

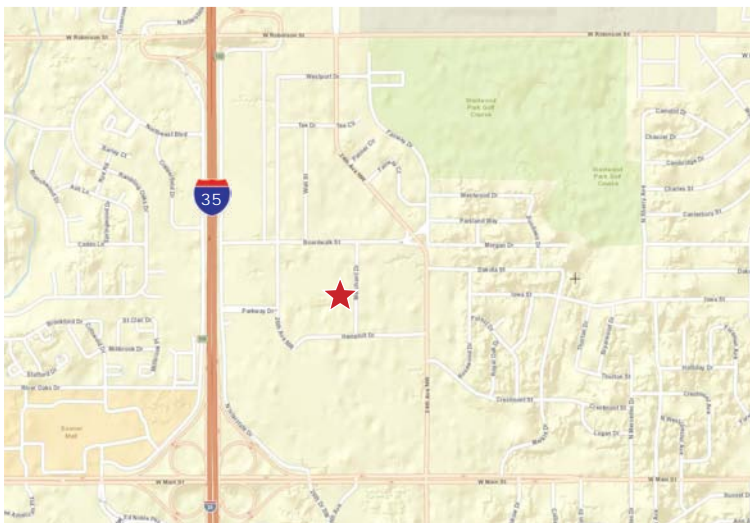
OFFICE FOR SALE

480 Merchant Drive
Norman, Oklahoma

Building Size: **4,358 Sq. Ft.***
Year Built: **2013**
Lot Size: **0.46 Acres**
Parking: **26 Spaces**
Zoning: **C-2**
Fire Control: **Yes**
List Price: **\$1,195,000**



* Source: Assessor



- 8 Private Offices
- Conference Room
- Reception
- Atrium Lobby
- Work Room
- 540 SF Open Workspace
- Second Floor Balcony
- Men's & Women's Rest Rooms
- Kitchen/Break Room

Listed By:

Brad Worster, CPM, CCIM

Principal Broker

Oklahoma Broker License #121019

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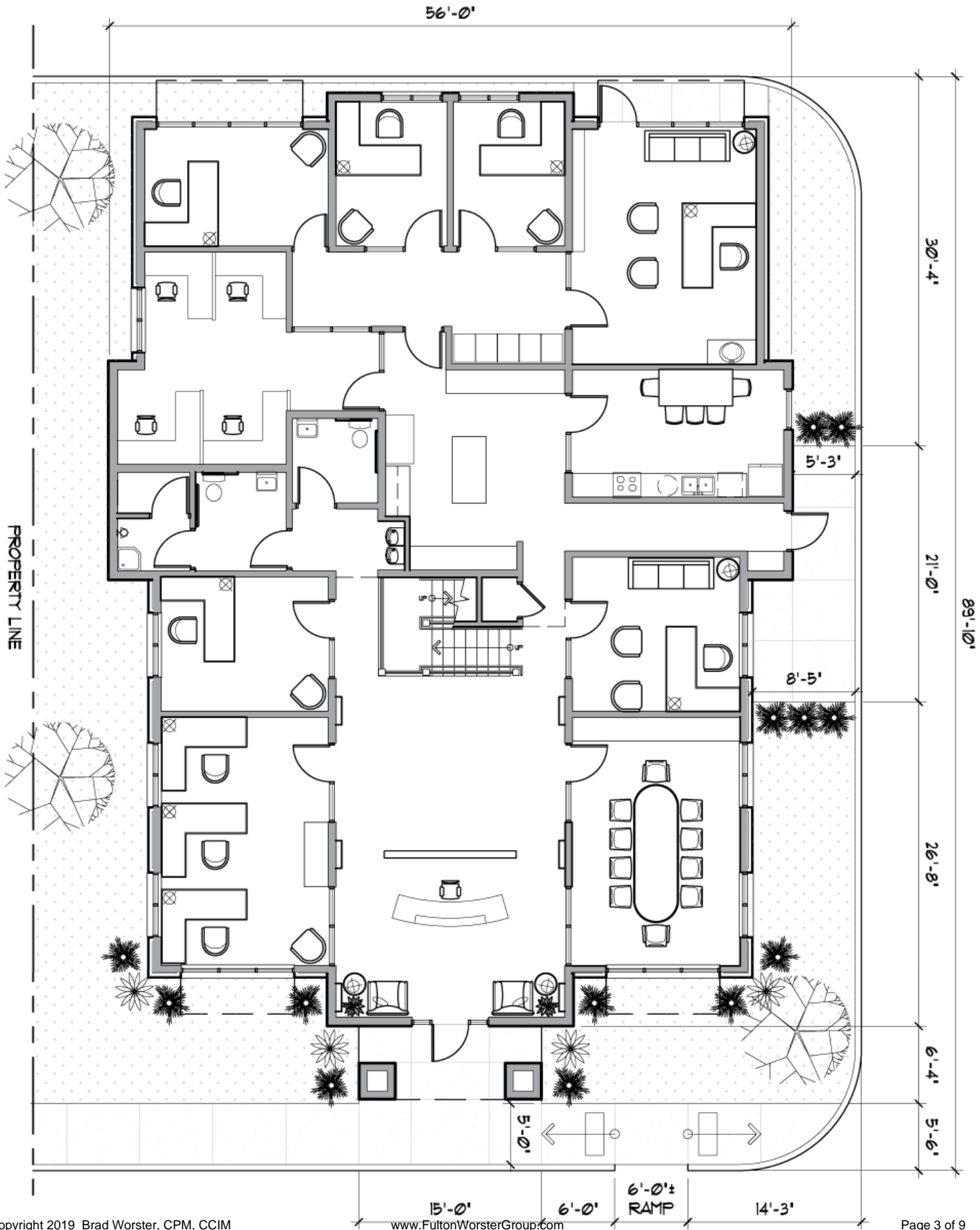
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Aerial
480 Merchant Drive
Norman, OK







Atrium 2



Atrium



Conference 1



Entry 1



Entry 2



Kitchen 1



mens room



Office b



Office d



Office e



Office NW 2



Office NW



Room a2



SW Office



Upstairs to lobby



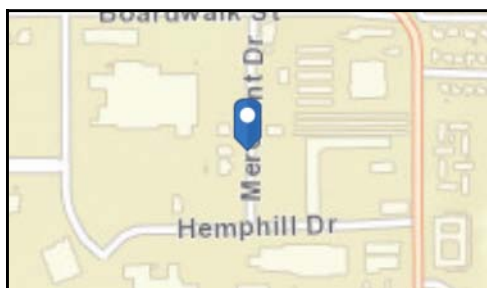
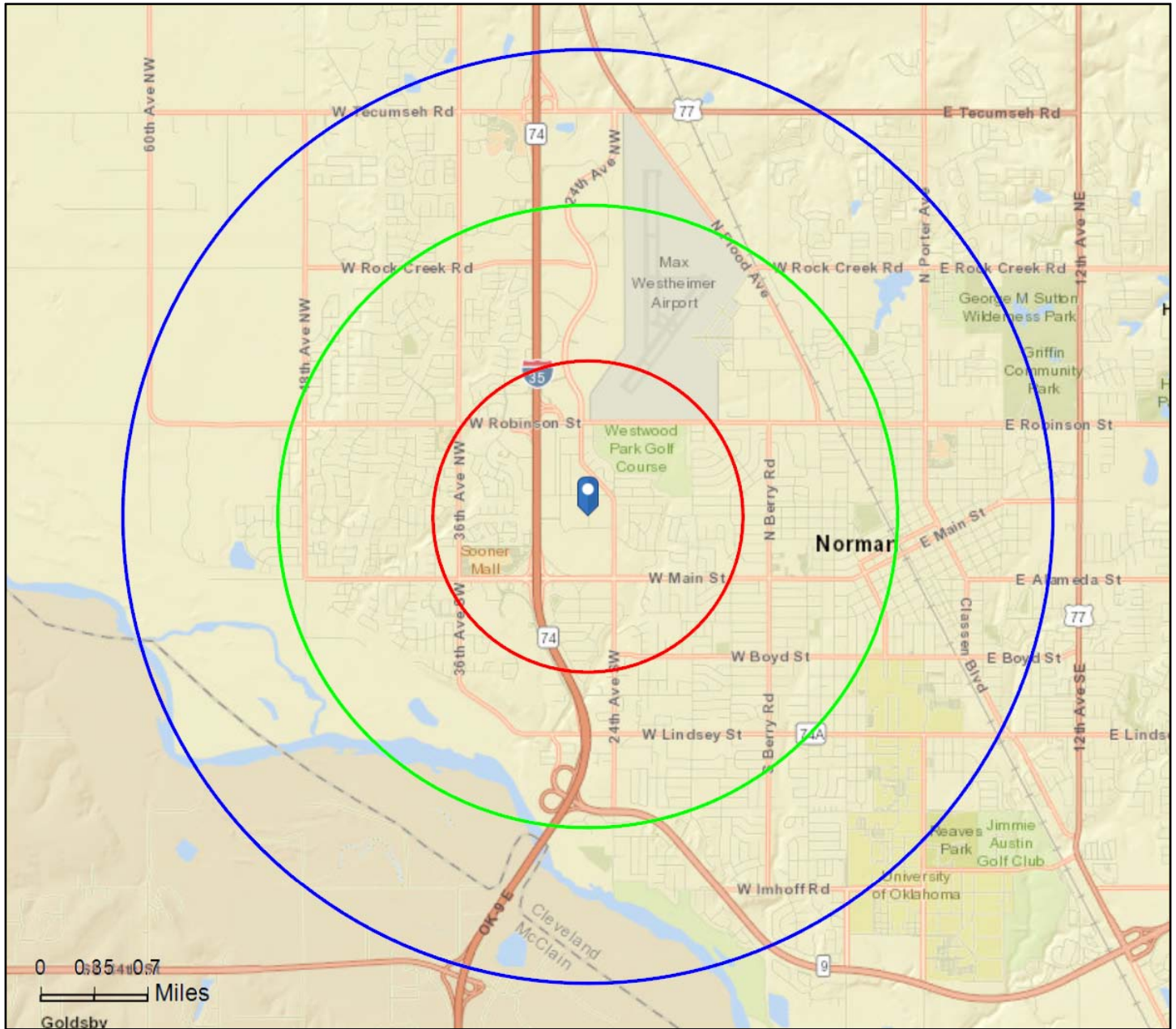
womens room



Workroom 1



Upstairs Workspace 2



480 Merchant Dr.
Norman, Oklahoma

Ring: 1, 2, 3 Miles

Latitude: 35.22421

Longitude: -97.47963

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	1 mile	2 miles	3 miles
Population			
2000 Population	6,815	31,802	54,498
2010 Population	6,823	32,816	58,668
2018 Population	6,888	34,744	63,427
2023 Population	7,134	36,406	67,086
2000-2010 Annual Rate	0.01%	0.31%	0.74%
2010-2018 Annual Rate	0.11%	0.69%	0.95%
2018-2023 Annual Rate	0.70%	0.94%	1.13%
2018 Male Population	48.1%	49.2%	49.8%
2018 Female Population	51.9%	50.8%	50.2%
2018 Median Age	39.0	36.3	31.7

In the identified area, the current year population is 63,427. In 2010, the Census count in the area was 58,668. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 67,086 representing a change of 1.13% annually from 2018 to 2023. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	78.0%	78.6%	78.0%
2018 Black Alone	5.0%	3.8%	4.1%
2018 American Indian/Alaska Native Alone	5.3%	4.8%	4.6%
2018 Asian Alone	3.5%	3.8%	4.8%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	2.0%	2.7%	2.4%
2018 Two or More Races	5.9%	6.1%	5.9%
2018 Hispanic Origin (Any Race)	8.8%	9.6%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,076	14,047	21,783
2010 Households	3,041	14,513	23,089
2018 Total Households	3,049	15,180	24,813
2023 Total Households	3,146	15,835	26,234
2000-2010 Annual Rate	-0.11%	0.33%	0.58%
2010-2018 Annual Rate	0.03%	0.55%	0.88%
2018-2023 Annual Rate	0.63%	0.85%	1.12%
2018 Average Household Size	2.23	2.26	2.30

The household count in this area has changed from 23,089 in 2010 to 24,813 in the current year, a change of 0.88% annually. The five-year projection of households is 26,234, a change of 1.12% annually from the current year total. Average household size is currently 2.30, compared to 2.27 in the year 2010. The number of families in the current year is 13,395 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



	1 mile	2 miles	3 miles
Median Household Income			
2018 Median Household Income	\$55,186	\$55,070	\$55,127
2023 Median Household Income	\$60,084	\$60,498	\$60,948
2018-2023 Annual Rate	1.72%	1.90%	2.03%
Average Household Income			
2018 Average Household Income	\$73,350	\$82,654	\$82,614
2023 Average Household Income	\$81,372	\$90,925	\$91,250
2018-2023 Annual Rate	2.10%	1.93%	2.01%
Per Capita Income			
2018 Per Capita Income	\$33,111	\$36,386	\$33,195
2023 Per Capita Income	\$36,553	\$39,793	\$36,511
2018-2023 Annual Rate	2.00%	1.81%	1.92%

Households by Income

Current median household income is \$55,127 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,948 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$82,614 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,250 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,195 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,511 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,210	15,024	23,292
2000 Owner Occupied Housing Units	1,826	8,167	12,222
2000 Renter Occupied Housing Units	1,249	5,880	9,562
2000 Vacant Housing Units	135	977	1,508
2010 Total Housing Units	3,250	15,548	24,774
2010 Owner Occupied Housing Units	1,706	7,922	12,700
2010 Renter Occupied Housing Units	1,335	6,591	10,389
2010 Vacant Housing Units	209	1,035	1,685
2018 Total Housing Units	3,335	16,441	26,796
2018 Owner Occupied Housing Units	1,560	7,541	12,641
2018 Renter Occupied Housing Units	1,488	7,639	12,172
2018 Vacant Housing Units	286	1,261	1,983
2023 Total Housing Units	3,449	17,156	28,319
2023 Owner Occupied Housing Units	1,605	7,888	13,233
2023 Renter Occupied Housing Units	1,541	7,947	13,001
2023 Vacant Housing Units	303	1,321	2,085

Currently, 47.2% of the 26,796 housing units in the area are owner occupied; 45.4%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 24,774 housing units in the area - 51.3% owner occupied, 41.9% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 3.55%. Median home value in the area is \$194,179, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.21% annually to \$216,652.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.