

PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE

SE Corner of Hwy 9 & 36th Ave, Norman, OK 73026



30,800 Students

NCEC
CONFERENCE CENTER & HOTEL

9



20,200 VPD ('24)

1,200 VPD ('24)

36th Ave

9

FOR SALE

SE Corner of Hwy-9 & 36th Ave SE | Norman, Oklahoma



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

LOCATION:

SE Corner of Hwy-9 & 36th Ave SE
Norman, Oklahoma 73026

SIZE:

±7.41 Acres

PROPERTY HIGHLIGHTS:

- » Lighted, Hard Corner off of Hwy-9 & 36th Ave SE
- » Growing Residential development surrounding the intersection
- » Located (2) Miles East of the Target / Big Box Development off of Hwy-77
- » Utilities are located on the NE Corner of the Intersection

ASKING PRICE:

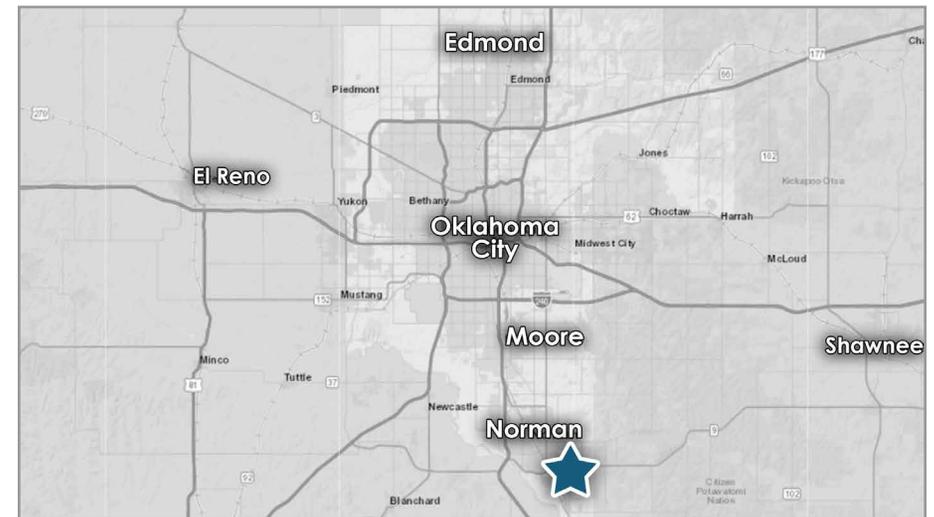
\$1,200,000

TRAFFIC COUNTS:

Hwy-9 : 20,200 VPD('24)

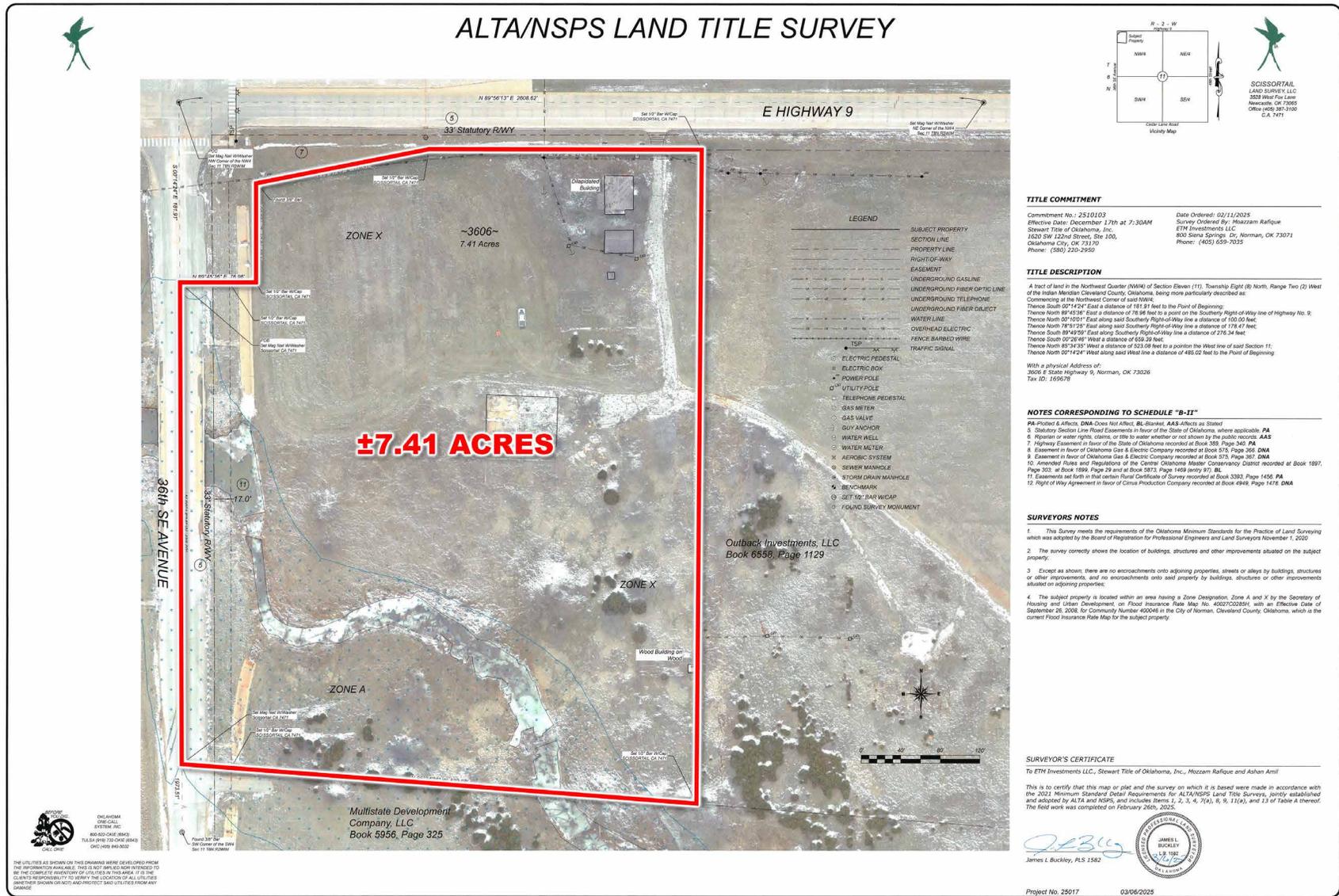
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	3,265	40,888	91,417
2030 Population	3,371	41,899	93,701
Avg. HH Income	\$106,301	\$73,869	\$79,129



ATTRACTIONS:

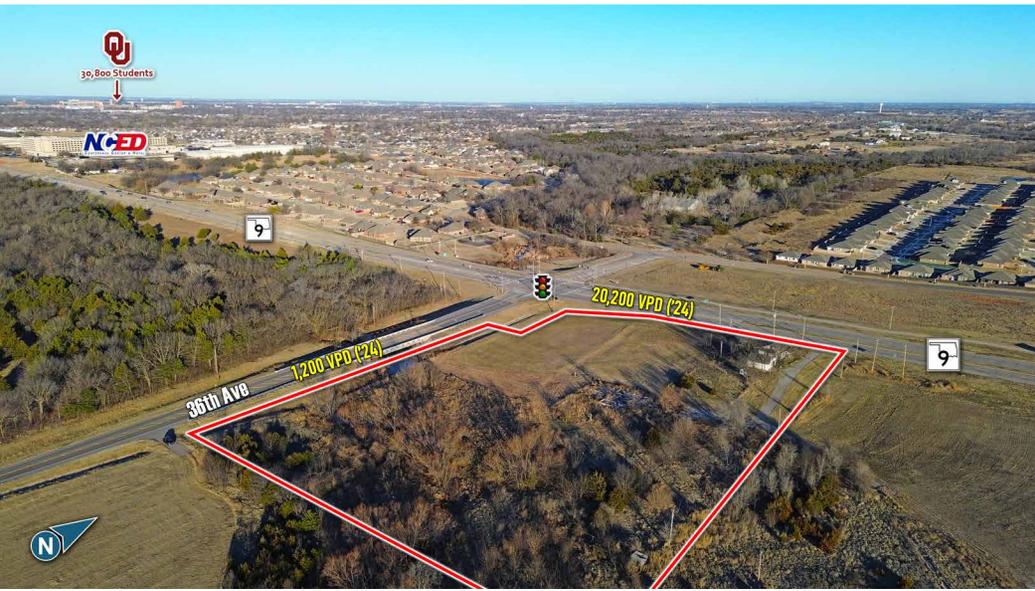
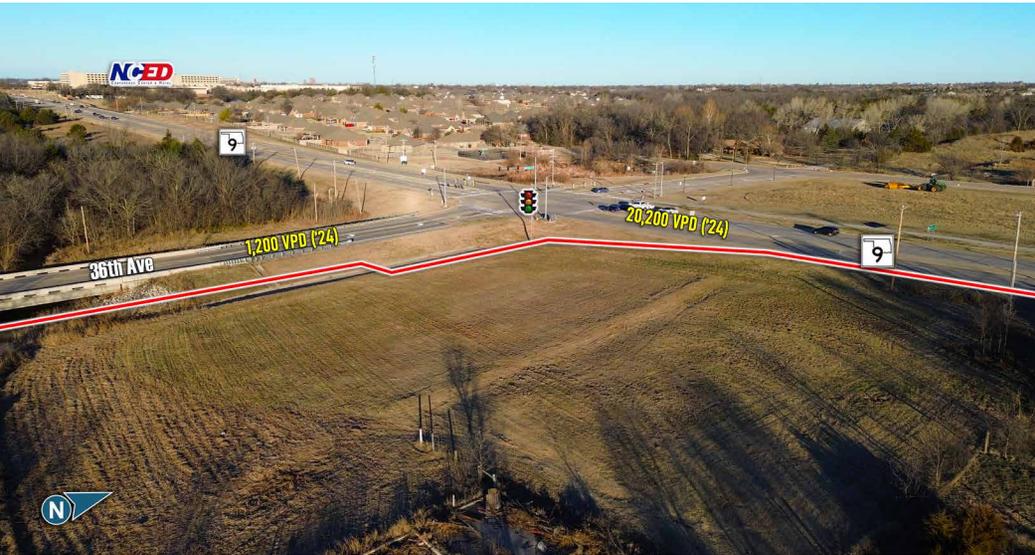




PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE
SE Corner of Hwy 9 & 36th Ave, Norman, OK 73026



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE

SE Corner of Hwy 9 & 36th Ave, Norman, OK 73026



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

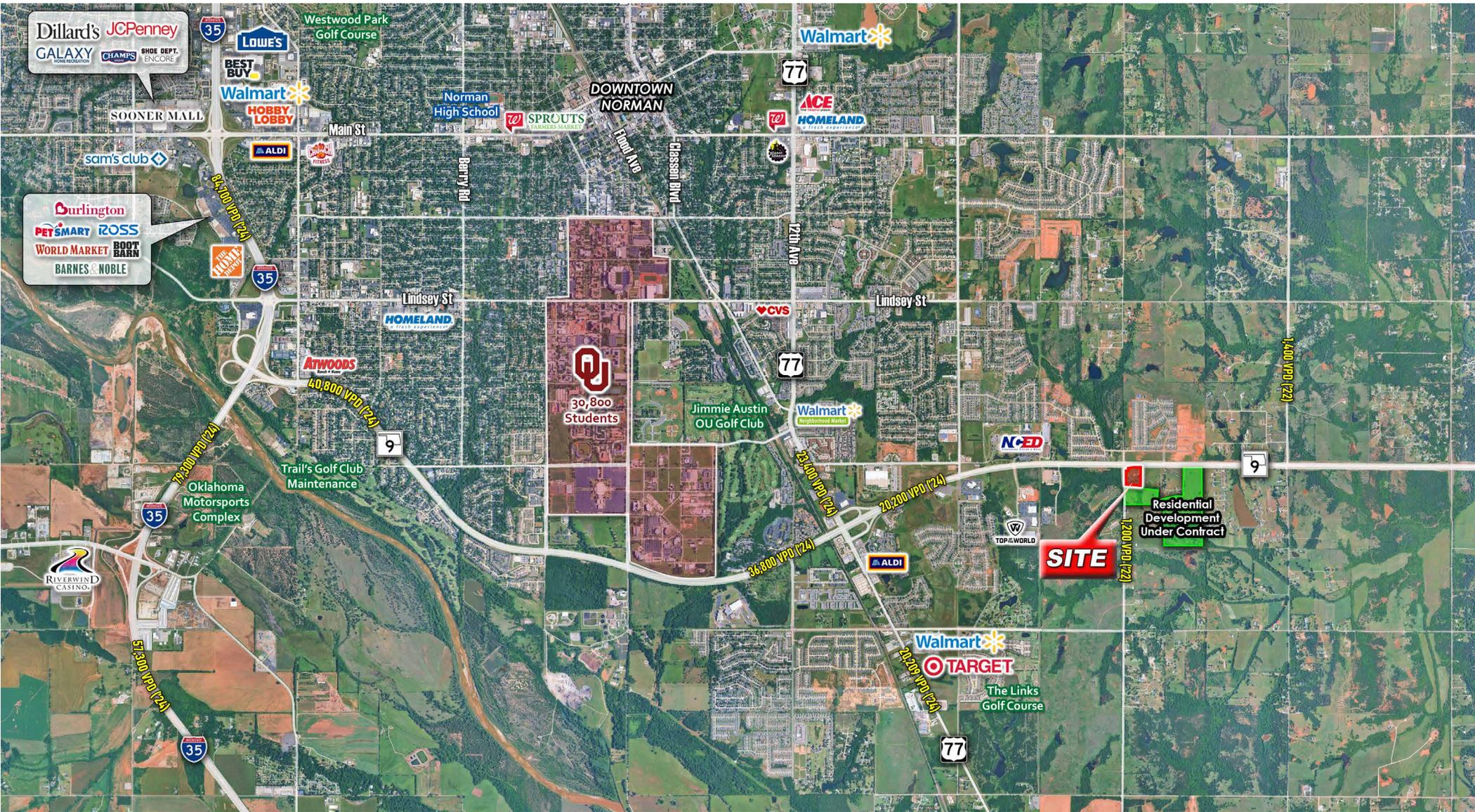
COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

PLAINS

Commercial Real Estate

LAND AVAILABLE - FOR SALE

SE Corner of Hwy 9 & 36th Ave, Norman, OK 73026



JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM