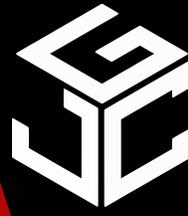


FOR SALE



Johnson

Commercial Group

Parcel ID:
0000-10-08N-03W-0-039-00
Norman, OK 73072

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$2,950,000

Size: 12 Acres

Price Per SF: \$5.64 SF

Zoning: Industrial

Traffic Count: 24K VPD

Parcel ID: 00001008N03W003900

Property Overview

This 12-acre parcel carries a Norman address but is located within the City of Newcastle, just North of Riverwind Casino and visible from I-35, which sees over 63,000 vehicles per day, plus 24,000 VPD on Highway 9. Positioned off a lighted intersection in a fast-growing corridor, the property is surrounded by ongoing commercial development. Currently zoned industrial, the City of Newcastle is open to rezoning to CC2, making it suitable for QSR, retail, or pad site use. City water is available, and sewer extension plans are in progress. The site is leased through December 31, 2025, offering strong future potential in a high-traffic location with limited remaining land options.

Chris Johnson
chris@jcgok.com
405.435.3572



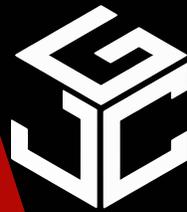
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REALTY

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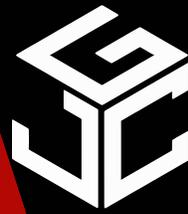
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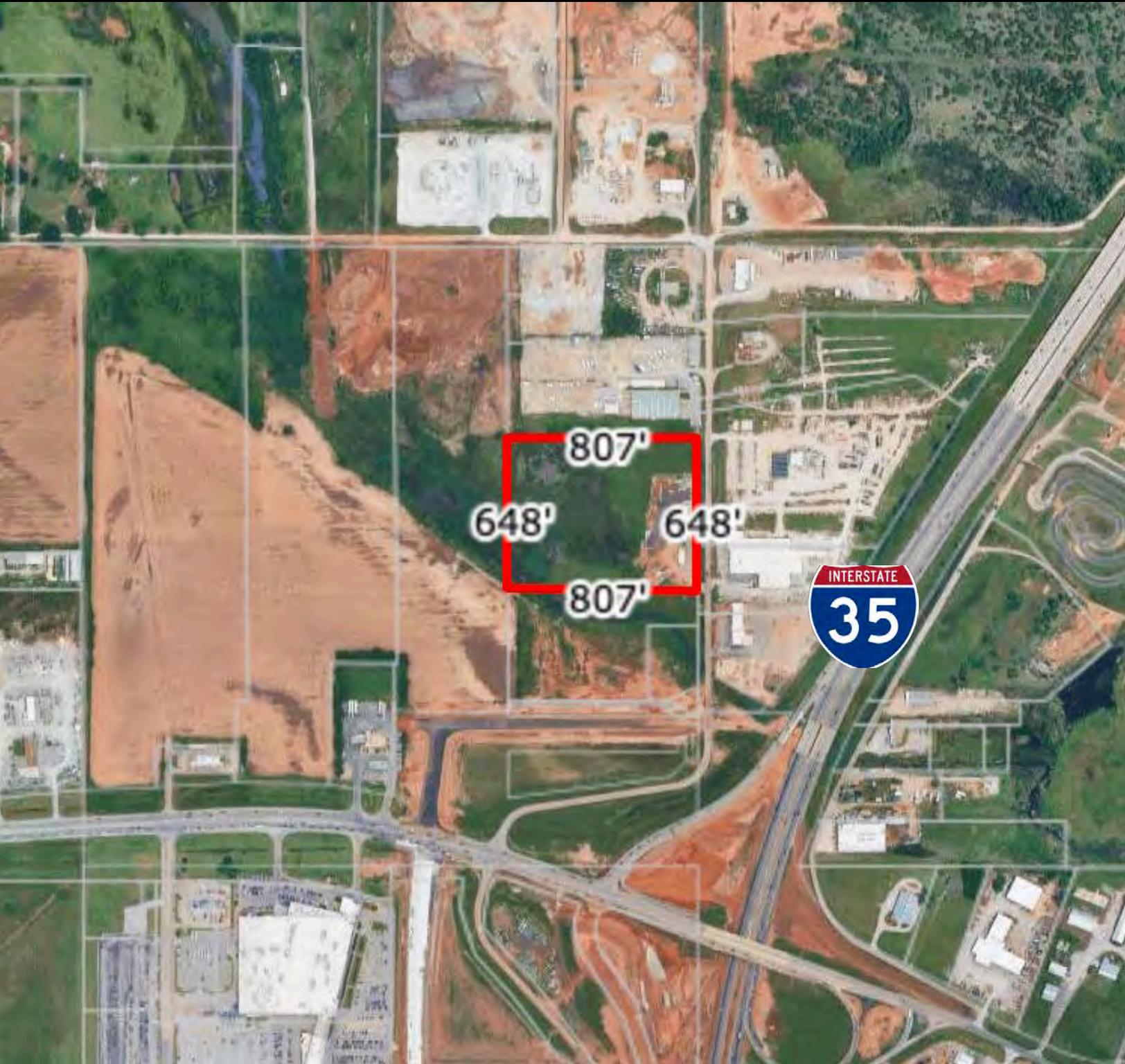
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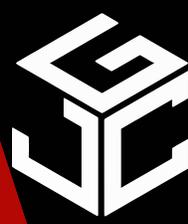
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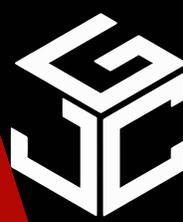
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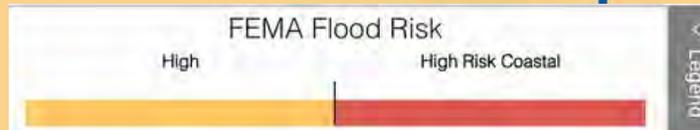
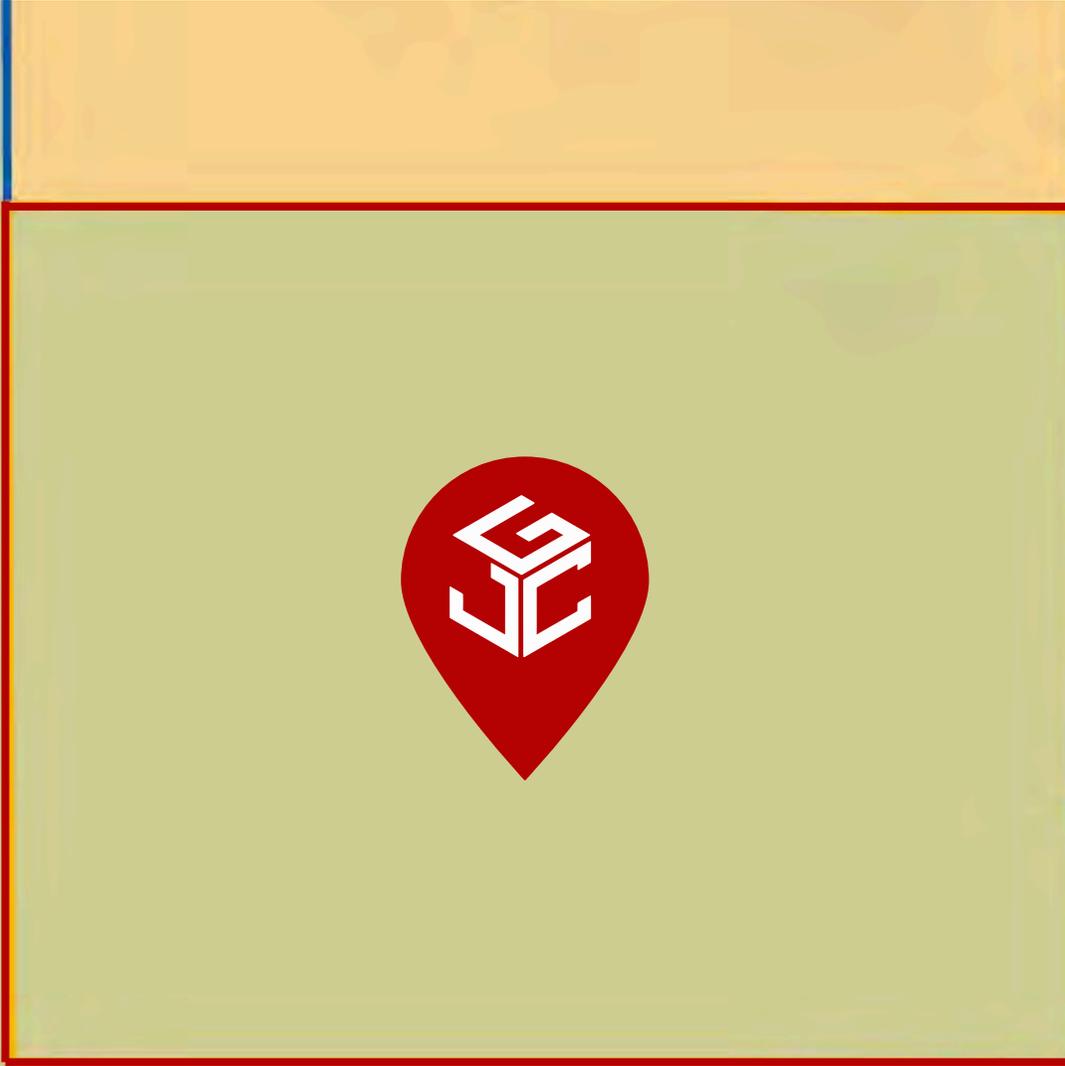
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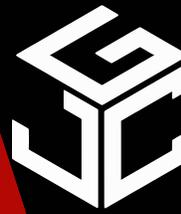
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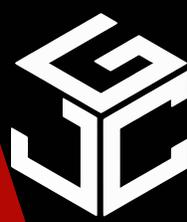
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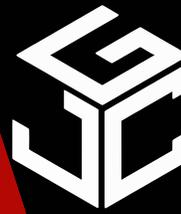
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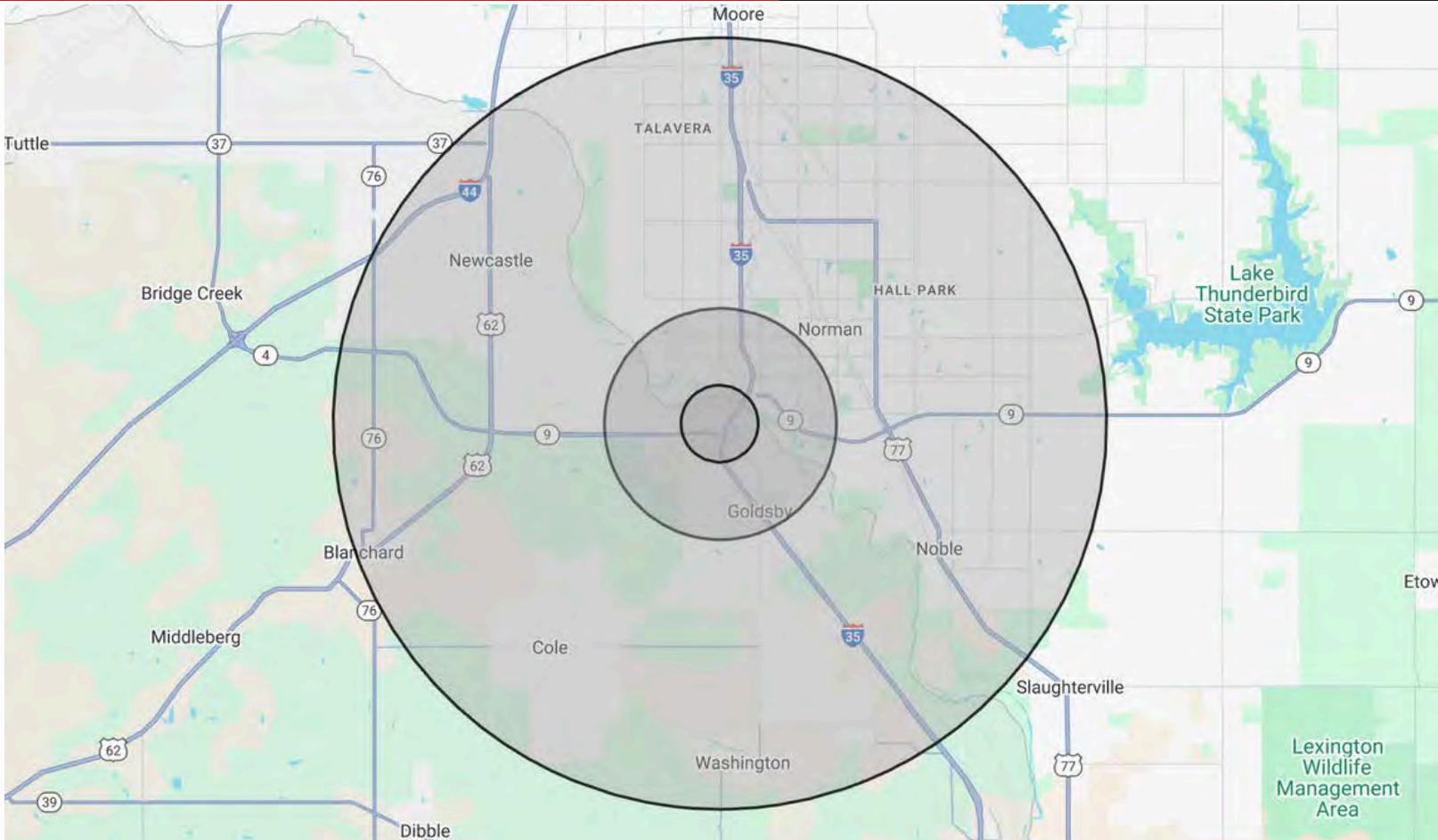
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Demographics

1 MILE

3 MILE

10 MILE

Population	198	24,800	192,773
Average Age	41	38	34
Employment	824	11,021	95,159
Households	67	10,658	74,989
Ave. Household Income	\$132,754	\$85,262	\$84,343
Median Household Value	\$357,142	\$251,259	\$212,321

Traffic Count

Average Daily Volume

23,791 (HWY 9) Vehicles

Demographic data provided by CoStar

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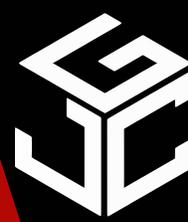
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