

FOR SALE

12th Ave NW,
Norman, OK 73069



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$2,750,000

Price Per Acre: \$138,122 +/-

Lot Size: 19.91 Acres +/-

Lot SF: 867,279.6 +/-

Zoning: I-2

Tax ID: R0068619

Traffic Count: 2,097

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

This ±19.91-acre tract sits along 12th Avenue NW in Norman, Cleveland County, and is zoned I-2. The land has direct access via 12th Avenue NW and borders an established industrial/institutional use to the east. Offered at \$2,750,000 (±\$138,122 per acre), the tract gives a buyer a sizable, well-located block of acreage along the corridor, suited to a range of uses from continued agricultural use to future development.



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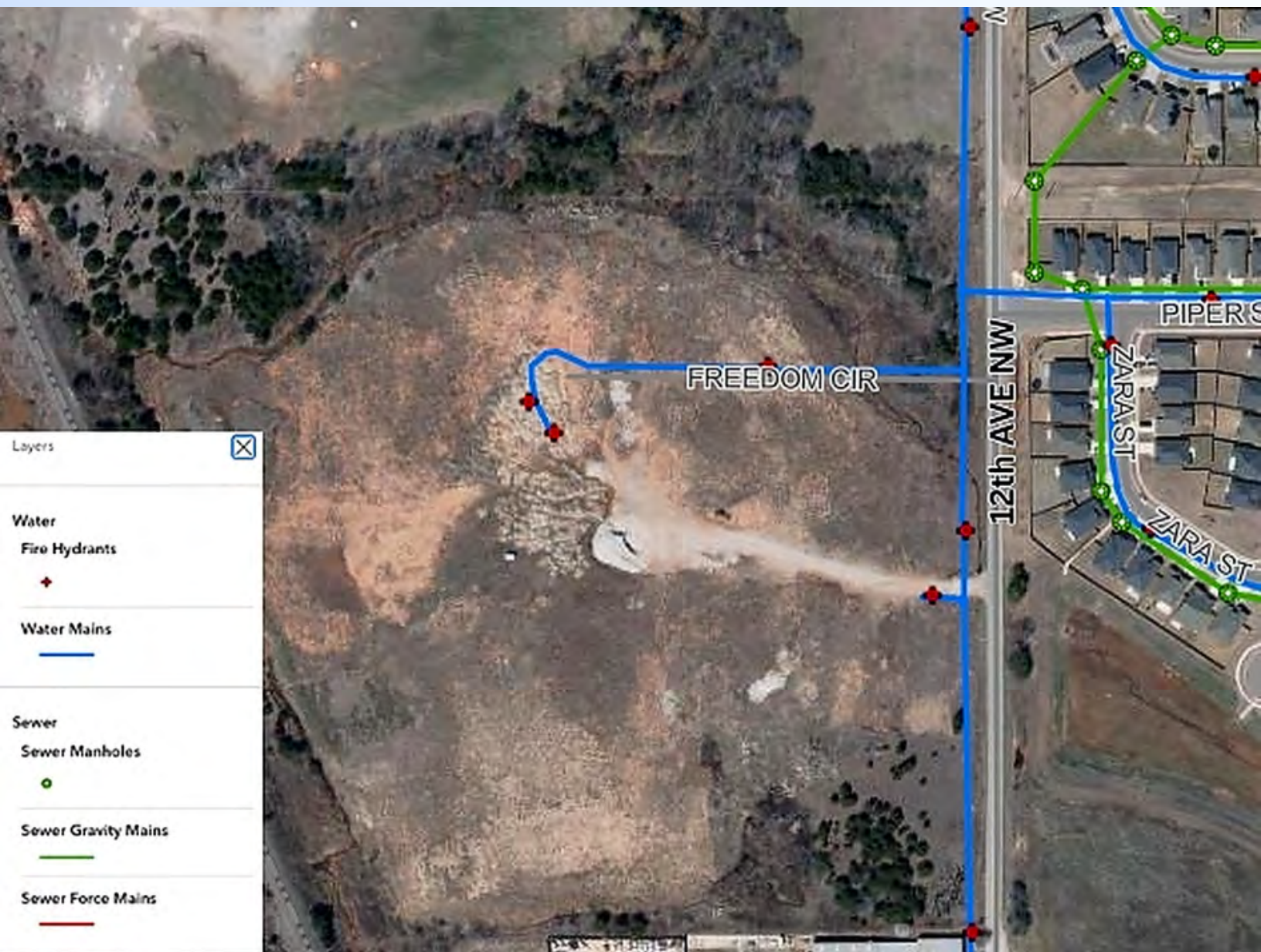
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City of Norman
Utility Map



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Boundary Line Survey



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Preliminary Site Development Plan

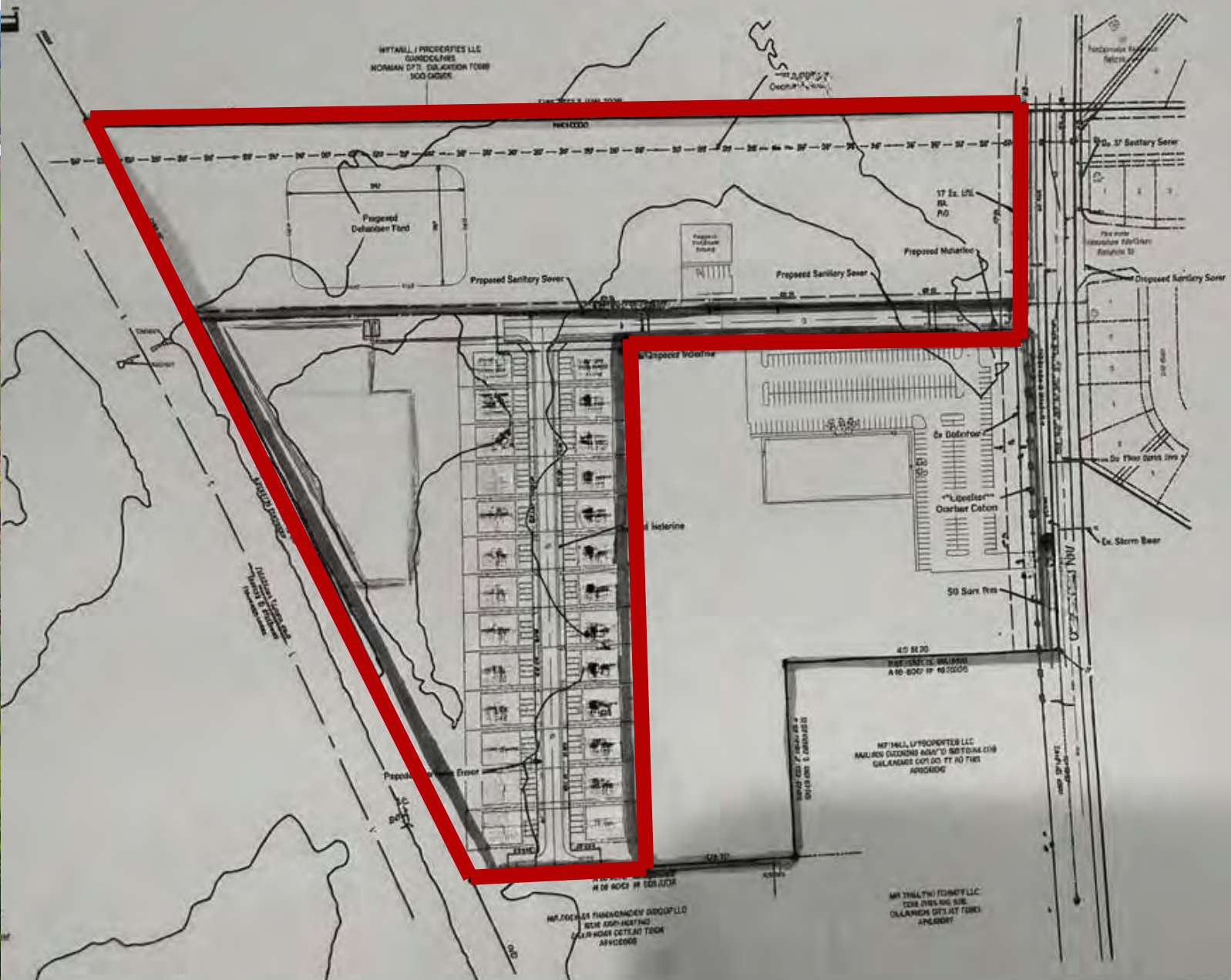


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Preliminary Site Development Plan of
12th Avenue N.W. Industrial
A part of the SE/4 of Sec. 13, T9N, R3W, I.M.
Norman, Cleveland County, OK
July 19th, 2024



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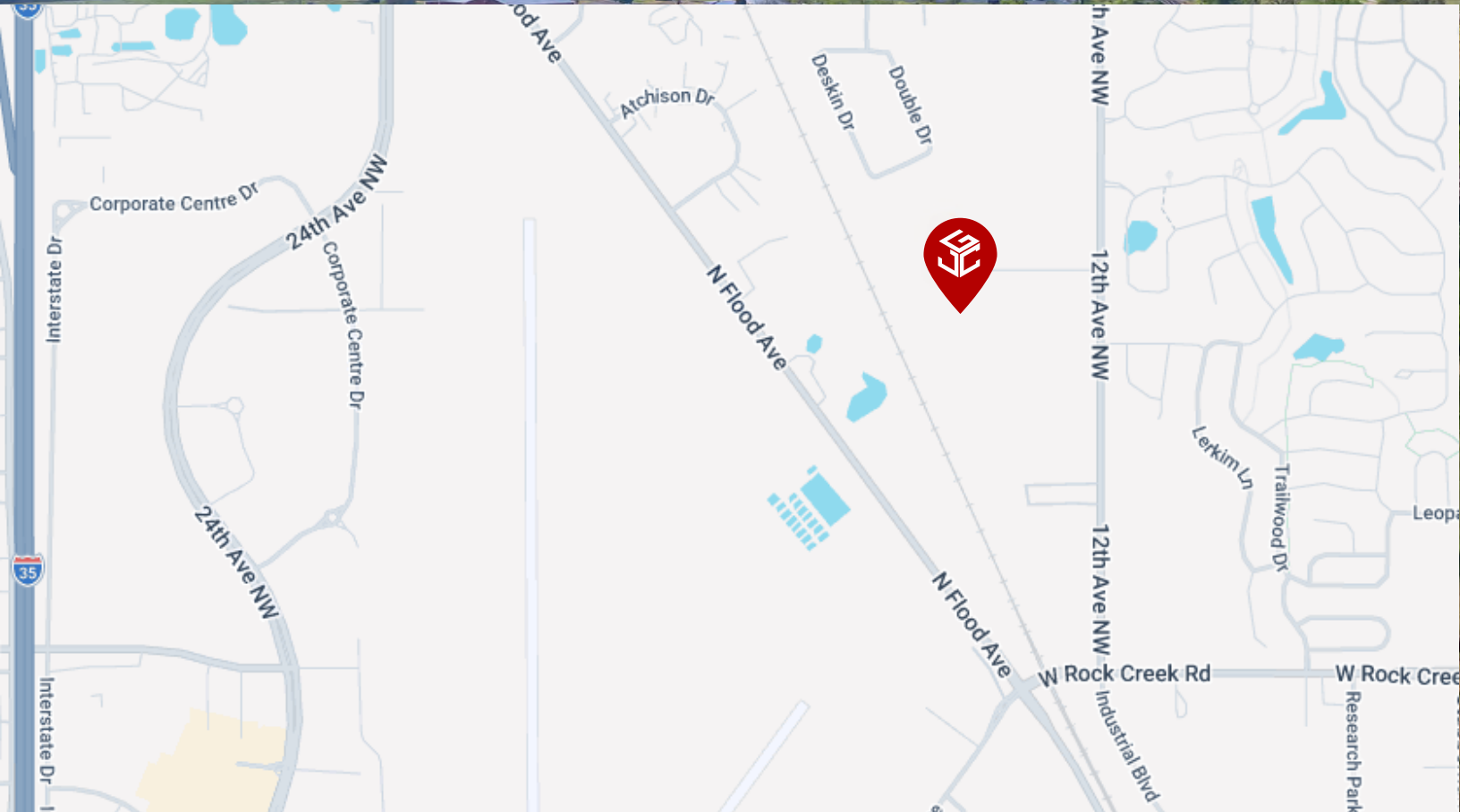
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Demographics	1 MILE	3 MILE	10 MILE
Population	4,068	48,186	292,002
Average Age	37	39	36
Employment	3,114	40,395	139,294
Households	1,590	19,971	113,390
Ave. Household Income	\$113,920	\$100,155	\$94,715
Median Household Income	\$80,231	\$73,569	\$74,233

Demographic data provided by CoStar

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PIPER ST

12th AVE NW

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