

FOR SALE



Johnson

Commercial Group

**1037 W Adkins Hill Rd
Norman, OK 73072**

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$2,982,126

Size: 3.26 Acres

Price Per SF: \$21.00

Zoning: I-1

Traffic Count: 63K VPD

Parcel ID: 440007400

Property Overview

This 3.26-acre tract is located in the City of Goldsby with a Norman address and offers prime visibility from I-35, which sees over 63,000 vehicles per day, along with 24,000 VPD on Highway 9. Positioned just east of Riverwind Casino, the property is zoned industrial and includes city water, natural gas, septic system, and 3-phase power. A 6,000 SF wood-frame building sits on-site. Surrounded by ongoing development and situated near a major intersection, this site is ideally suited for a variety of commercial or industrial uses.

Chris Johnson
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405.435.3572



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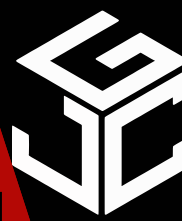
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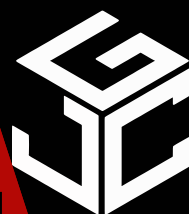


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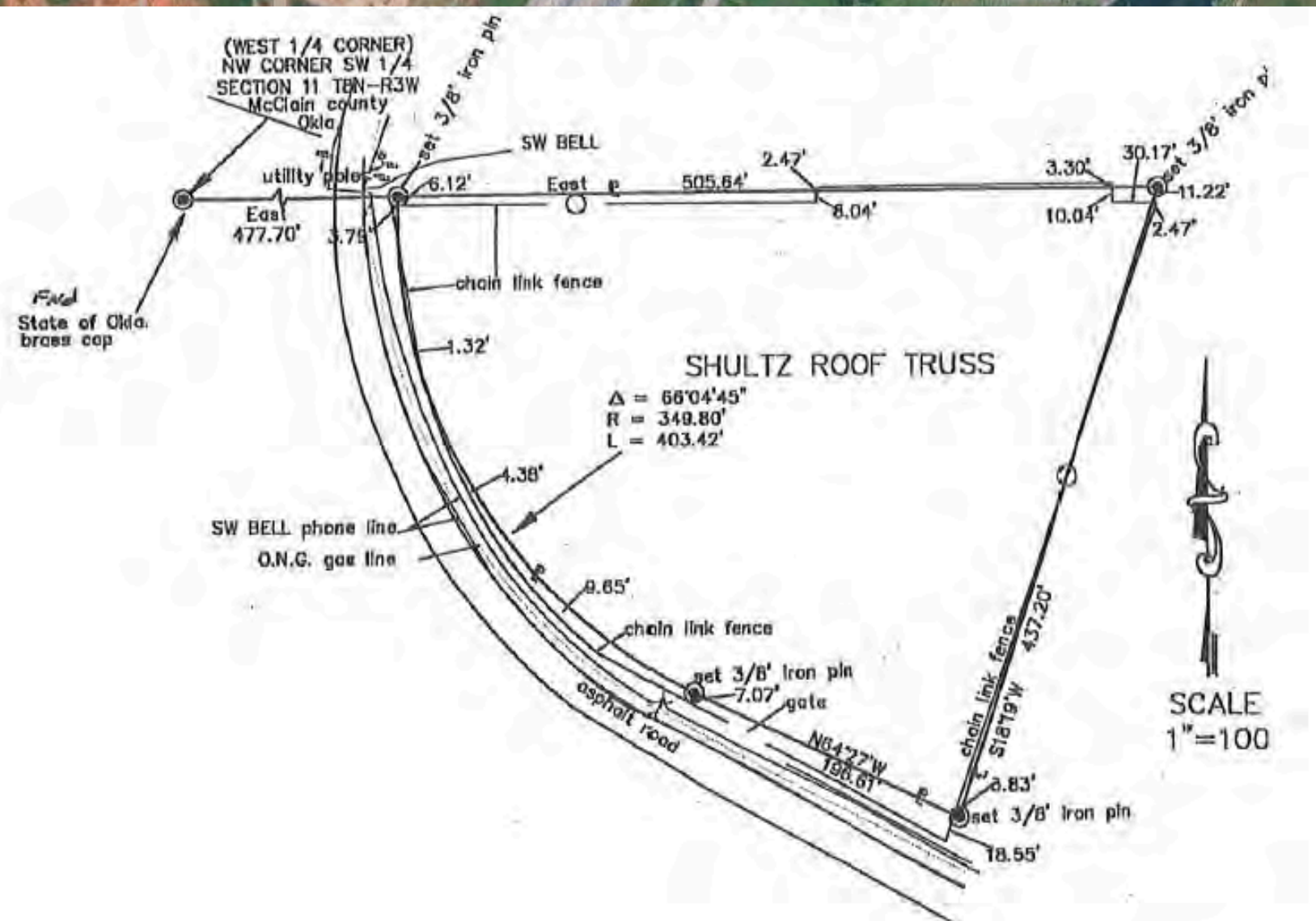
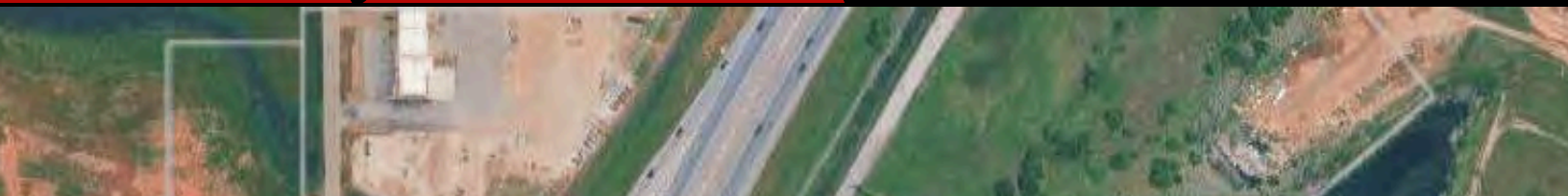
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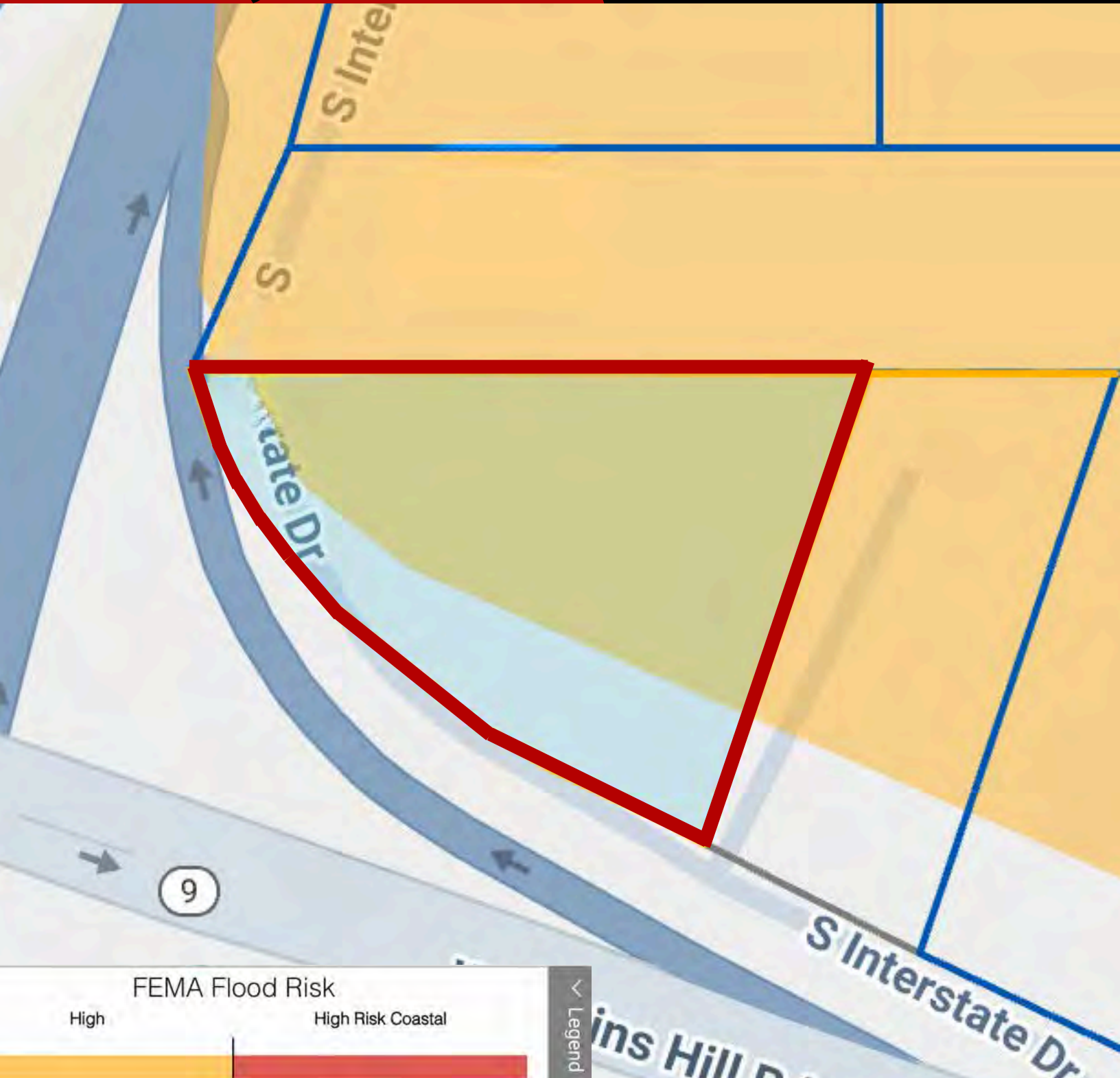
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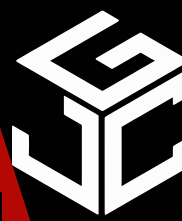


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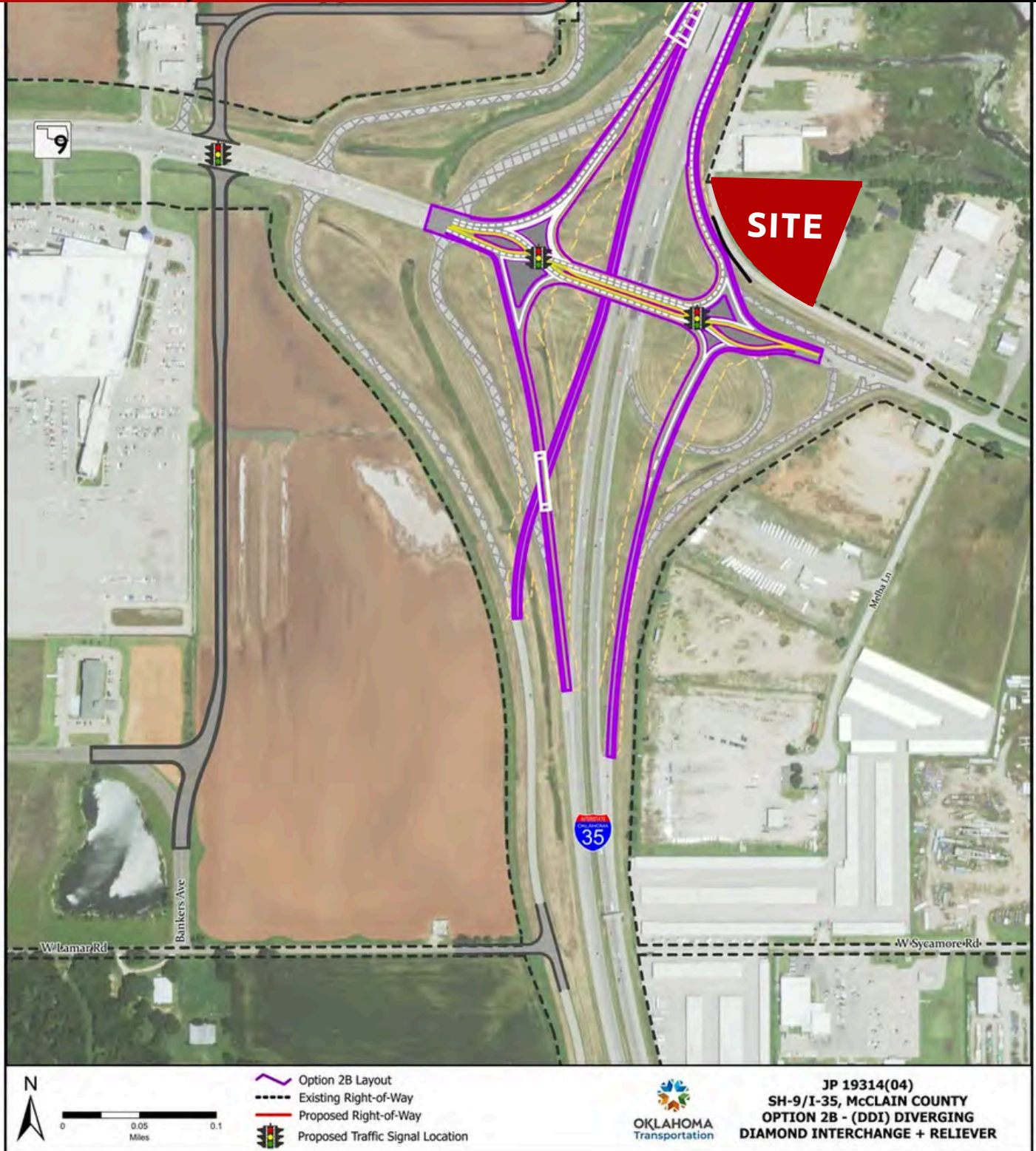


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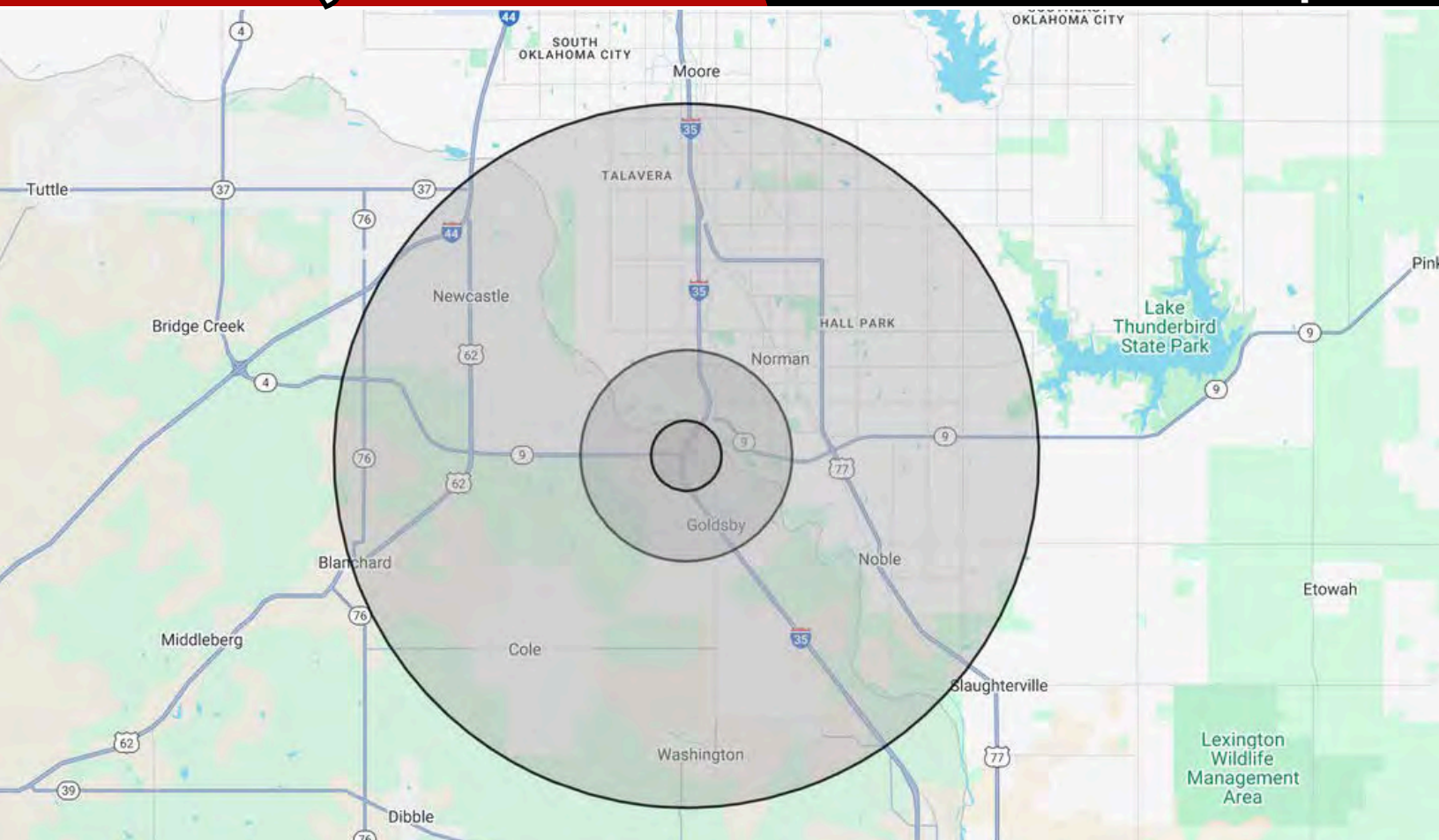
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Demographics

1 MILE

3 MILE

10 MILE

Population	153	34,421	192,741
Average Age	41	29	34
Employment	837	14,652	95,020
Households	52	12,029	74,988
Ave. Household Income	\$132,255	\$81,394	\$84,429
Median Household Value	\$345,454	\$244,682	\$212,281

Traffic Count

Average Daily Volume

63,793 (I-35) Vehicles

Demographic data provided by CoStar (2024)

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