 2010 US Census*



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