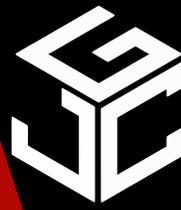


FOR SALE



Johnson

Commercial Group

JohnsonCommercialGroup.com

Parcel ID: 4400040240

Norman, OK 73072



Offering Summary

Sale Price: \$350,000

Size: 3.2 Acres +/-

Price Per SF: \$2.51

Zoning: I-1

Parcel ID: 4400040240

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

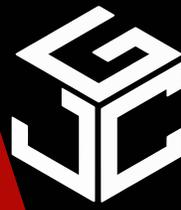
Located just 1 mile from I-35 and 1.5 miles from Riverwind Casino, this 3.2-acre industrial-zoned tract on Adkins Hill Road sits within the City of Goldsby and carries a Norman address. The property is positioned in a growing industrial corridor with strong traffic exposure, including 63,000+ VPD on I-35 and 24,000 VPD on Highway 9.

A conceptual site plan shows three buildings totaling approximately 19,200 SF, offering flexibility for industrial, flex, or service-based development. City water is available, and the City of Goldsby is actively working toward extending sewer service to the area. ***Seller financing available.***



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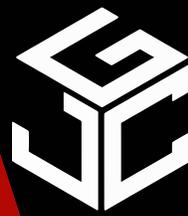


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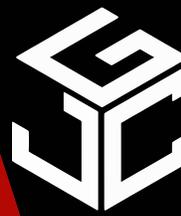


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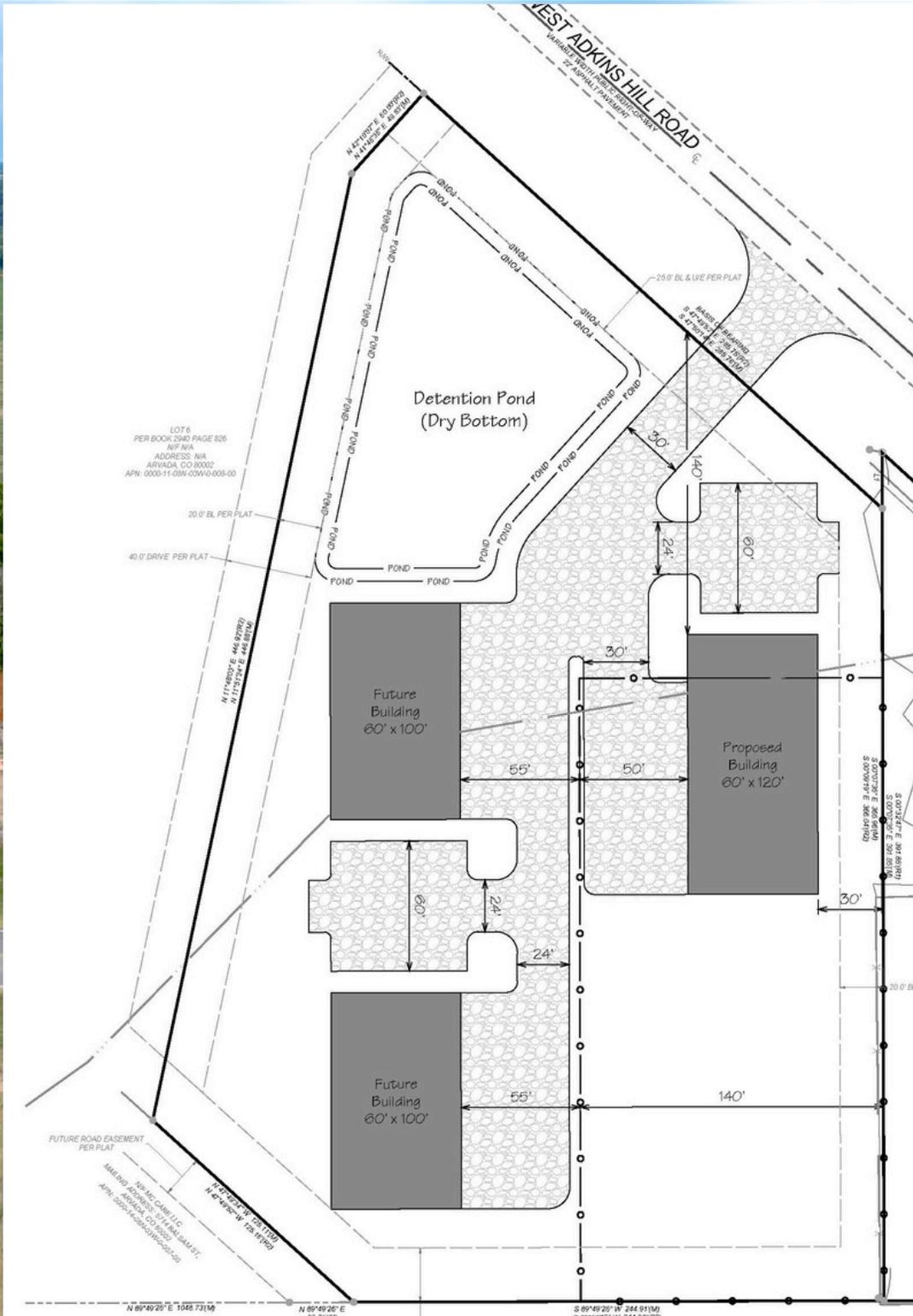
Johnson

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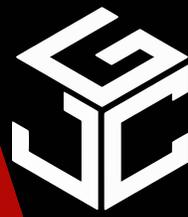


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Tract 2 (3.2 acres)
Lot 7 Norma Jean Valley

Tract 1 (1.94 acres)
360 W Adkins Hill Rd

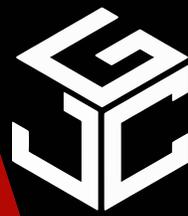
SOLD

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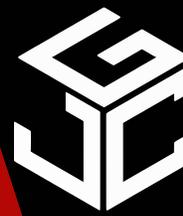


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FOR SALE



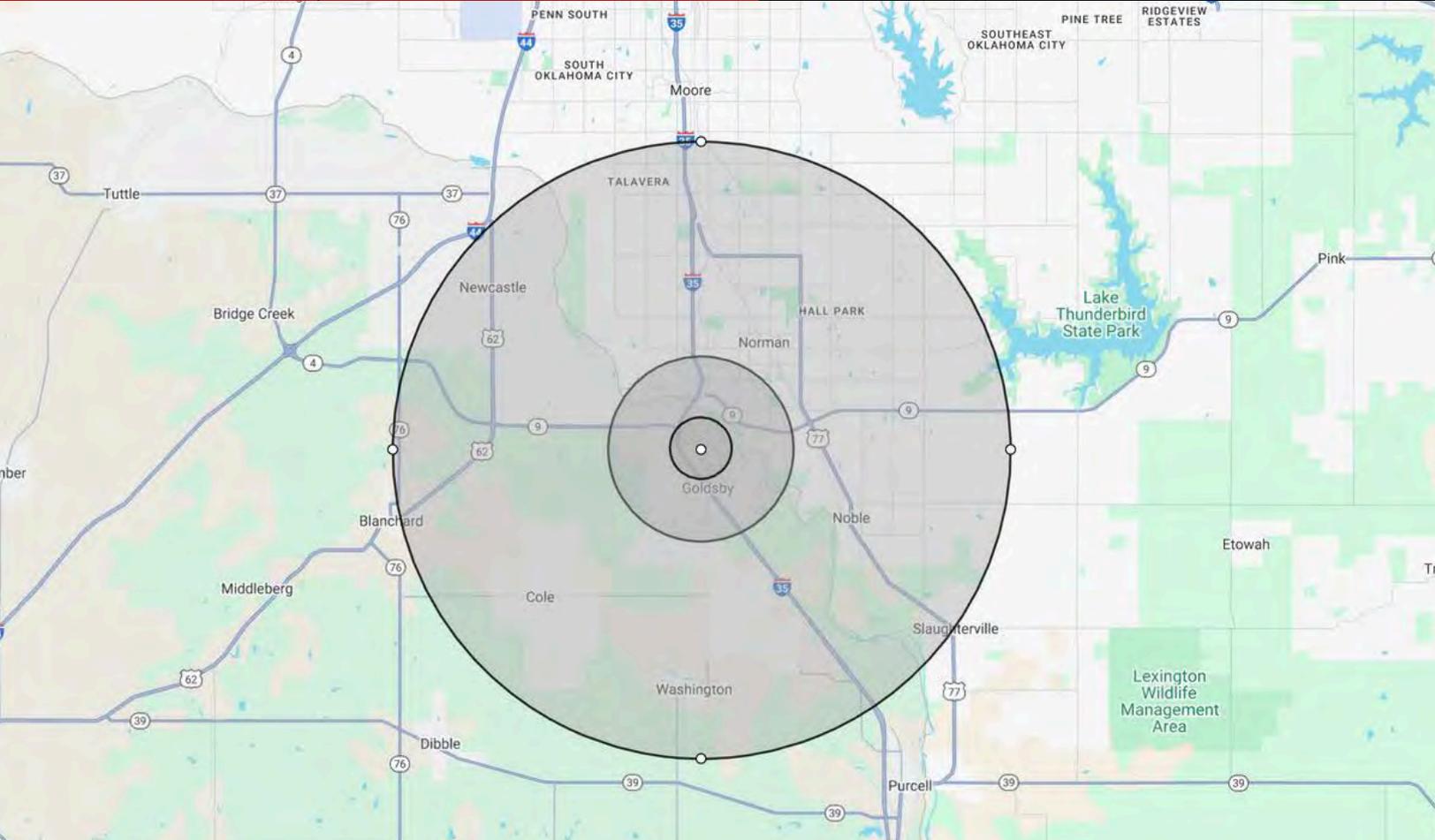
Johnson

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Parcel ID: 4400040240

Norman, OK 73072



Demographics

1 MILE

3 MILE

10 MILE

Population	666	27,051	175,231
Average Age	41	28	34
Employment	472	9,304	88,970
Households	224	8,740	68,262
Ave. Household Income	\$113,261	\$78,712	\$84,631
Median Household Value	\$292,592	\$239,632	\$220,582

Traffic Count

Average Daily Volume

15,200 Vehicles

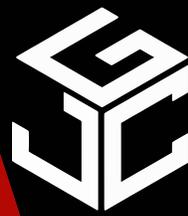
Demographic data provided by CoStar

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