

# FOR SALE

1620 & 1640 N Main St,  
Noble, OK 73068



## Johnson

Commercial Group

JohnsonCommercialGroup.com



### 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 tract zoned C-3 presents a prime opportunity for commercial development or long-term investment. With approximately 432 feet of frontage along Highway 77, the site provides excellent visibility and access in a growing corridor. Just 2 miles south of Highway 9 and 1 mile south of Walmart and the planned Target development, the property benefits from strong traffic counts of 17,726 vehicles per day (2025). Nearby national retailers include Walmart, Aldi, Panda Express, Starbucks, McDonald's, Wendy's, Popeyes, Taco Bell, and more, reinforcing the strength of the surrounding trade area.

**Chris Johnson**  
**chris@jcgok.com**  
**405.435.3572**



**BRICK & BEAM**  
REALTY



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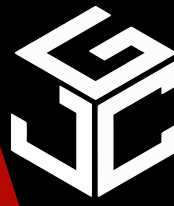
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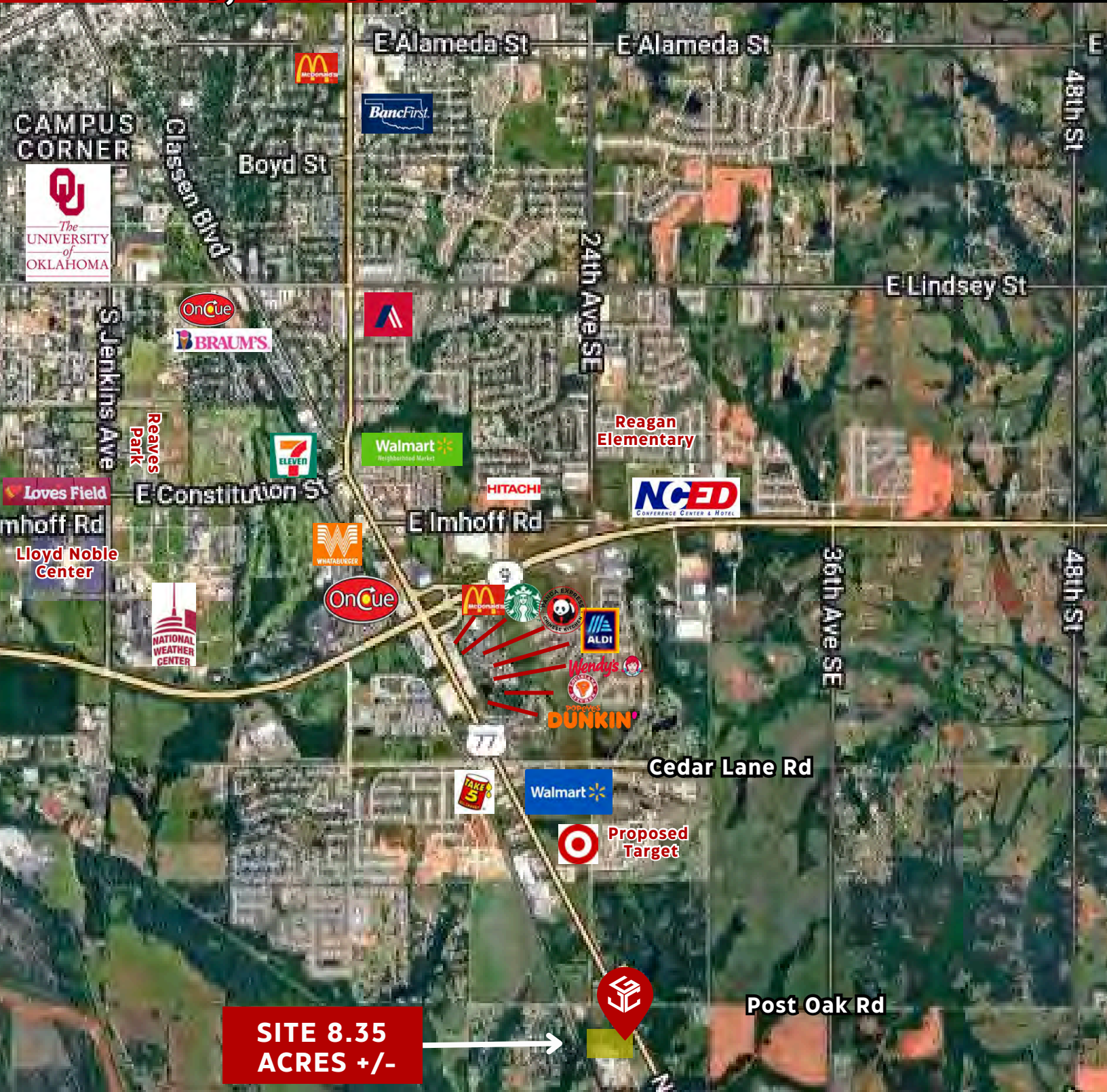
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**SITE 8.35  
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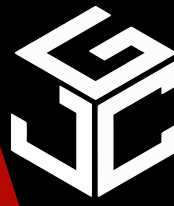
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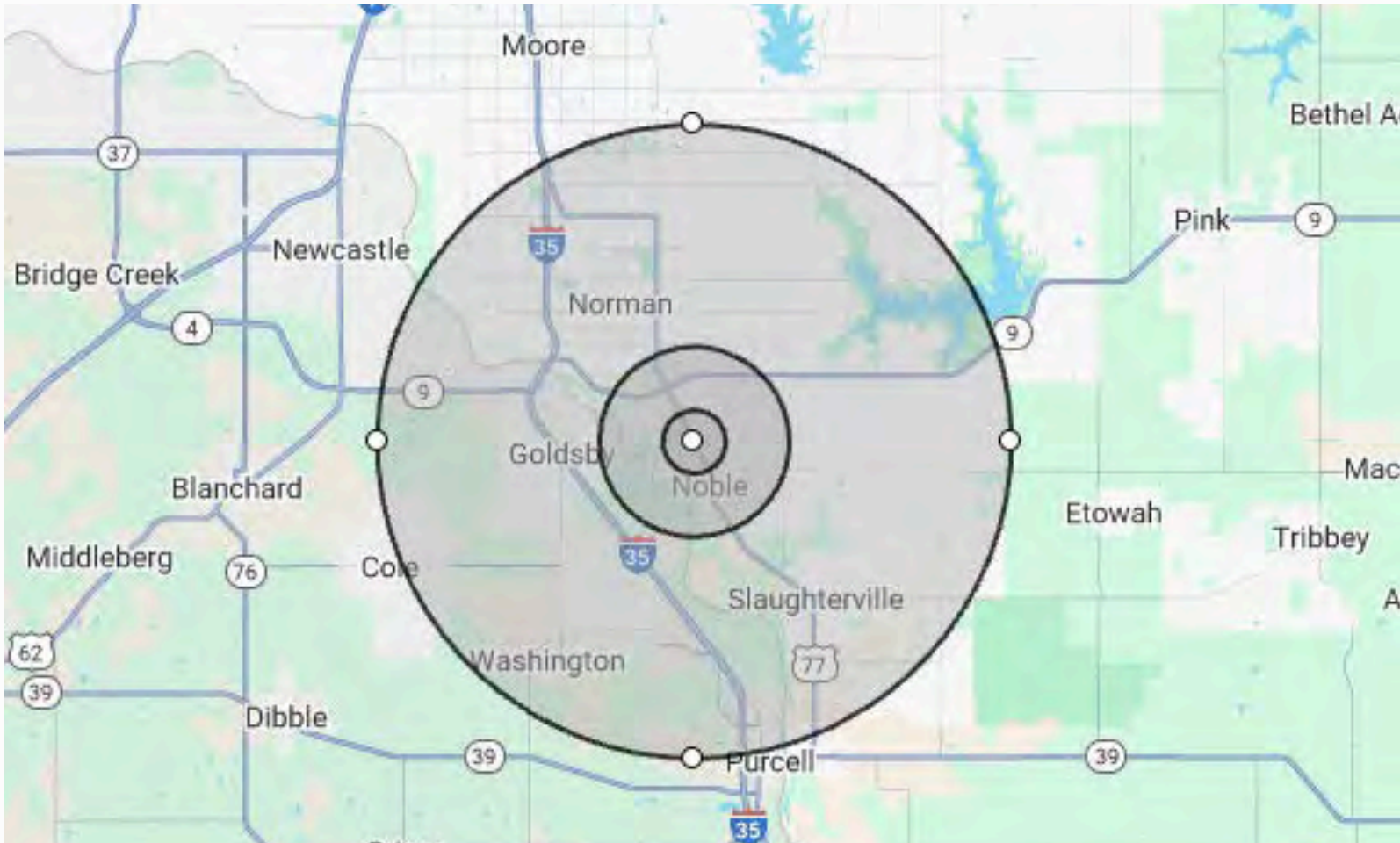
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## Demographics

### 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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