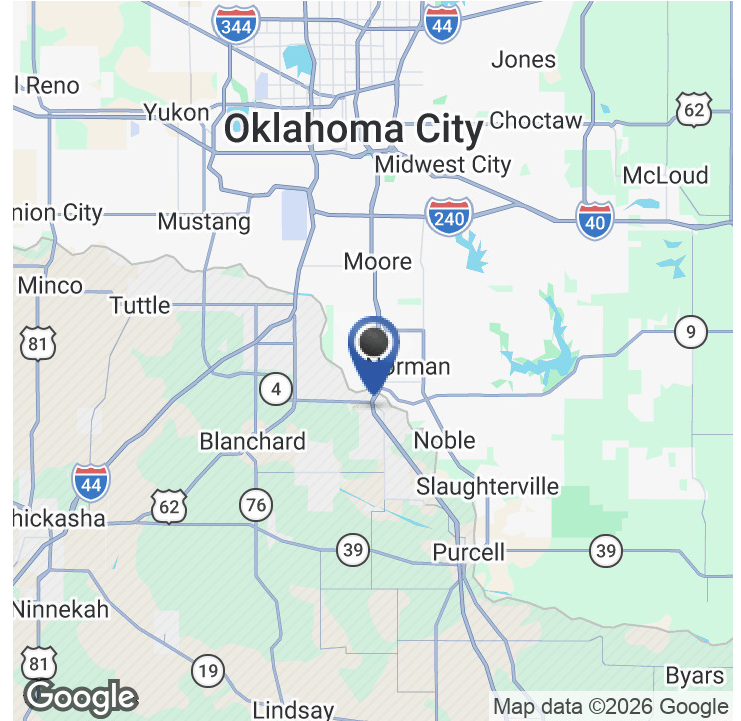
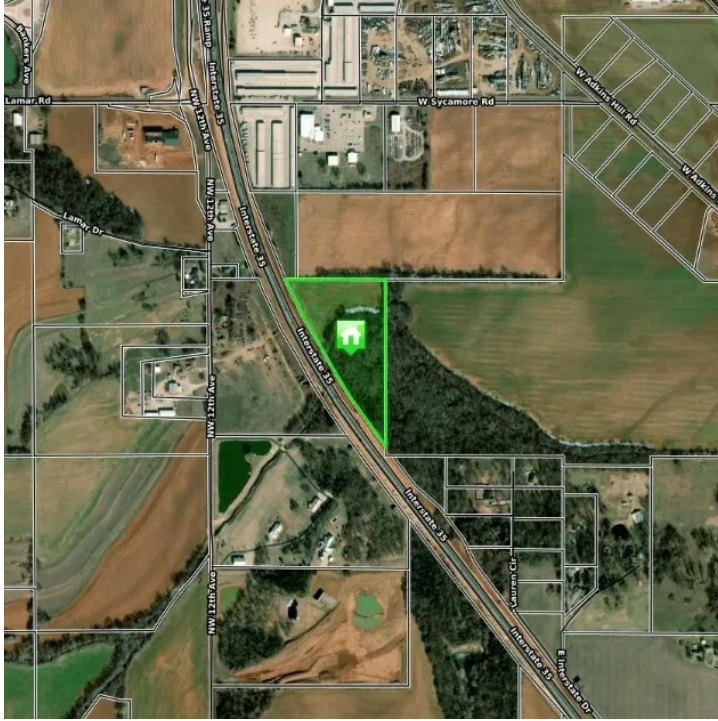


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	11.92 Acres
Price / Acre:	\$41,527
Market:	Norman
Submarket:	Goldsby

PROPERTY OVERVIEW

Introducing a highly visible 11.92 acre tract of land in a fast growing area just South of Norman, OK. This parcel sits on the East side of I-35 frontage, just South of Highway 9 in Goldsby, OK. The town of Goldsby has announced their comprehensive growth plan for the next twenty years, and this land is in the path. Now is a great time to secure this opportunity. The property is ideal for commercial or industrial development.

PROPERTY HIGHLIGHTS

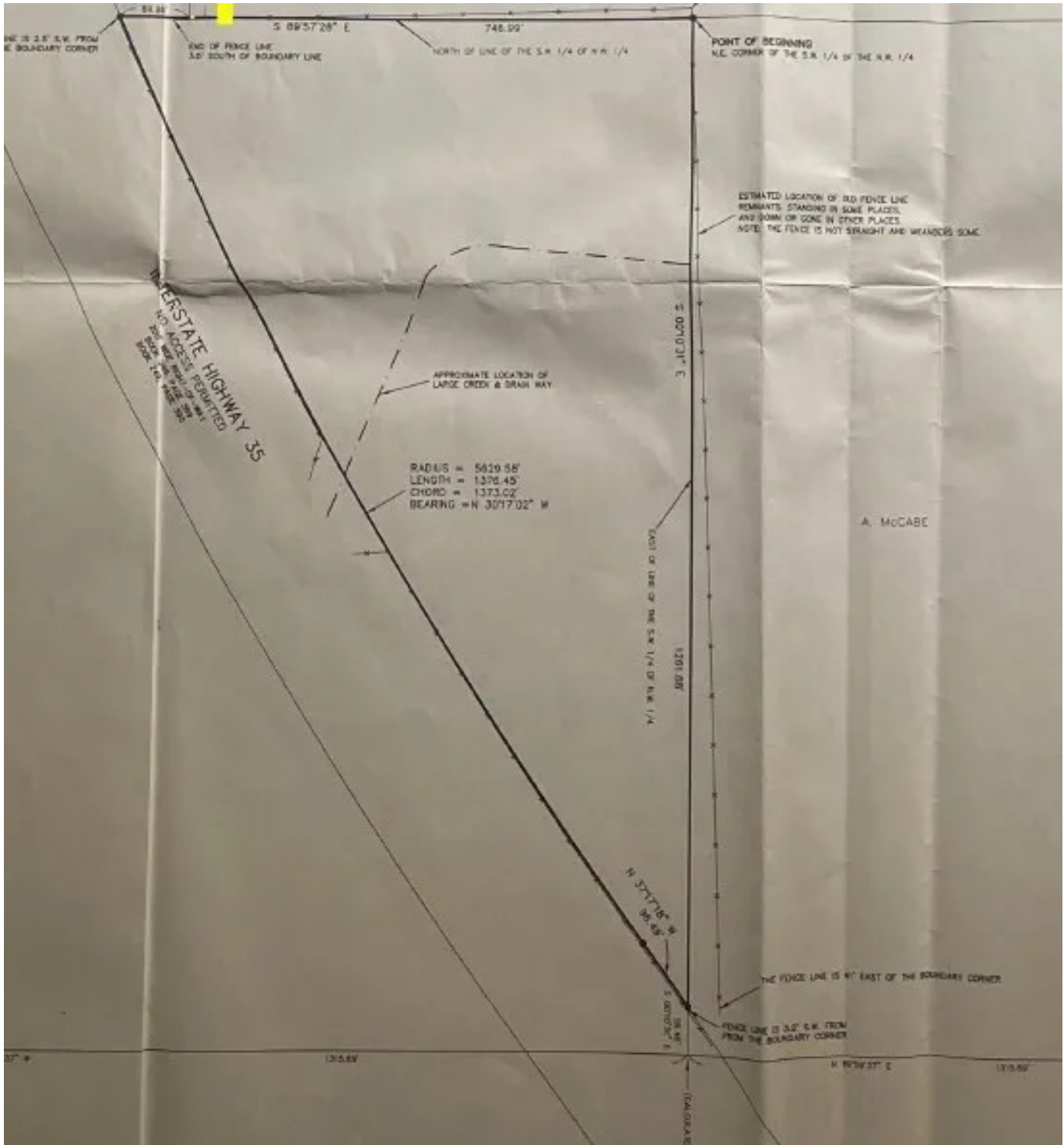
- Great visibility
- Great location
- Interstate Frontage
- Rapidly growing area

chase@creekcre.com
405.570.3606
CHASE ANDERSON

camden@creekcre.com
727.946.3333
CAMDEN NIGHTENGALE

corry@creekcre.com
405.845.5101
CORRY MAZZA

SITE PLANS



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405.570.3606
CHASE ANDERSON

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ADDITIONAL PHOTOS

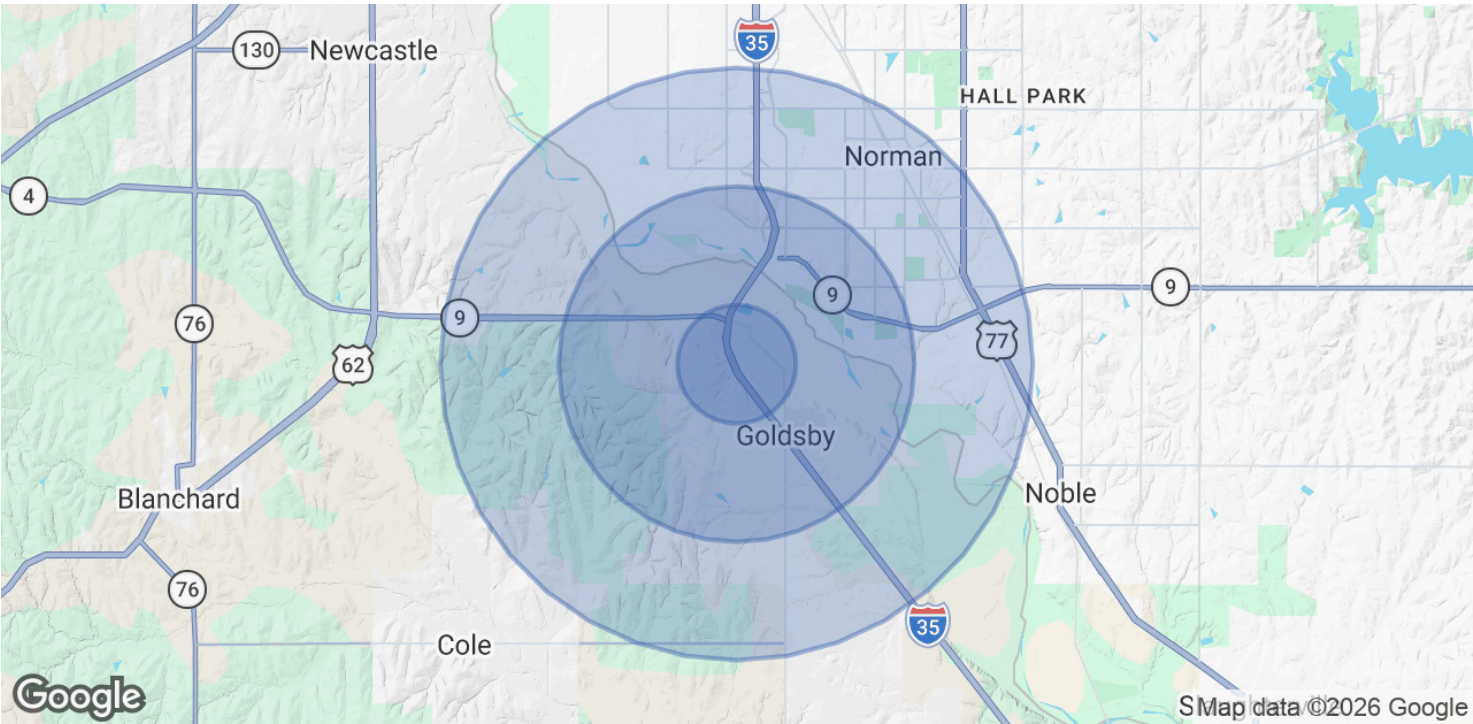


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	312	17,966	74,651
Average Age	39	38	36
Average Age (Male)	39	37	35
Average Age (Female)	39	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	103	7,176	29,627
# of Persons per HH	3	2.5	2.5
Average HH Income	\$162,797	\$91,726	\$81,967
Average House Value	\$442,900	\$336,403	\$329,381

2020 American Community Survey (ACS)

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