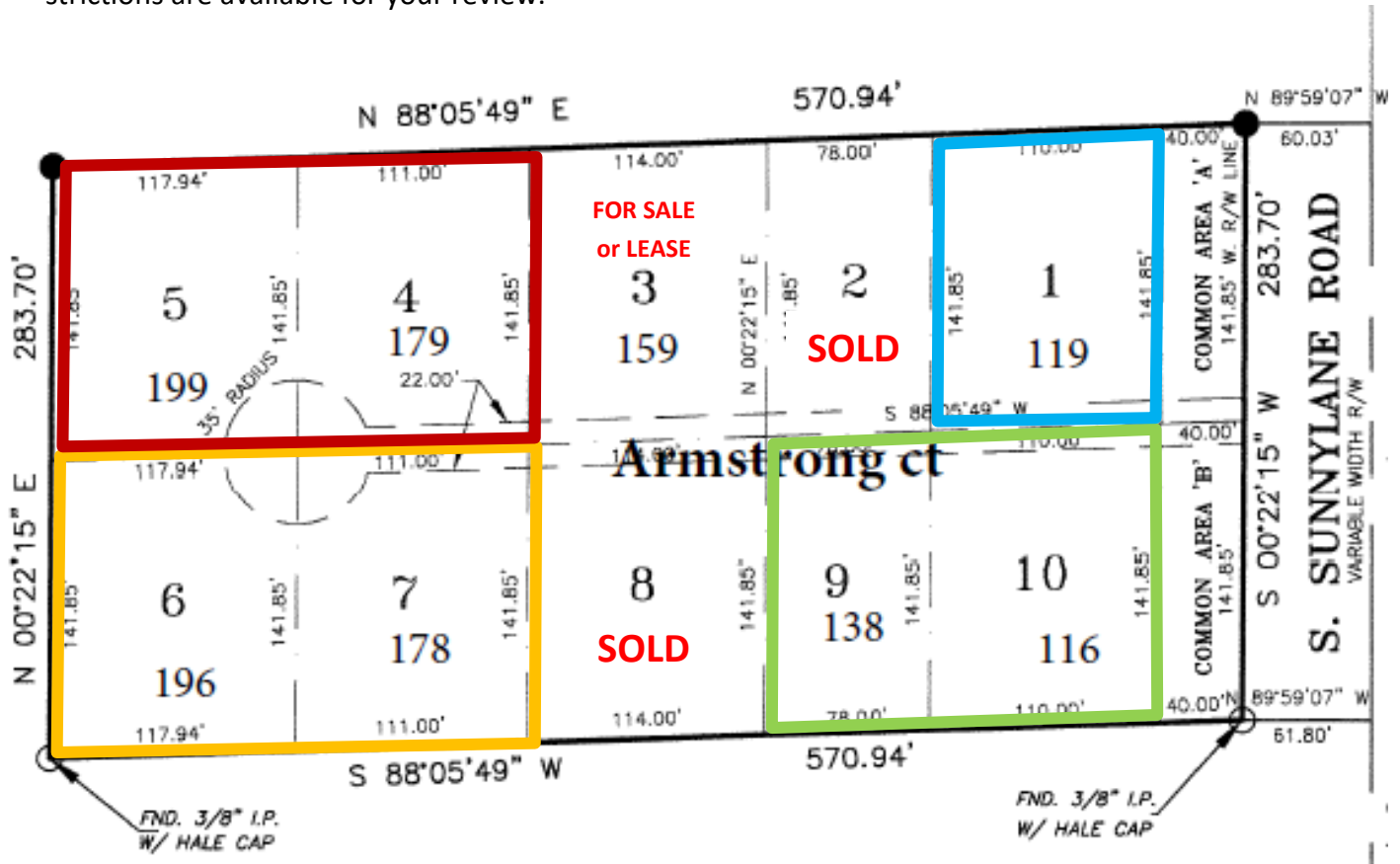


Ace Army Sunnyslane Development LLC

Armstrong Court, Norman Oklahoma 73071-7982

Area Highlights: Unincorporated area, No city sales tax, OEC Electric, OEC Fiber, ONG, Future turn-pike at Indian Hills Rd with access ramp less than one mile away. Quality structural steel construction, no weld-up metal buildings. Property Owners Association with yearly dues, covenants and restrictions are available for your review.



Building and Lot Pricing:

Lot 3, 159 Armstrong Court—Finished building with 3 interior divided units at 1710SF each, interior office and bath, mezzanine, office mini-split HVAC. Ready for occupancy. For Sale \$654,000, For Lease \$2200 per unit per month. Total building size is 5130SF.

Lot 1, For Sale, 15,651 SF land area, \$172,100

Lot 4/5, Available for discussion

Lot 6/7, For Sale, 32,289 SF land area, \$355,180

Lot 9/10, For Sale, 26,508 SF land area, \$291,600

Lot 9, available for sale as a single lot

Additional contact information: Dave Armstrong, 405-517-3677