

FOR SALE

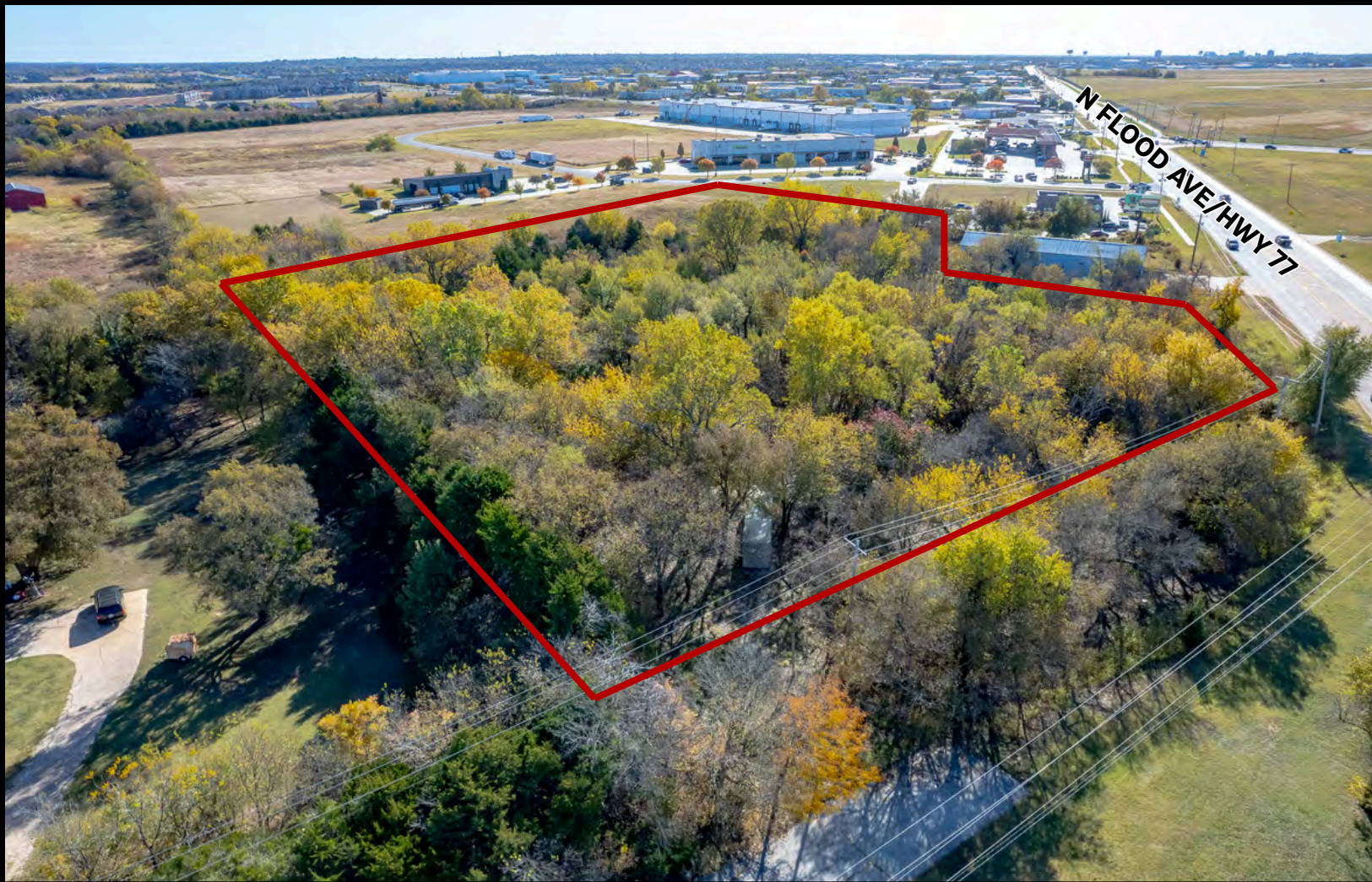
0 N Flood Ave,
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$595,000

Lot Size: 160,736.4 SF

Price Per SF: \$3.70

Acres: 3.69 +/-

Zoning: SPUD

Traffic Count: 18,759

Tax ID: R023387

Chris Johnson
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405.435.3572

Property Overview

For Sale – 3.69± Acres | N US Highway 77, Norman, OK

Introducing a prime commercial investment opportunity in Norman, Oklahoma. This 3.69± acre tract is ready for development and includes a proposed site plan allowing for up to 24,500 SF across six buildings. Zoned SPUD, the property accommodates a wide range of commercial and industrial uses, offering flexibility for various business needs such as manufacturing, storage, or light industrial operations. Located along N US Highway 77, this site provides excellent visibility and accessibility, making it an ideal location for users seeking to expand or establish their industrial presence in a growing market. Don't miss this opportunity to develop a well-positioned property in one of Norman's most active corridors.



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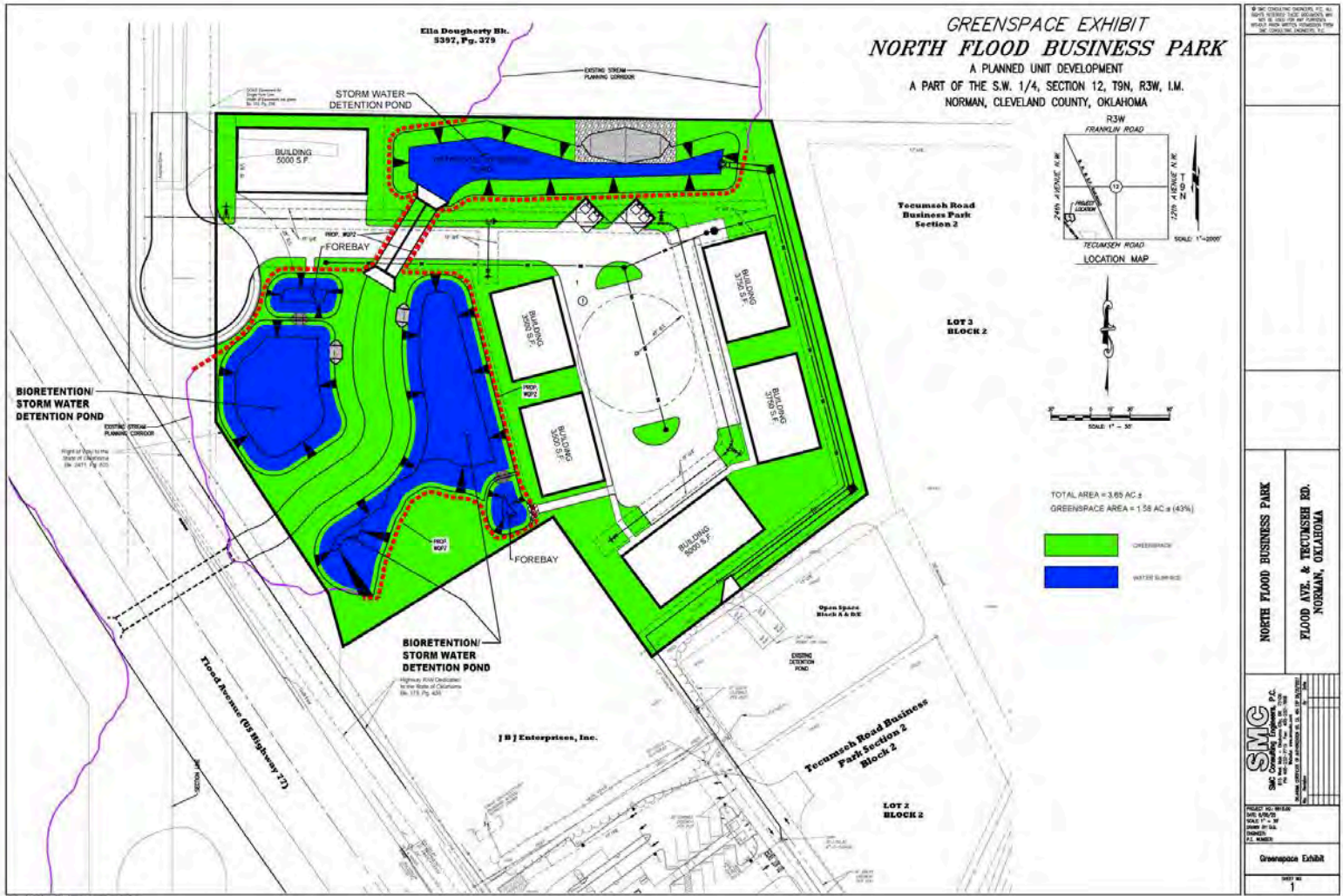
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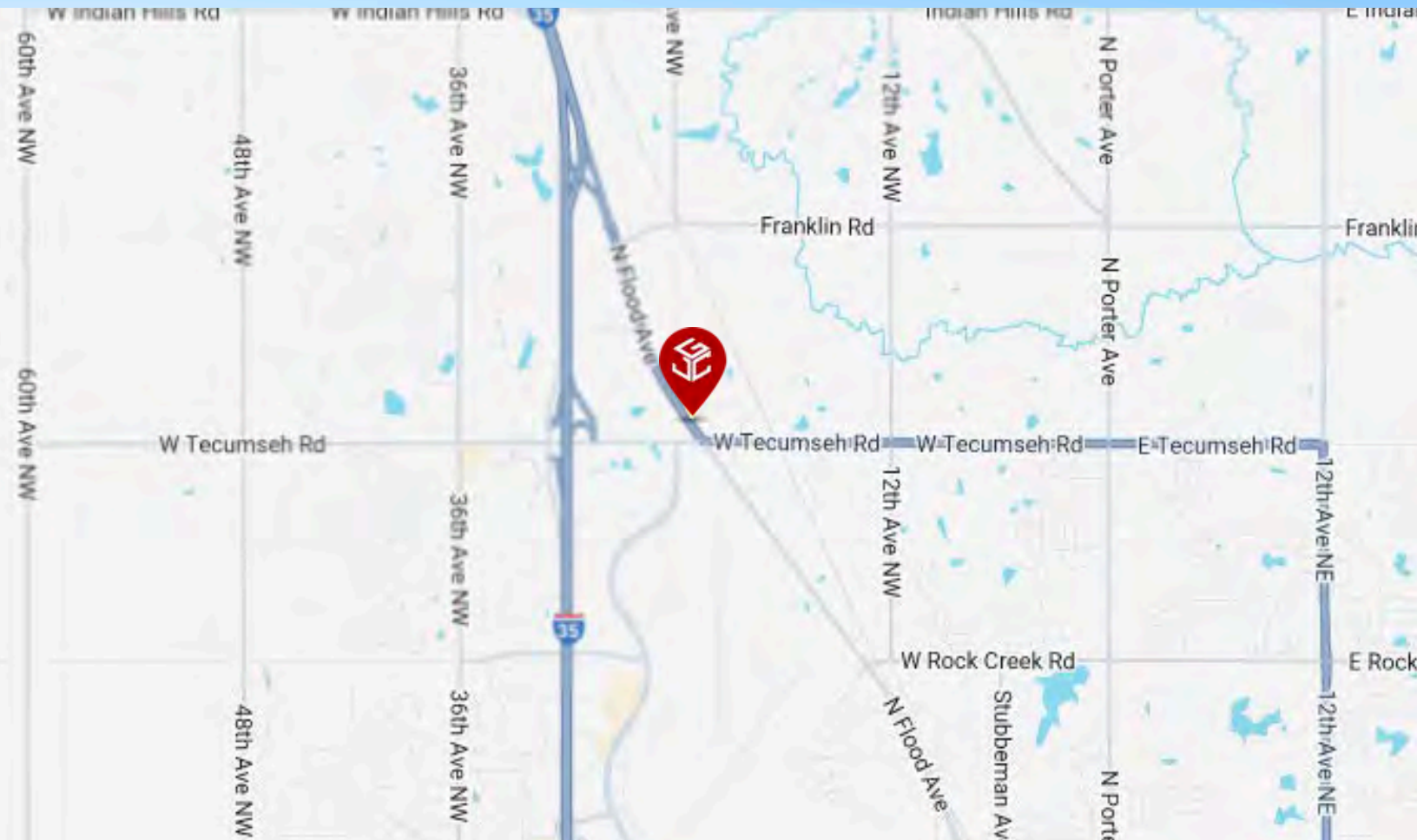
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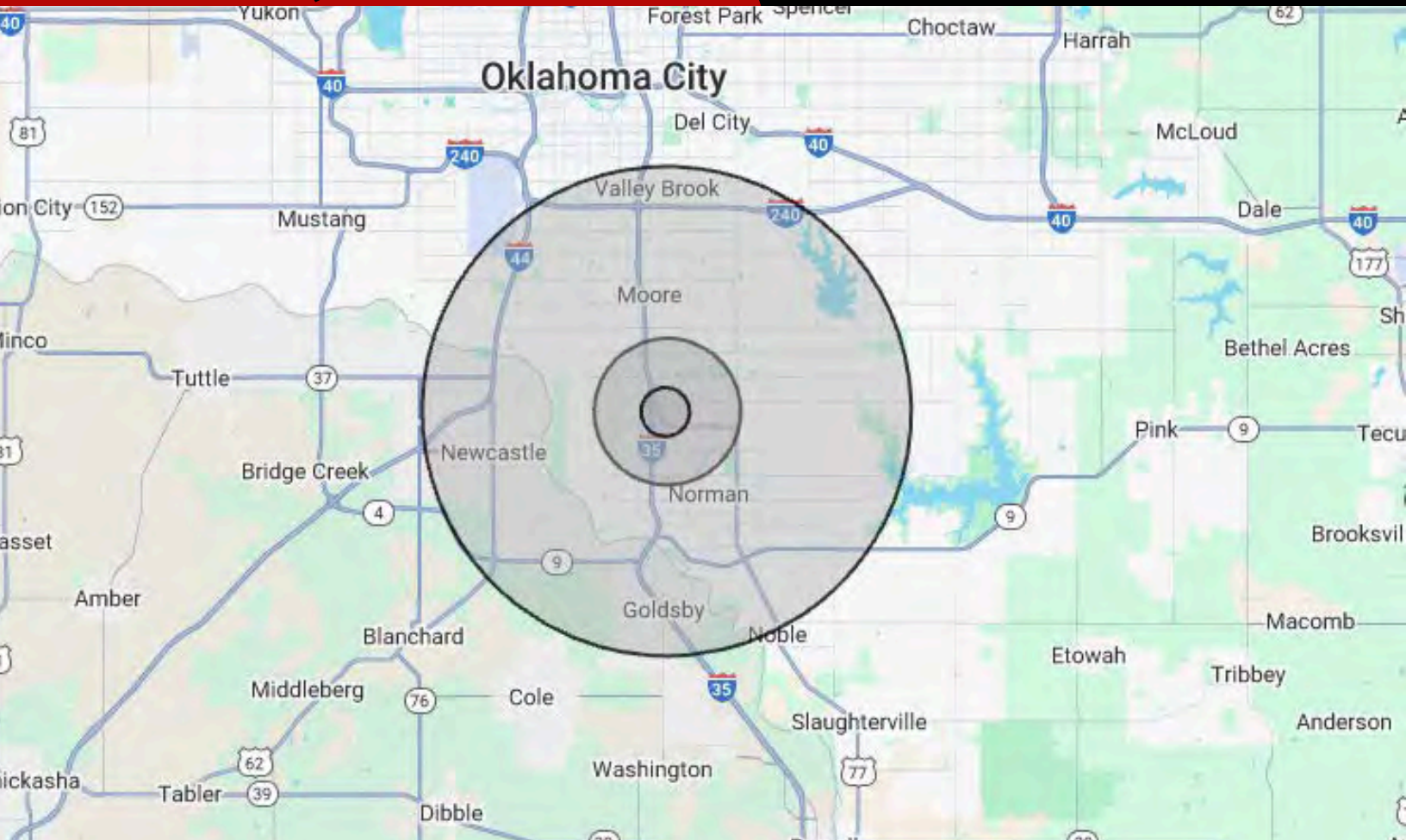
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Demographics

1 MILE

3 MILE

10 MILE

Population	1,348	41,795	309,045
Average Age	34	38	35
Employment	4,550	20,864	136,605
Households	637	16,841	119,837
Ave. Household Income	\$81,334	\$95,895	\$82,603
Median Home Value	\$335,616	\$229,890	\$190,591

Traffic Count

Average Daily Volume

18,759 Vehicles

Information Provide By CoStar

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3.69 ACRES +/-

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