

PLAINS

Commercial Real Estate

C-2 ZONED LAND FOR SALE
0 Woodcrest Dr, Norman, OK 73071



COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LOCATION:

NEC Rock Creek and Porter
Norman, OK 73071

AVAILABLE SPACE:

6.17 AC

PROPERTY HIGHLIGHTS:

- » ± 230' frontage on N Porter Ave
- » ± 765' frontage on E Rock Creek Rd
- » Multiple points for future ingress / egress
- » C-2: General Commercial Zoning

ASKING PRICE:

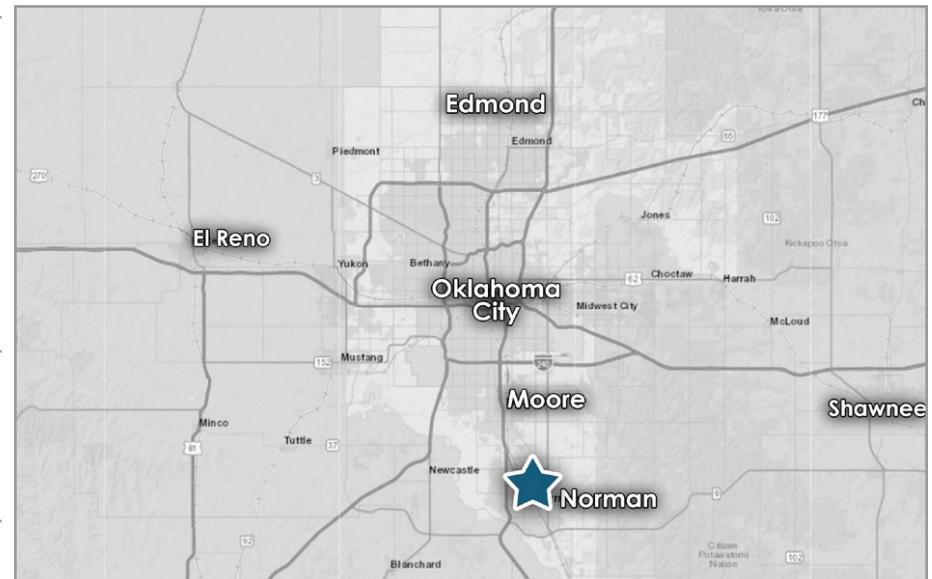
\$5.00 - \$10.00 / SF

TRAFFIC COUNTS:

W Rock Creek Rd: 7,700 VPD ('22)
E Rock Creek Rd: 7,500 VPD ('22)
N Porter Ave: 11,800 VPD ('22)
12th Ave E: 19,300 VPD ('24)

DEMOGRAPHICS:

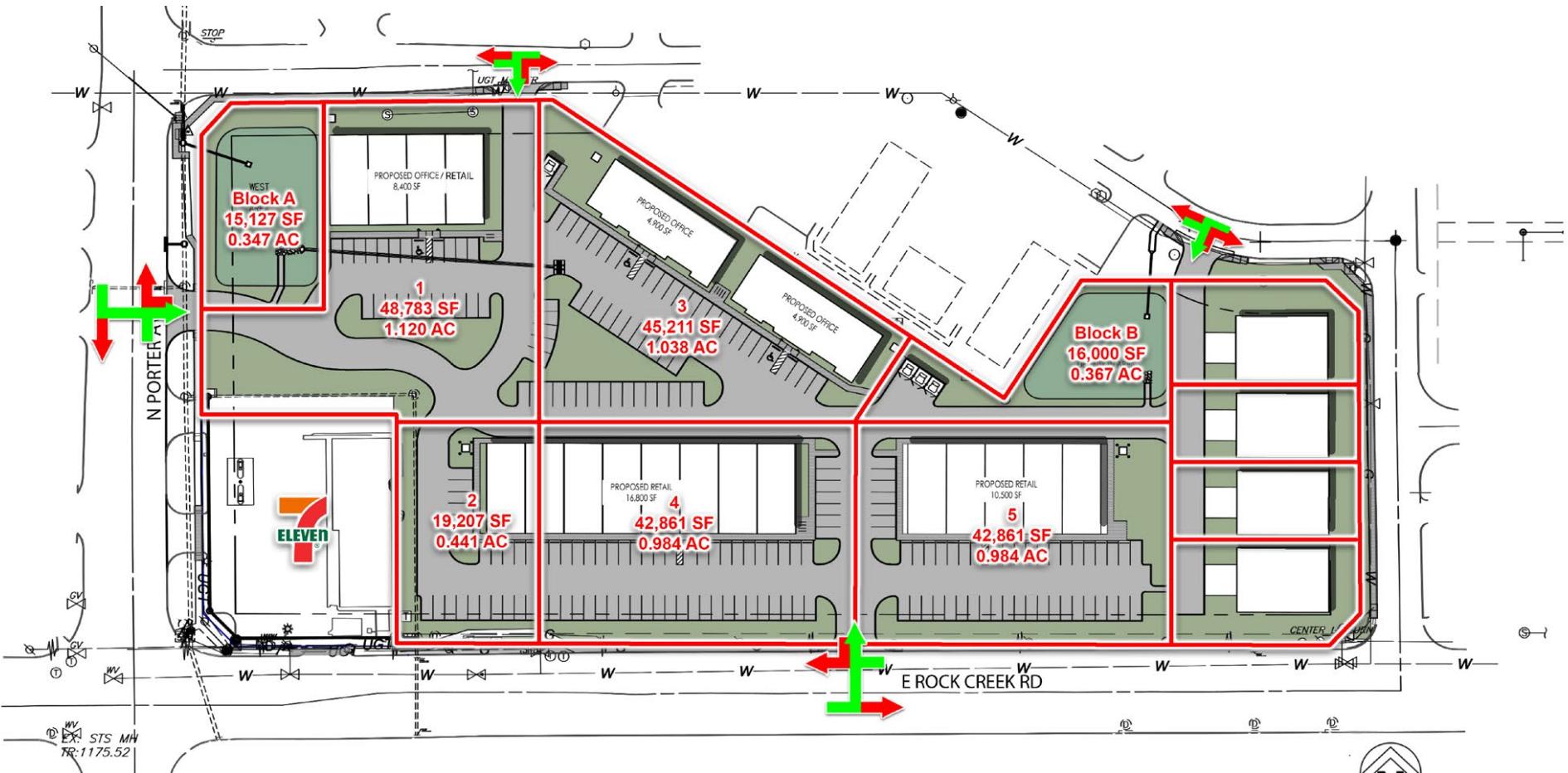
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| 2025 Population | 9,968 | 48,974 | 127,029 |
| Daytime Population | 6,273 | 77,314 | 136,404 |
| Avg. HH Income | \$113,788 | \$86,005 | \$95,798 |



ATTRACTI0NS:



Proposed Site Plan



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