

FOR SALE

2845 Broce Drive
Norman, OK 73072



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$995,000
Size: 10,250 SF
Building A: 6,250 SF
Building B: 4,000 SF
Price Per SF: \$97.07
Year Built: 1982/2018
Zoning: I-1

Property Overview

Located at 2845 Broce Drive, this renovated office/warehouse property offers an excellent opportunity for an owner-user or investor. The site includes two buildings totaling 10,250 SF. Unit A (2,600 SF) is currently leased, while Suite B (3,650 SF), Suite C (2,200 SF), and Suite D (1,800 SF) are available, providing flexibility for immediate occupancy or future lease-up. The property features a functional mix of private offices, restrooms, kitchen areas, open common space, and warehouse components, making it well suited for a variety of business uses. This is a strong value-add opportunity in a well-established Norman industrial corridor.

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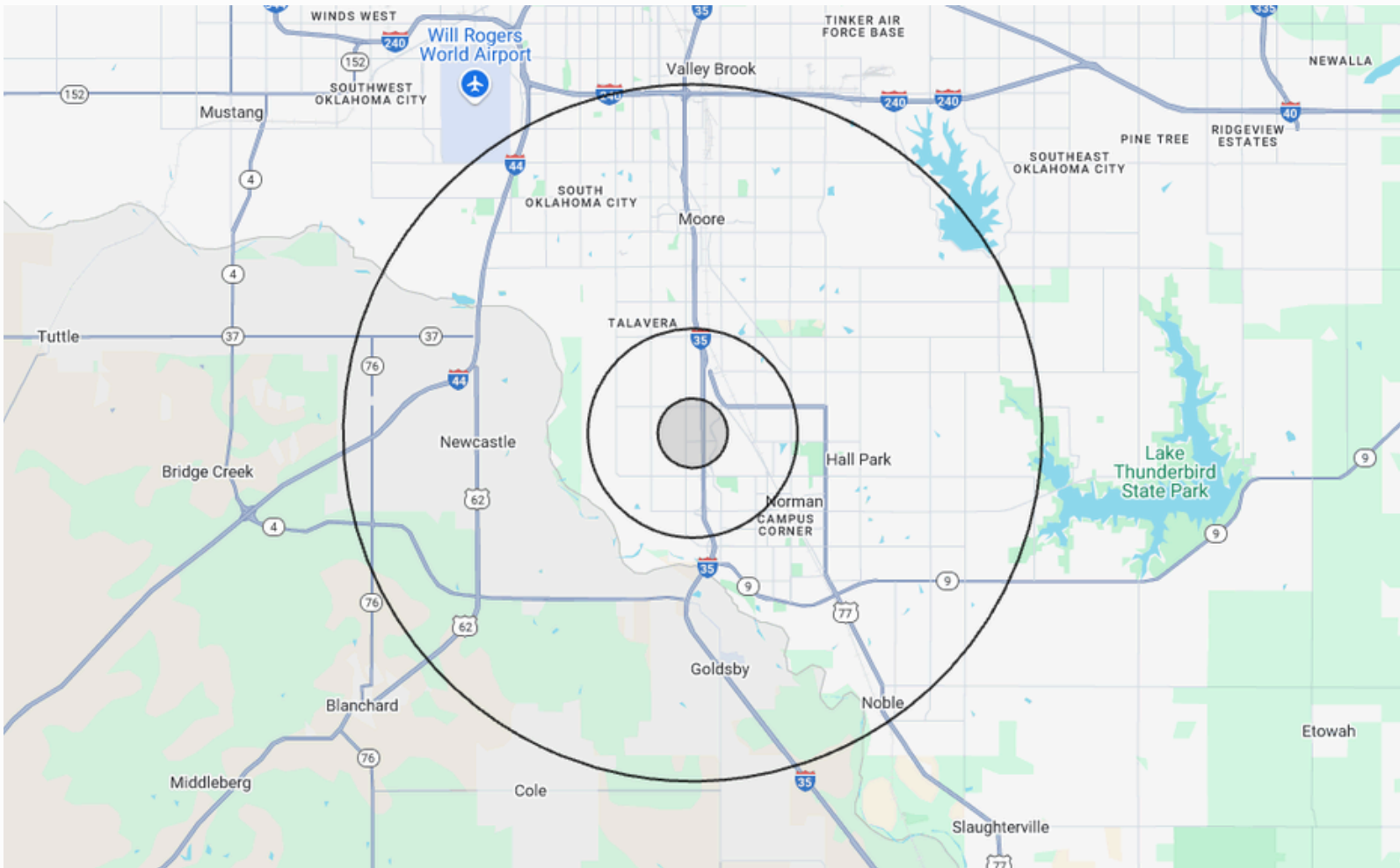
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Demographics

1 MILE

3 MILE

10 MILE

Population	7,216	42,773	298,017
Average Age	38	39	35
Employment	4,688	24,667	129,854
Households	3,250	17,749	115,568
Ave. Household Income	\$90,234	\$96,761	\$83,660
Median Household Income	\$64,985	\$72,817	\$65,935

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