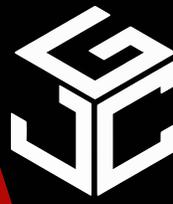


FOR SALE

1620 & 1640 N Main St,
Noble, OK 73068



Johnson

Commercial Group

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Offering Summary

Sale Price: \$3,000,000

Price Per SF: \$8.25

Zoning: C-3

Size: 8.35 Acres

Traffic Count: 17,726

Tax ID: R0000080 (1640)

Tax ID: R0136523 (1620)

Property Overview

Located in North Noble near the Norman/Noble city limits, this 8.35± acre C-3-zoned tract presents a prime opportunity for commercial development or long-term investment. With approximately 432 feet of frontage along Highway 77, the site offers excellent visibility and access within a rapidly growing corridor. Positioned just 2 miles south of Highway 9 and 1 mile south of Walmart and the planned Target development, the property benefits from traffic counts of 17,726 vehicles per day (2025) and strong surrounding retail synergy including Walmart, Aldi, Panda Express, Starbucks, McDonald's, Wendy's, Popeyes, Taco Bell, and more. The site also sits directly across from the proposed Liberty Point mixed-use development, which includes plans for multifamily, retail, restaurant, grocery, and office components—further strengthening long-term growth and traffic drivers in the immediate area.

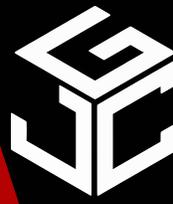
Chris Johnson
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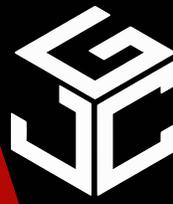
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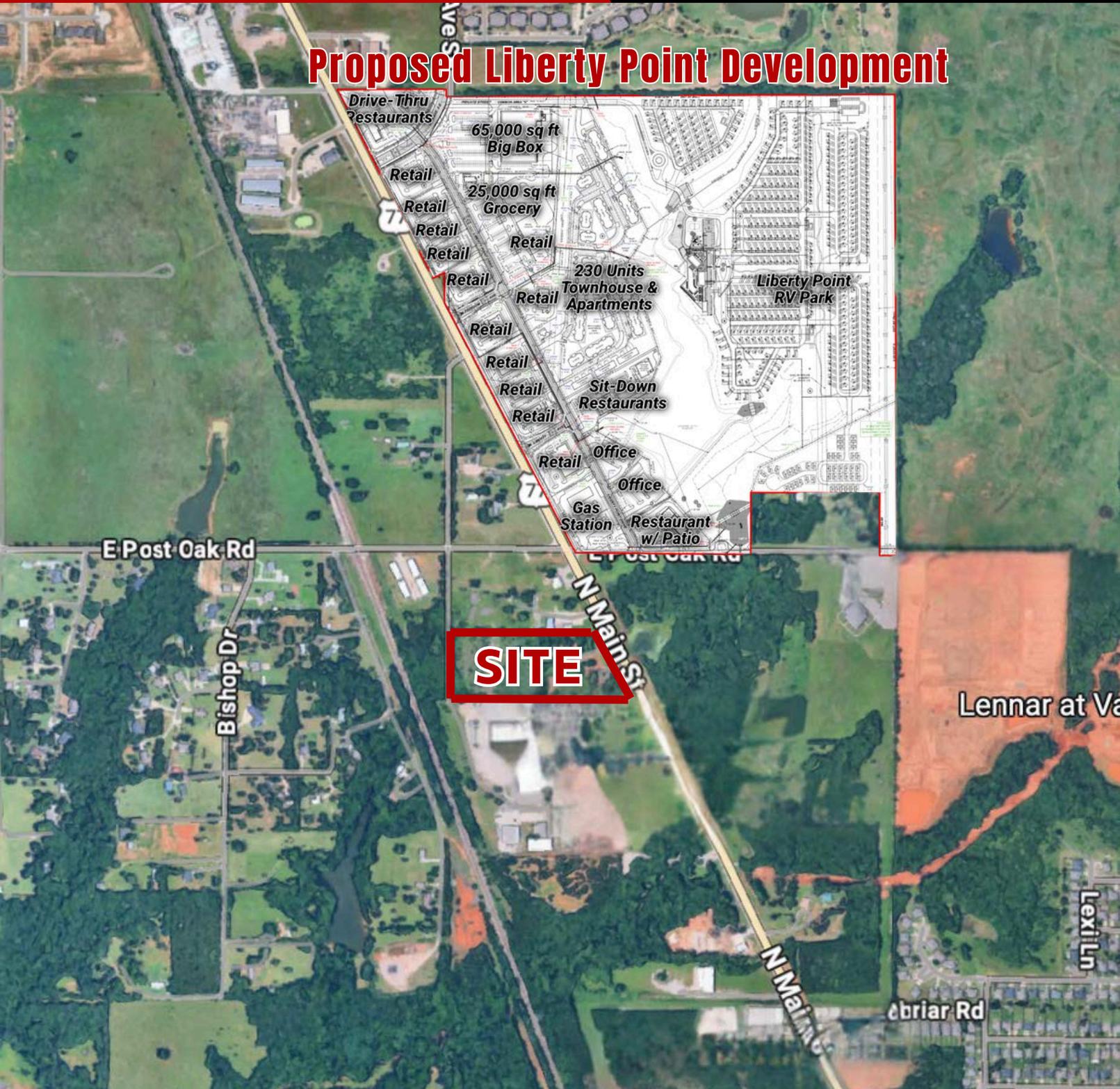
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Proposed Liberty Point Development



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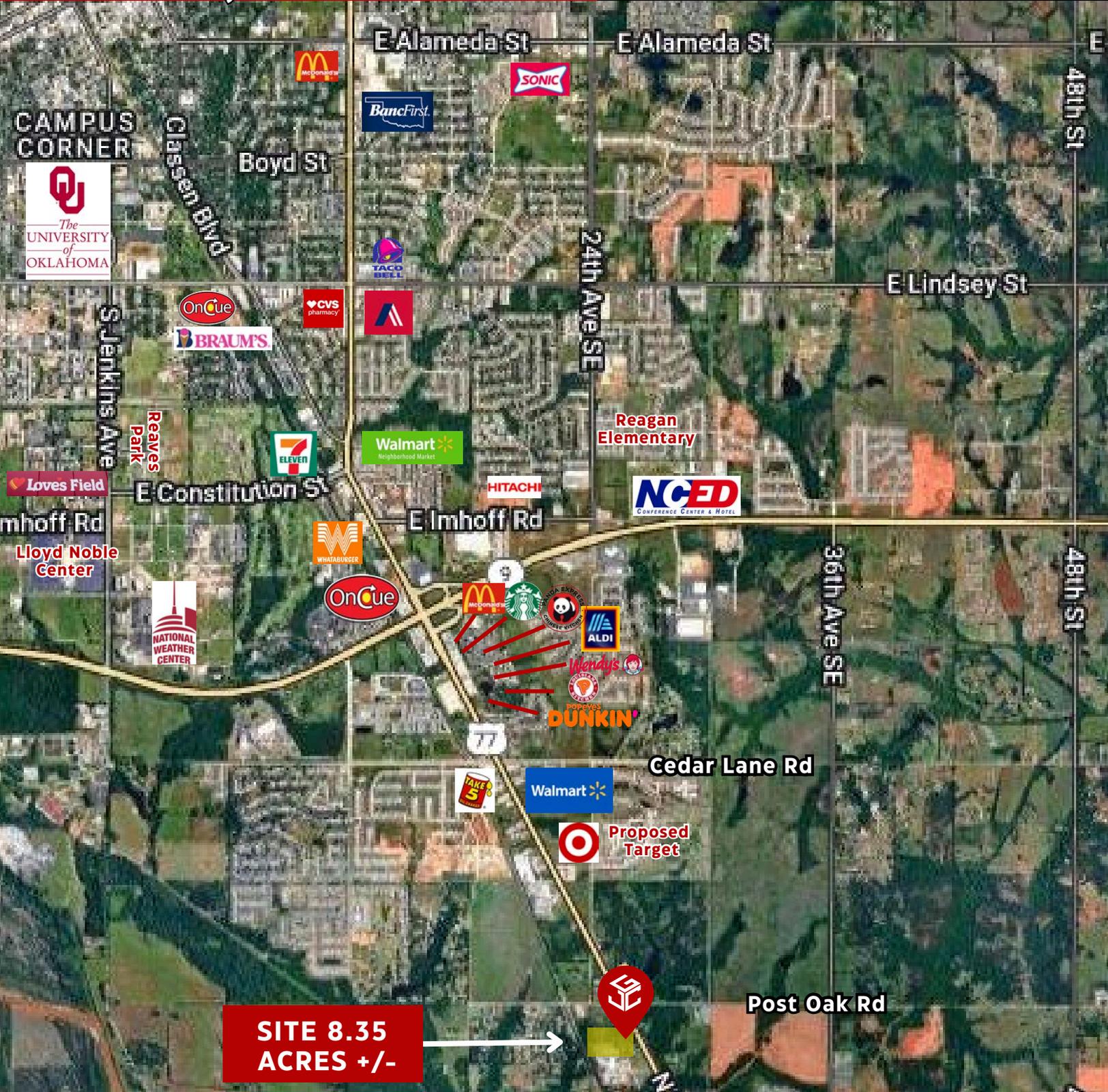
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**SITE 8.35
ACRES +/-**

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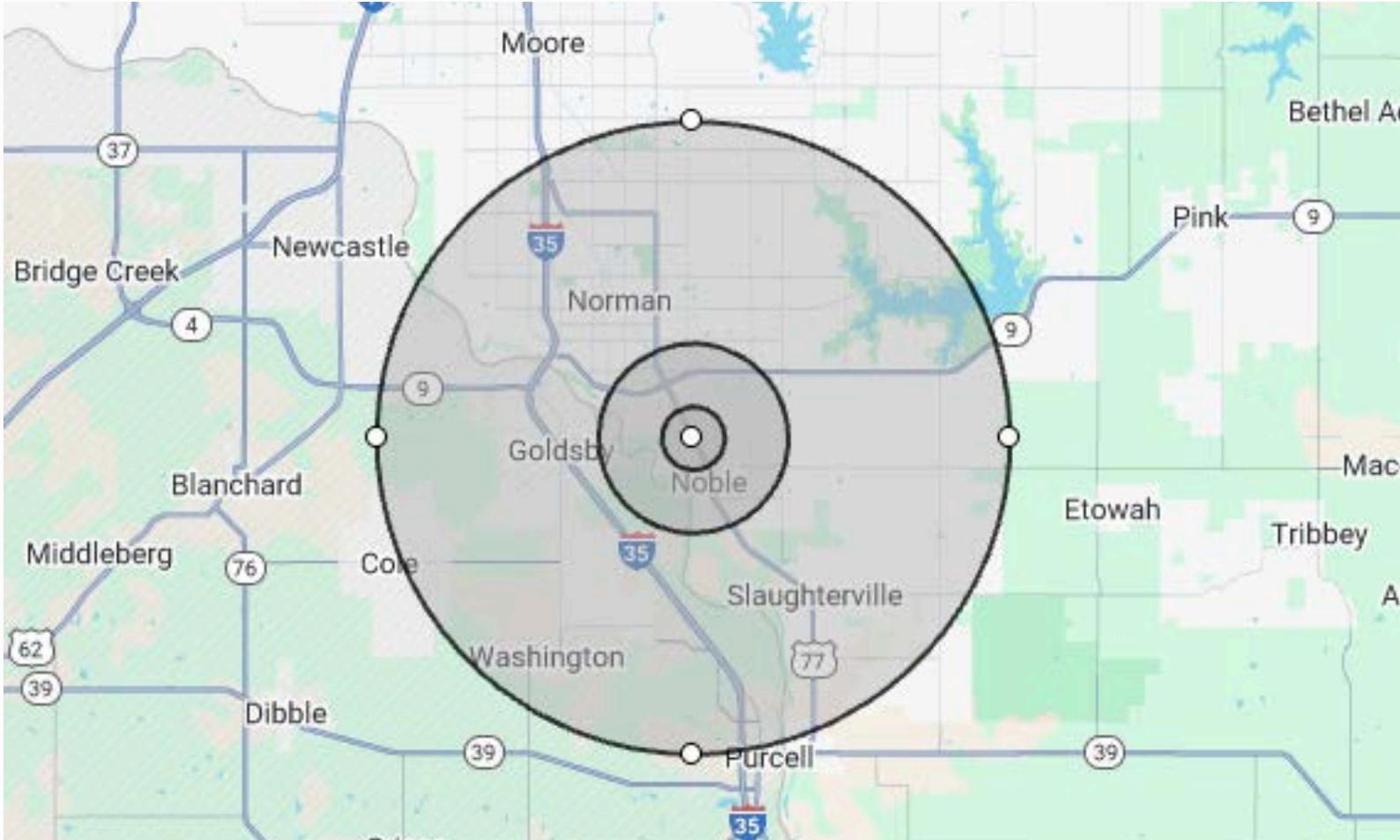
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Demographics

	1 MILE	3 MILE	10 MILE
Population	2,788	25,702	155,863
Average Age	33	30	34
Employment	648	7,888	83,740
Households	1,227	10,454	64,654
Ave. Household Income	\$69,541	\$68,413	\$82,246
Median Home Value	\$197,336	\$183,974	\$217,764

Traffic Count

Average Daily Volume

17,726 Vehicles

Information Provide By CoStar

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