

RAMBLING OAKS RESTAURANT SPACE

1131 RAMBLING OAKS DRIVE, NORMAN, OK 73072



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	1.0 Acres
Year Built:	2001
Building Size:	4,480
Market:	Norman
Price / SF:	\$357.14

LOCATION OVERVIEW

Centrally located in Norman, just West of I-35 and one block South of Robinson St. Surrounded by Norman's main shopping, restaurant and auto dealership corridor and among Norman's fastest growing area on the West side. Immediately adjacent businesses include Arby's, Waffle House, and Regal Spotlight Hollywood Theatre. High traffic counts along Robinson Street and a signaled intersection.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,160	19,092	36,210
Total Population	9,795	44,647	93,123
Average HH Income	\$91,199	\$72,831	\$68,015

PROPERTY OVERVIEW

Opportunity to purchase a one story, free-standing restaurant building (formerly Rib Crib) on Norman's fast growing West side. The site provides ample parking and easy access to and from all areas of Norman. The demographics for this site make it an ideal location for a local or national restaurant.

PROPERTY HIGHLIGHTS

- Easy access to I-35
- Excellent demographics and surrounded by bustling residential
- Located within 2 miles of University North Park and Sooner Fashion Mall
- 4 miles from the University of Oklahoma

PAUL SWALES

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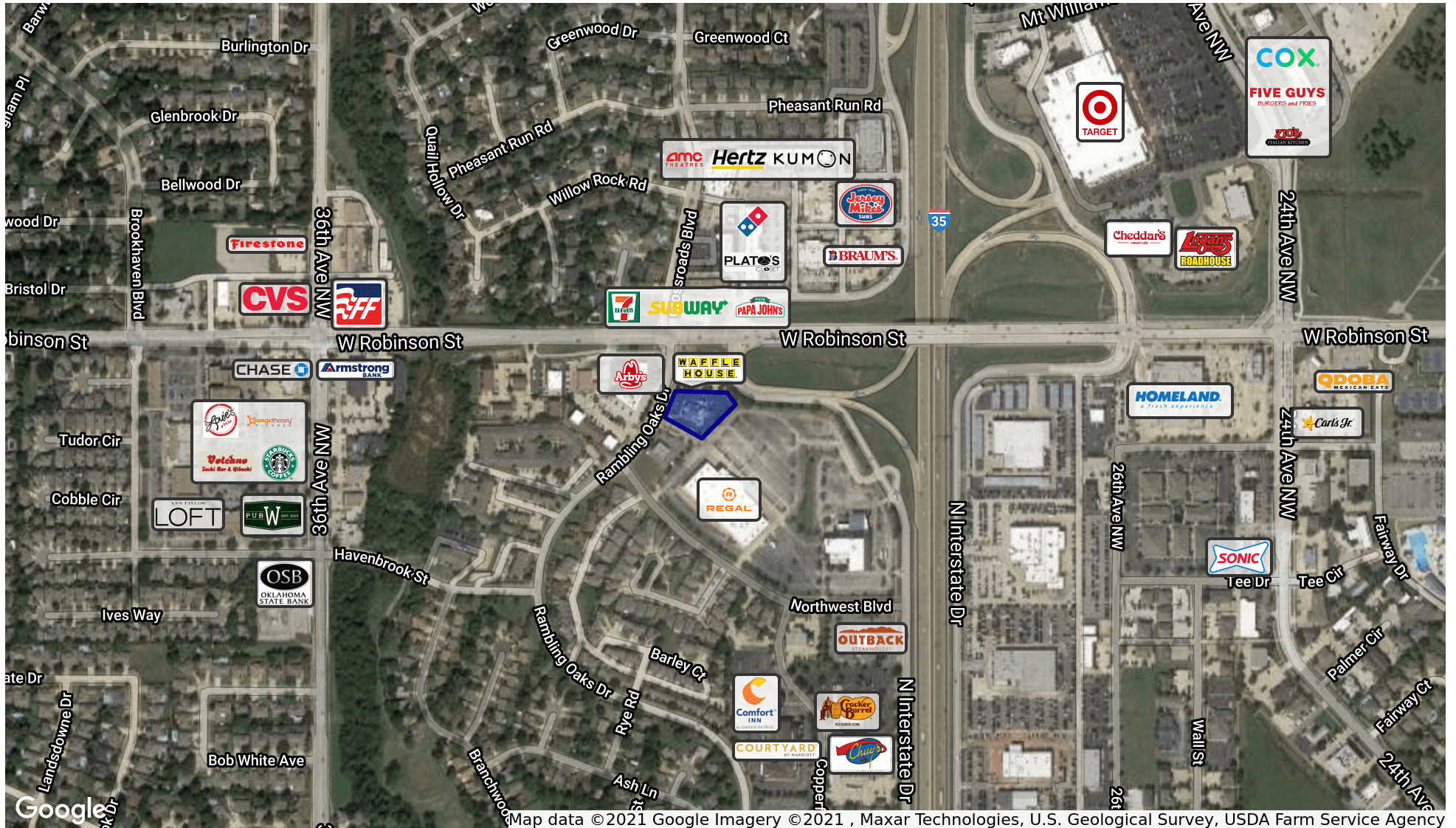
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"ALTA/ACSM LAND TITLE SURVEY"

OF

A PART OF LOT THREE (3), BLOCK ONE (1), SPRING BROOK ADDITION SECTION 12, TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

COMMITMENT SCHEDULE B EXCEPTIONS

2. i. Covenants, conditions, restrictions, and building setback lines and easements as created by the Plat and Certificate of Dedication of SPRING BROOK ADDITION, SECTION 12 filed December 31, 1997, in Book 17, at Page 117 (SHOWN AND NOTED); Lot Line Adjustment filed June 4, 1998, in Book 2954 at Page 816 (BLANKET IN NATURE); Declaration of Easements and Covenants filed June 25, 1998, in Book 2960 at Page 952 (PROPOSED DRIVES SHOWN AND NOTED). No reservation or forfeiture provisions are included therein. Restrictions indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 U.S.C. 3604(c).
- j. Terms, Conditions and Provisions of Right-of-way in favor of Continental Pipe Line Company dated May 28, 1952, filed in Book 195 at Page 411; Partial release dated July 31, 1984, filed in Book 1712 at Page 113. (pg 37,39) (DOES NOT AFFECT SUBJECT PROPERTY)
- k. Terms, Conditions and Provisions of Right-of-way in favor of Southwestern Bell Telephone Company dated July 28, 1955, filed in Book 241 at Page 90. (pg 43A) (DOES NOT AFFECT SUBJECT PROPERTY)
- l. Terms, Conditions and Provisions of commissioners in favor of the State of Oklahoma for roadway purposes filed December 7, 1957, in Book 243 at Page 78. (pg 44) (SHOWN AND NOTED)
- m. Terms, Conditions and Provisions of an easement in favor of the City of Norman dated September 10, 1982, filed in Book 1314 at Page 69. (pg 131) (DOES NOT AFFECT SUBJECT PROPERTY)
- n. Terms, Conditions and Provisions of an easement in favor of the City of Norman dated September 10, 1982, filed in Book 1314 at Page 70. (pg 132) (DOES NOT AFFECT SUBJECT PROPERTY)
- o. Terms, Conditions and Provisions of an Easement in favor of Waffle House, Inc. filed June 2, 1994, in Book 2559 at Page 19. (pg 209) (SHOWN AND NOTED)
- p. Terms, Conditions and Provisions of an easement in favor of the City of Norman dated April 29, 1994, filed in Book 2646 at Page 193. (pg 213) (SHOWN AND NOTED)
- q. Terms, Conditions and Provisions of access easement in favor Norman Hospitality, Inc., dated February, 27, 1997, and filed in Book 2810 at Page 379. (pg 216A) (DOES NOT AFFECT SUBJECT PROPERTY)
- r. Terms, Conditions and Provisions of encroachment agreement dated May 2, 1997, filed in Book 2830 at Page 427. (pg 227) (DOES NOT AFFECT SUBJECT PROPERTY)
- s. Terms, Conditions and Provisions declaration of easements and covenants filed June 25, 1998, in Book 2960 at Page 952. (pg 287) (SHOWN AND NOTED)
- t. Terms, Conditions and Provisions of parking easement agreement filed April 22, 1999, in Book 3053 at Page 71. (pg 356) (SHOWN AND NOTED)
- u. Terms, Conditions and Provisions of parking easement agreement filed April 22, 1999, in Book 3053 at Page 71. (pg 366) (SHOWN AND NOTED)
- v. Terms, Conditions and Provisions of an easement in favor of the City of Norman filed SEPTEMBER 14, 2000, in Book 3198 at Page 183. (pg 376) (DOES NOT AFFECT SUBJECT PROPERTY)
- w. Terms, Conditions and Provisions of an easement in favor of the City of Norman filed SEPTEMBER 14, 2000, in Book 3198 at Page 184. (pg 184) (DOES NOT AFFECT SUBJECT PROPERTY)

LEGEND

PROPERTY CORNER	○
SIGN	⊙
HANDICAP PARKING	⊕
HANDICAP PARKING SIGN	⊕
TREE	⊙
WATER METER	⊙
WATER VALVE	⊙
GAS METER	⊙
SANITARY MANHOLE	⊙
LIGHT POLE	⊙
FIRE HYDRANT	⊕
FENCE	— — — — —
RIGHT OF WAY	— — — — —
PROPERTY LINE	— — — — —
CONCRETE CURB	— — — — —
CONCRETE	▨
NO PARKING STRIPES	▨

SURVEYOR'S NOTES

TOTAL AREA =
43,614.23 SQ. FT. +/-
OR 1.0 ACRES +/-

ZONING, C-2 - GENERAL COMMERCIAL DISTRICT
ZONING ALLOWS FOR RESTAURANTS
THE CURRENT USE IS A PERMITTED USE IN THE ZONING DISTRICT

PUBLIC ACCESS
WEST VIA RAMBLING OAKS DRIVE
NORTH VIA WAFFLE HOUSE
SOUTH VIA CONCRETE DRIVE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK,
BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN
RECENT MONTHS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID
WASTE DUMP, SUMP, SANITARY LANDFILL.

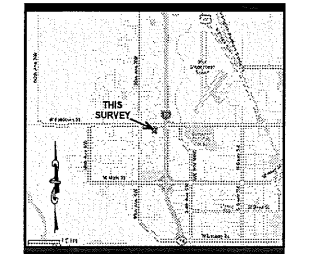
PER ZONING REQUIREMENTS, CITY
OF NORMAN, CLEVELAND COUNTY,
OKLAHOMA

HEIGHT RESTRICTIONS
NONE

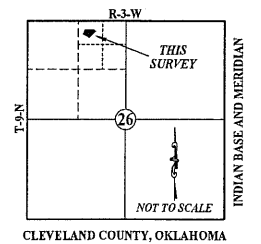
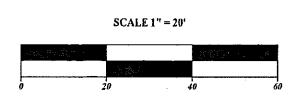
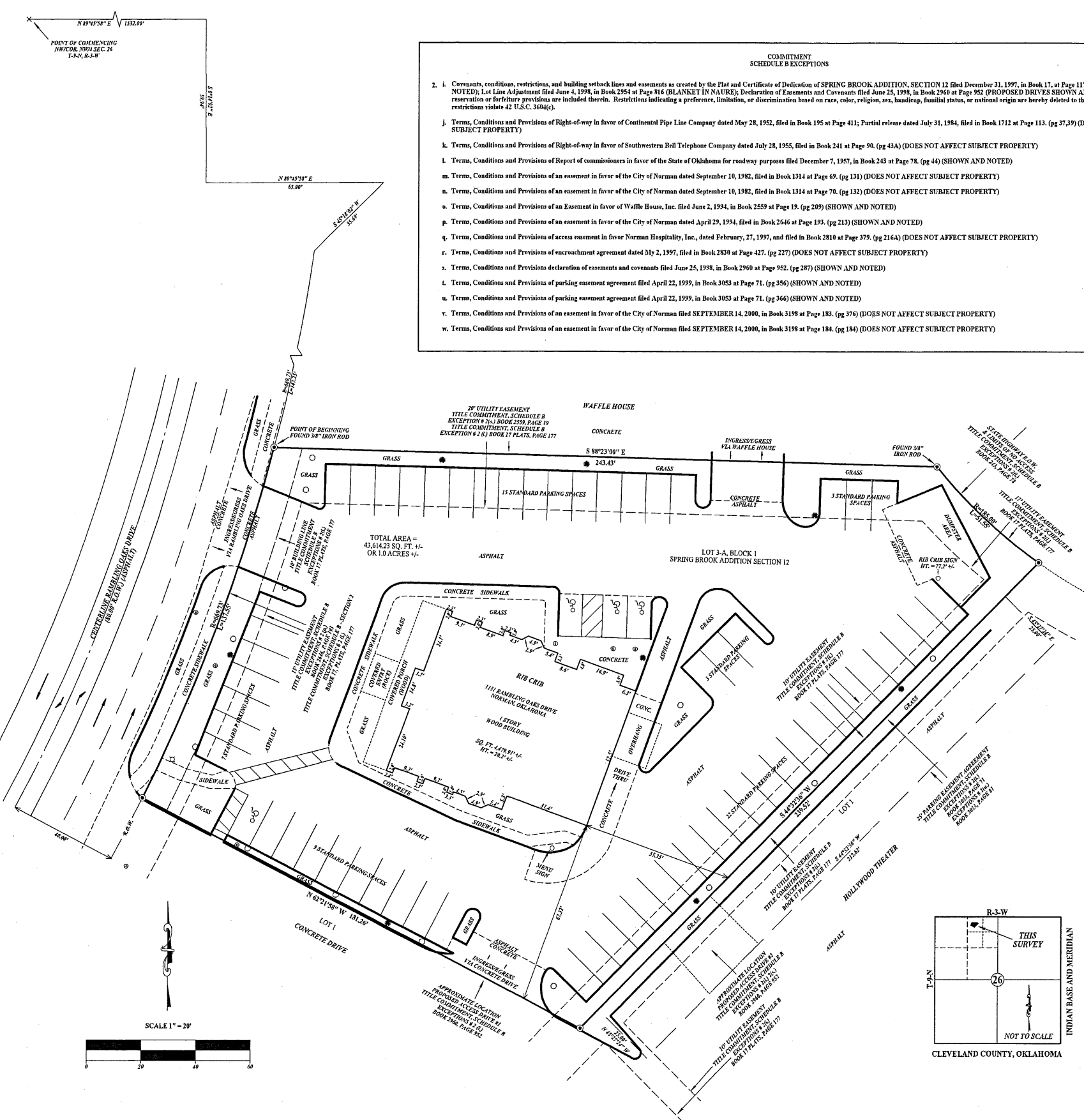
SETBACK RESTRICTIONS
NORTH = 0 FEET
WEST = 10 FEET
SOUTHEAST = 0 FEET
SOUTHWEST = 0 FEET

PARKING
PARKING REQUIREMENTS -
1 SPACE PER 50 SQ. FT. OF CUSTOMER SERVICE AREA

DEFINED PARKING:
59 STANDARD PARKING SPACES
3 HANDICAP PARKING SPACE
62 TOTAL PARKING SPACES



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

TO: CENTER COURT, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, MANLEY PROPERTIES, L.P., AN OKLAHOMA LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY, ITS RESPECTIVE AGENTS, SUCCESSORS AND/OR ASSIGNS AND MAREY BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1981 AND INDICATED ITEMS 1 & 2, IN, III, IS SET 18 OF TABLE THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE THIS CERTIFICATION OF A "URBAN SURVEY".

Floyd Drannon
FLOYD W. DRANNON, P.L.S. NO. 1503
WITHIN THE STATE OF OKLAHOMA



COMMERCIAL LAND SURVEYS, INC.
RT. 2 BOX 191-8721 S. FORREST
STRATFORD, OK 74872
PH: (580) 759-3886
FAX: 800-883-4831
E-MAIL: Floyd@CommercialLandSurveys.com
PROJECT #CLS-06-2329 ALTA-R

This map or plat of survey of the premises shown hereon is the same as that described in FIRST AMERICAN TITLE INSURANCE COMPANY, dated MARCH 30, 2015 at 7:50 A.M.

LEGAL DESCRIPTION

A PART OF LOT THREE (3), BLOCK ONE (1), SPRING BROOK ADDITION SECTION 12, TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) AND A POINT ON THE CENTERLINE OF ROBINSON STREET, THENCE NORTH 89°45'58" EAST AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) AND THE CENTERLINE OF ROBINSON STREET A DISTANCE OF 1520.00 FEET TO A POINT ON THE CENTERLINE OF RAMBLING OAKS DRIVE; THENCE SOUTH 09°14'42" EAST AND ALONG SAID CENTERLINE OF RAMBLING OAKS DRIVE A DISTANCE OF 59.94 FEET; THENCE NORTH 89°45'58" EAST A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ROBINSON STREET, THENCE SOUTH 45°14'02" WEST A DISTANCE OF 35.69 FEET TO A POINT ON A CURVE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMBLING OAKS DRIVE AND AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 669.73 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°12'15" WEST A DISTANCE OF 146.96 FEET) AND AN ARC DISTANCE OF 147.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°23'09" EAST A DISTANCE OF 243.43 FEET TO A POINT ON A CURVE, THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°45'42" EAST A DISTANCE OF 51.39 FEET) AND AN ARC DISTANCE OF 51.55 FEET; THENCE SOUTH 44°52'36" WEST A DISTANCE OF 239.52 FEET; THENCE NORTH 67°21'58" WEST A DISTANCE OF 181.26 FEET TO A POINT ON A CURVE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMBLING OAKS DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF RAMBLING OAKS DRIVE AND AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 669.73 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 29°23'11" EAST A DISTANCE OF 137.31 FEET) AND AN ARC DISTANCE OF 137.55 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT THREE (3A) ACCORDING TO THE LOT LINE ADJUSTMENT FILED IN BOOK 2954, PAGE 816 OF THE CLEVELAND COUNTY CLERK'S RECORDS.

BASIS OF BEARING
NORTH 89°45'58" EAST, BEING THE RECORD BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA.

FLOOD STATEMENT:
THIS PROPERTY IS LOCATED IN
ZONE X - FIRM MAP 40027C0280 H
EFFECTIVE DATE: SEPT. 26, 2008

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

MANLEY PROPERTIES, LP

1133 EAST 33RD PLACE
TULSA, OKLAHOMA 74105

**RIB CRIB
1131 RAMBLING OAKS DRIVE
NORMAN, OKLAHOMA**

SCALE: 1" = 20'
DATE: APRIL 15, 2015
DWN. BY: J.G.
CHKD. BY: F.D.

CHKD./AP'D: H.N.
APPROVED: F.D.
PROJECT NO. CLS-06-2329 ALTA-R

REVISIONS

DATE	DESCRIPTION	BY:
APRIL 30, 2015	Corrected Per Comments	J.D.