

FOR SALE OR LEASE

FREESTANDING BUILDING

720 N MAIN ST, NOBLE, OK 73068



PROPERTY INFO

- + Located in the center of retail activity for Noble, Oklahoma and the surrounding 10 minute drive-time Trade Area.
- + The building is on the “going home” side of Highway 77, which connects Norman to many towns, homes and businesses located to the south and east.
- + Large pylon sign

BUILDING SIZE

- ± 7,000 SF

SALE AND LEASE PRICING

- Sale Price: \$650,000.00
- Lease Price: \$7.50 PSF NNN



Traffic Counts

Main Street	15,800 ADT
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Source: Oklahoma Department of Transportation

2019 Demographics

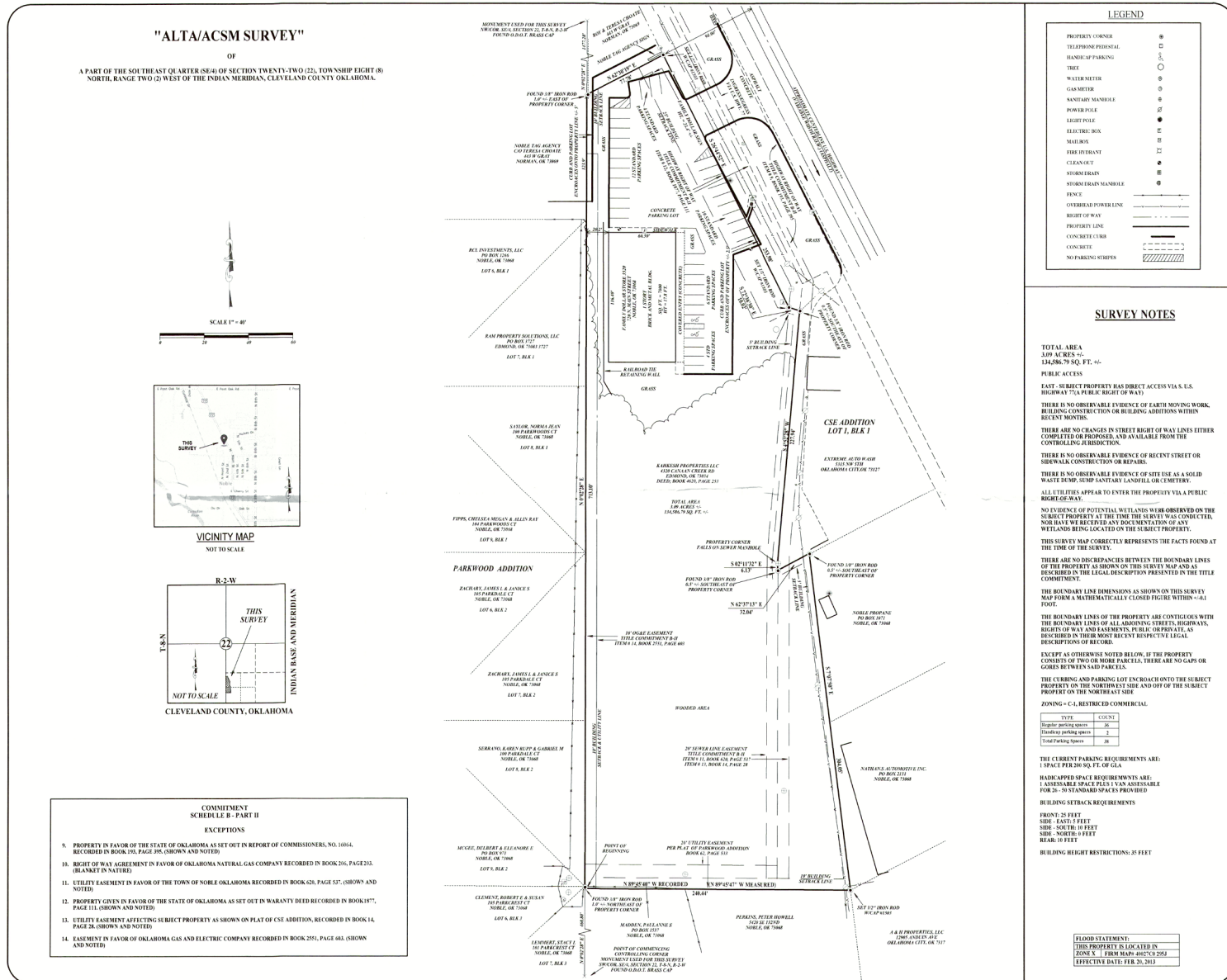
10 Min Drive-Time Trade Area	
Population	27,648
Households	10,792
Average Household Income	\$68,503
Daytime Employment	6,063

Retail Science from CBRE

retailtxok.cbre.us

CBRE

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SURVEYOR'S CERTIFICATE

TO: CAPITAL ABSTRACT & TITLE CO., INC., CLAS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND LEGAL BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR BY AN ASSISTANT OF MINE, IN ACCORDANCE WITH THE REQUIREMENTS FOR ALL ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND THE SURVEYING AND MAPPING BOARD OF THE STATE OF OKLAHOMA, AND IN ACCORDANCE WITH THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE THIS CERTIFICATION OF A "URBAN SURVEY".

12-17-12
DATE
FLOYD W. DRANNON, P.L.S. NO. 183
WITHIN THE STATE OF OKLAHOMA

COMMERCIAL LAND SURVEYS, INC.
721 S. FOREST AVE.
STRAATFOORD, OK 74782
P.O. BOX 795, 800
WWW.CommercialLandSurveys.com
FLOYD W. DRANNON, P.L.S. NO. 183
PROJECT #CL-13-404 ALTA

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
THENCE S 89°02'28" E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 640.00 FEET FOR A TRANCE CONTINUING N 89°02'28" E ALONG THE QUARTER SECTION LINE A DISTANCE OF 134.59 FEET;
THENCE S 82°20'19" E A DISTANCE OF 77.76 FEET TO THE PRESENT RIGHT-OF-WAY FOR U.S. HIGHWAY 77;
THENCE S 29°42'42" E AND ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY 77 A DISTANCE OF 25.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 77 S 72°30'30" E A DISTANCE OF 640.00 FEET TO THE WEST LINE OF CSE ADDITION TO THE TOWN OF NOBLE;
THENCE S 89°02'28" E, ALONG THE WEST LINE OF THE CSE ADDITION A DISTANCE OF 25.00 FEET;
THENCE S 89°02'28" E AND CONTINUING ALONG THE WEST LINE OF THE CSE ADDITION A DISTANCE OF 134.59 FEET TO THE SOUTHWEST CORNER OF THE CSE ADDITION;
THENCE S 82°20'19" E ALONG THE SOUTH LINE OF THE CSE ADDITION A DISTANCE OF 25.00 FEET;
THENCE S 89°02'28" E A DISTANCE OF 640.00 FEET;
THENCE S 89°02'28" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.09 MORE OR LESS.

BASE OF BEARING:
RECORD BEARINGS OF SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA.

"ALTA/ACSM SURVEY"

PREPARED FOR:
CAPITAL ABSTRACT & TITLE COMPANY
601 S. BRADSHAW AVE., BLDG. 5
OKLAHOMA CITY, OK 73119

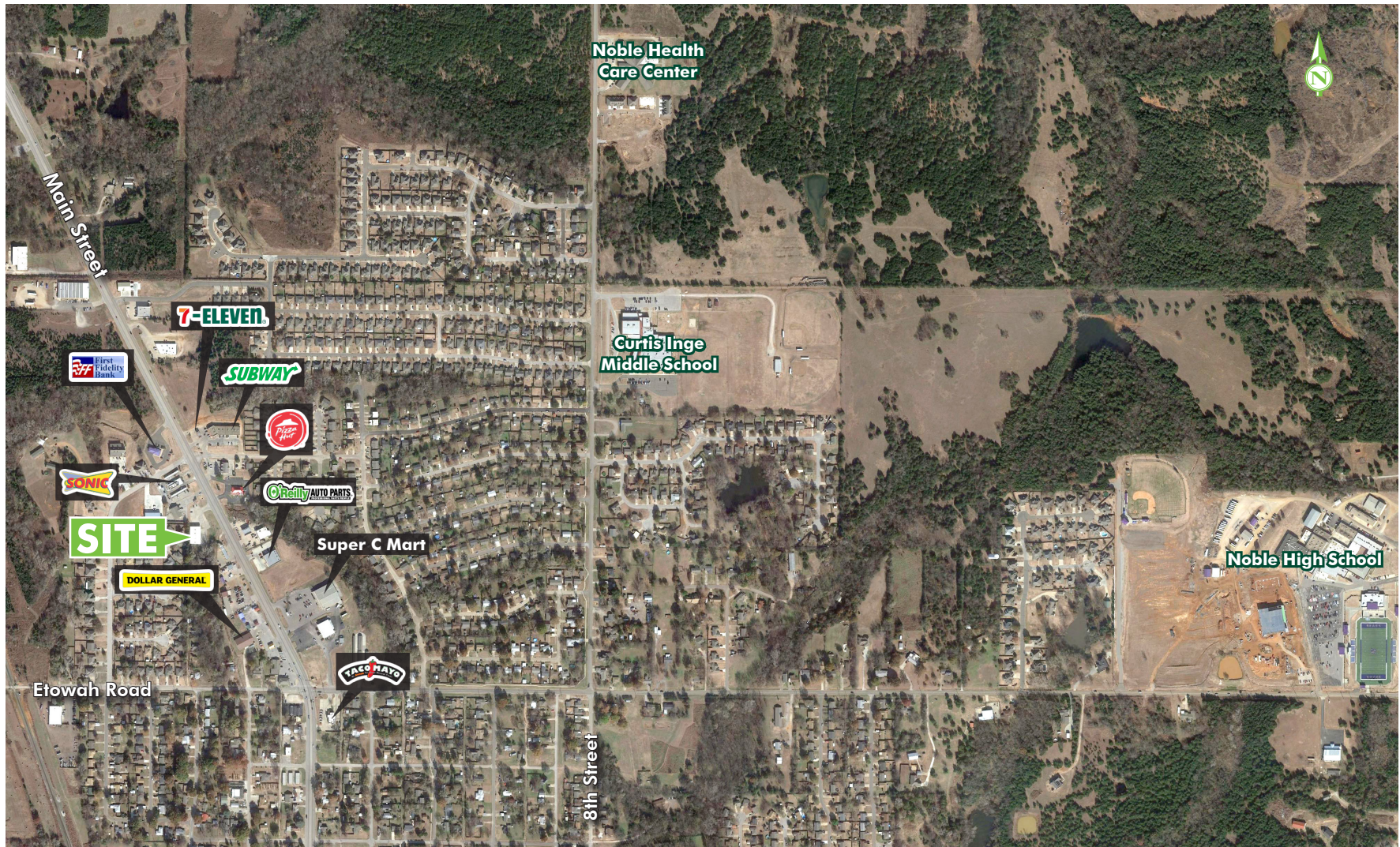
FAMILY DOLLAR STORE #5642
720 N MAIN STREET
NOBLE, OK 73068

SCALE: 1" = 40' CRED: APV'D: B.L.
DATE: DECEMBER 16, 2012 APPROVED: F.B.
DWN: BY: J.D. PROJECT NO. CL-13-404 ALTA
CRED: BY: F.B.

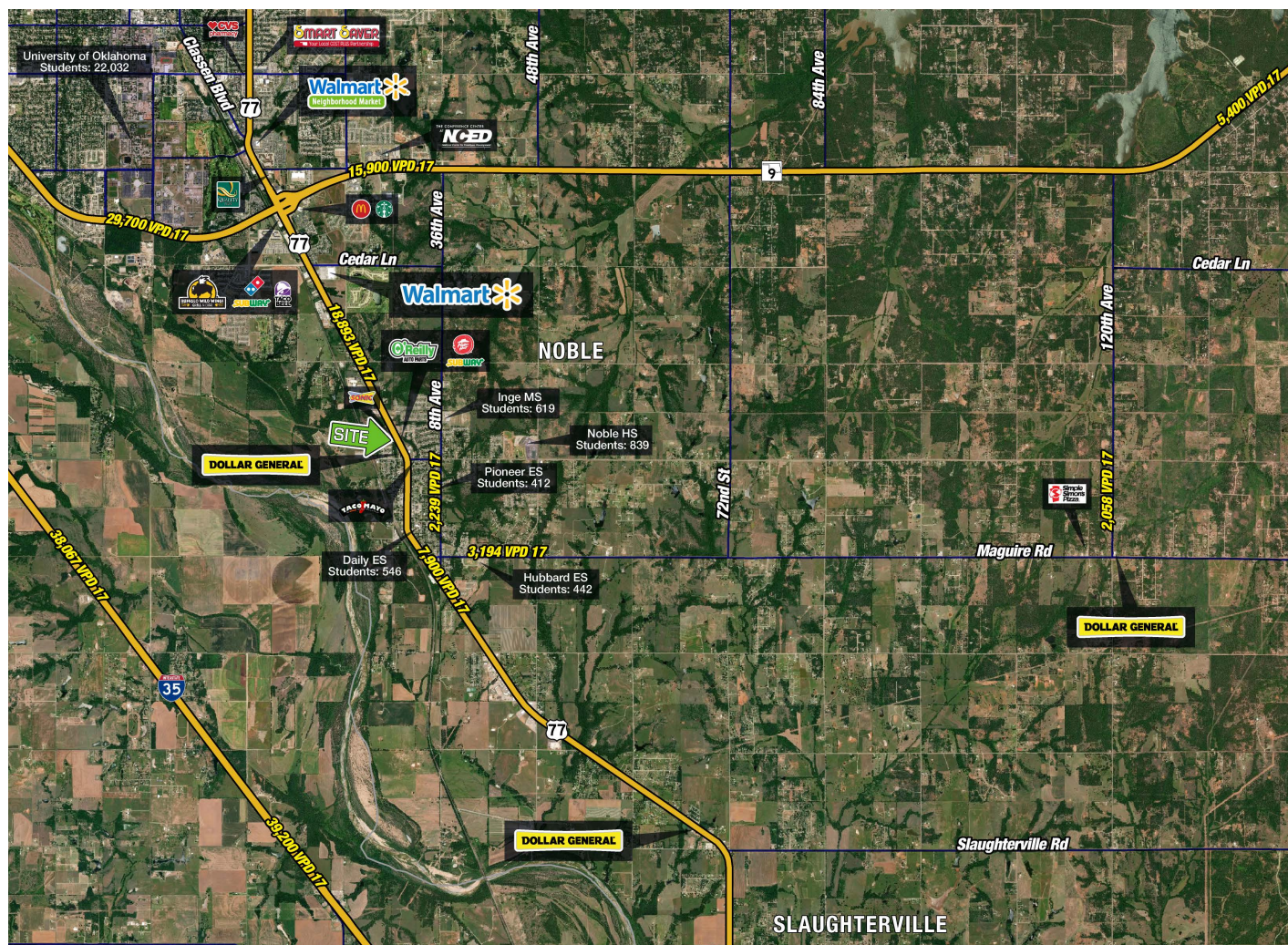
REVISIONS

DATE	DESCRIPTION	BY:

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CONTACT US

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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- ☐ Buyer Brokerage Agreement ☐ Listing Brokerage Agreement ☐ Option Agreement
☐ Sales Agreement ☐ Exchange Agreement ☐ Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____