

# FOR SALE

**Tax ID: R0155851**

**Norman, OK**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



## Offering Summary

**Sale Price: \$8.00 SF**

**Zoning: C-1**

**Size: 6.89 Acres**

**Tract A - 100,888 SF +/-**

**Tract B - 122,540 SF +/-**

**Tract C - 38,350 SF +/-**

**Tract D - 38,350 SF +/-**

## Property Overview

Discover an exceptional development opportunity at the corner of NE 12th Avenue and Rock Creek Road in Norman. This offering includes four tracts totaling approximately 6.89 acres (300,128 SF) of prime commercial land, zoned C-1, providing flexibility for a wide range of retail, office, or service-based projects. The property boasts excellent visibility and convenient access in a high-traffic corridor, surrounded by established neighborhoods and expanding commercial activity. Since the tracts are not yet platted, the layout and lot sizes can be adjusted to meet specific development needs, offering adaptability for both investors and end-users. With strong demographics, proximity to major roadways, and Norman's steady growth, this site represents a rare chance to create a high-impact project in one of the city's most desirable areas.

Owner/Broker.

**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
**405.435.3572**



**BRICK & BEAM**  
REALTY



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## ROCK CREEK RETAIL COMMERCIAL PADSITES



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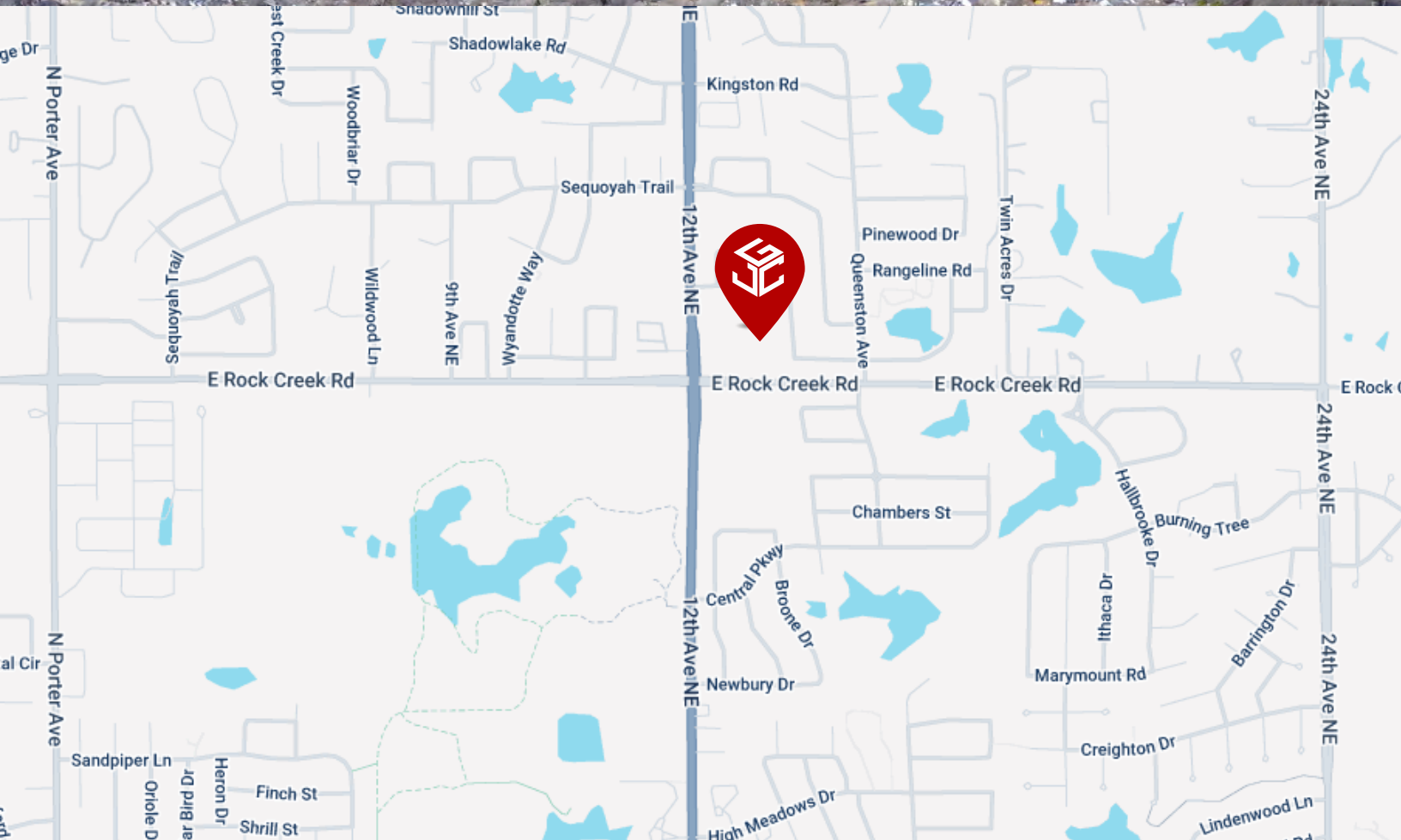
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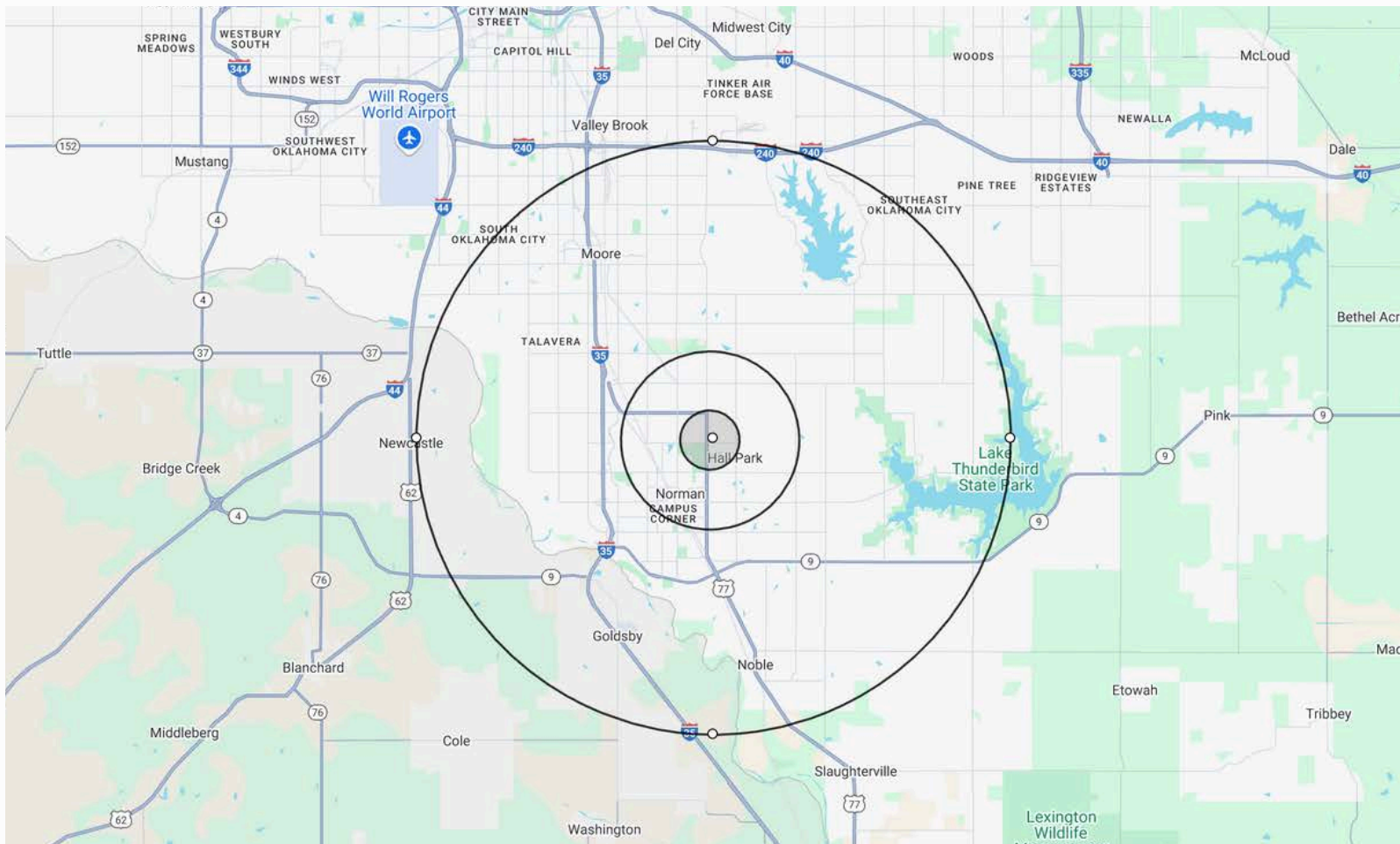
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	7,639	43,701	249,331
Average Age	38	35	35
Employment	526	40,115	110,593
Households	3,099	19,648	99,119
Ave. Household Income	\$99,926	\$74,283	\$84,193
Median Home Value	\$196,371	\$184,519	\$194,228

## Traffic Count

### Average Daily Volume

**14,160 Vehicles**

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