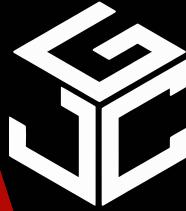


# FOR SALE

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



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://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.

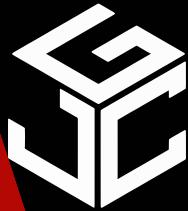
**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
**405.435.3572**



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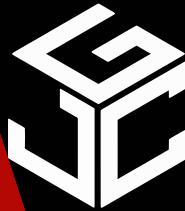
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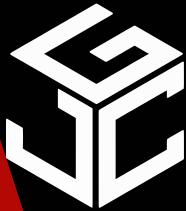
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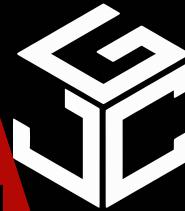
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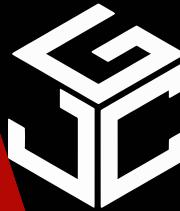
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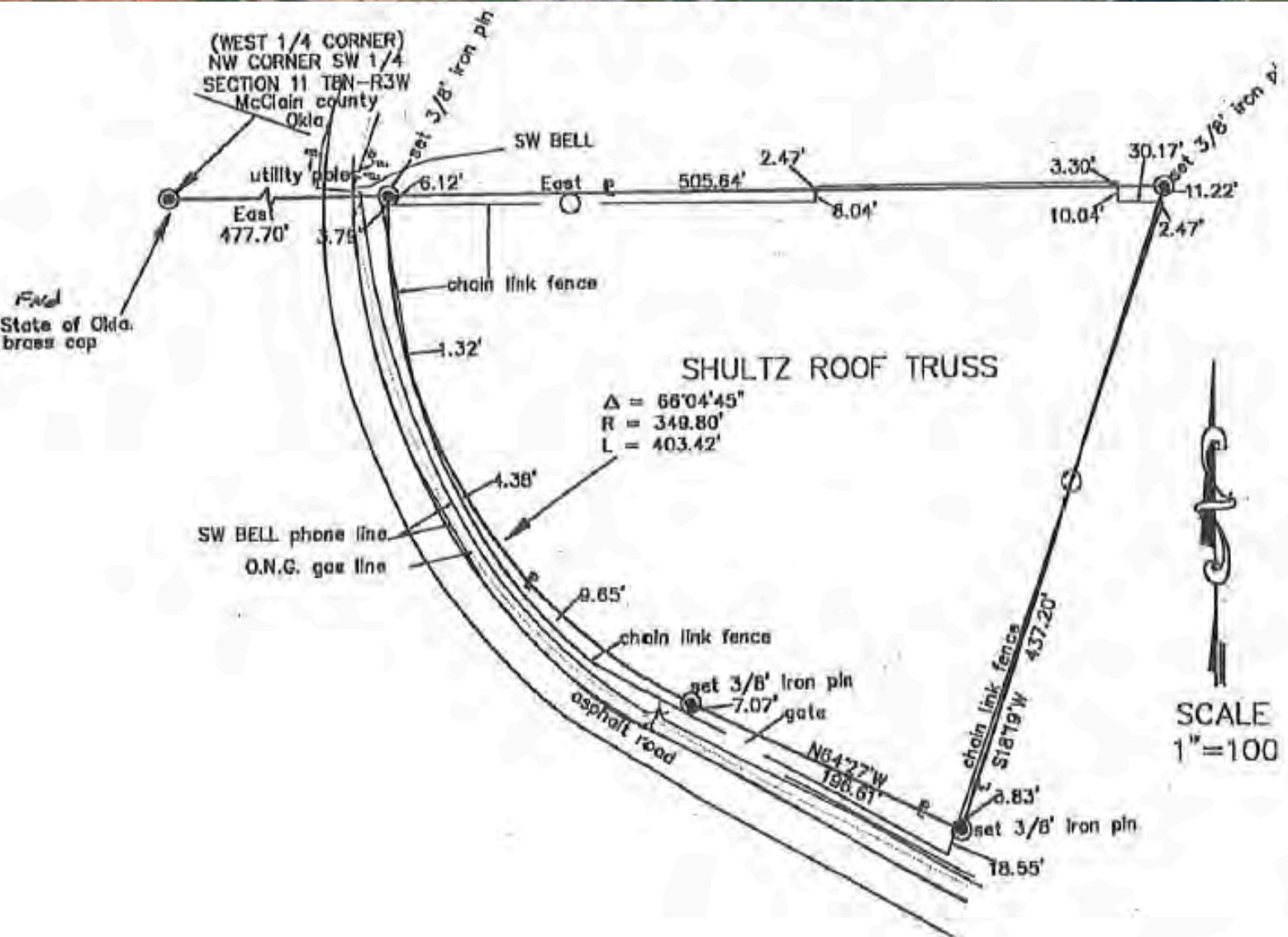
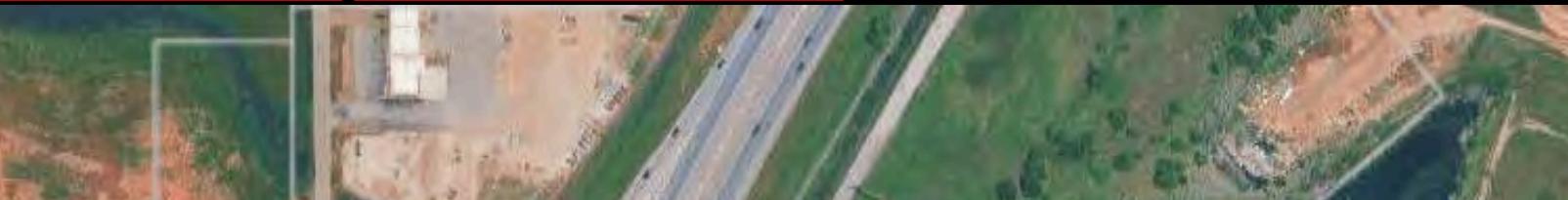
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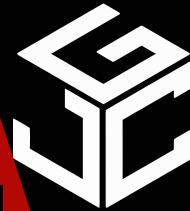
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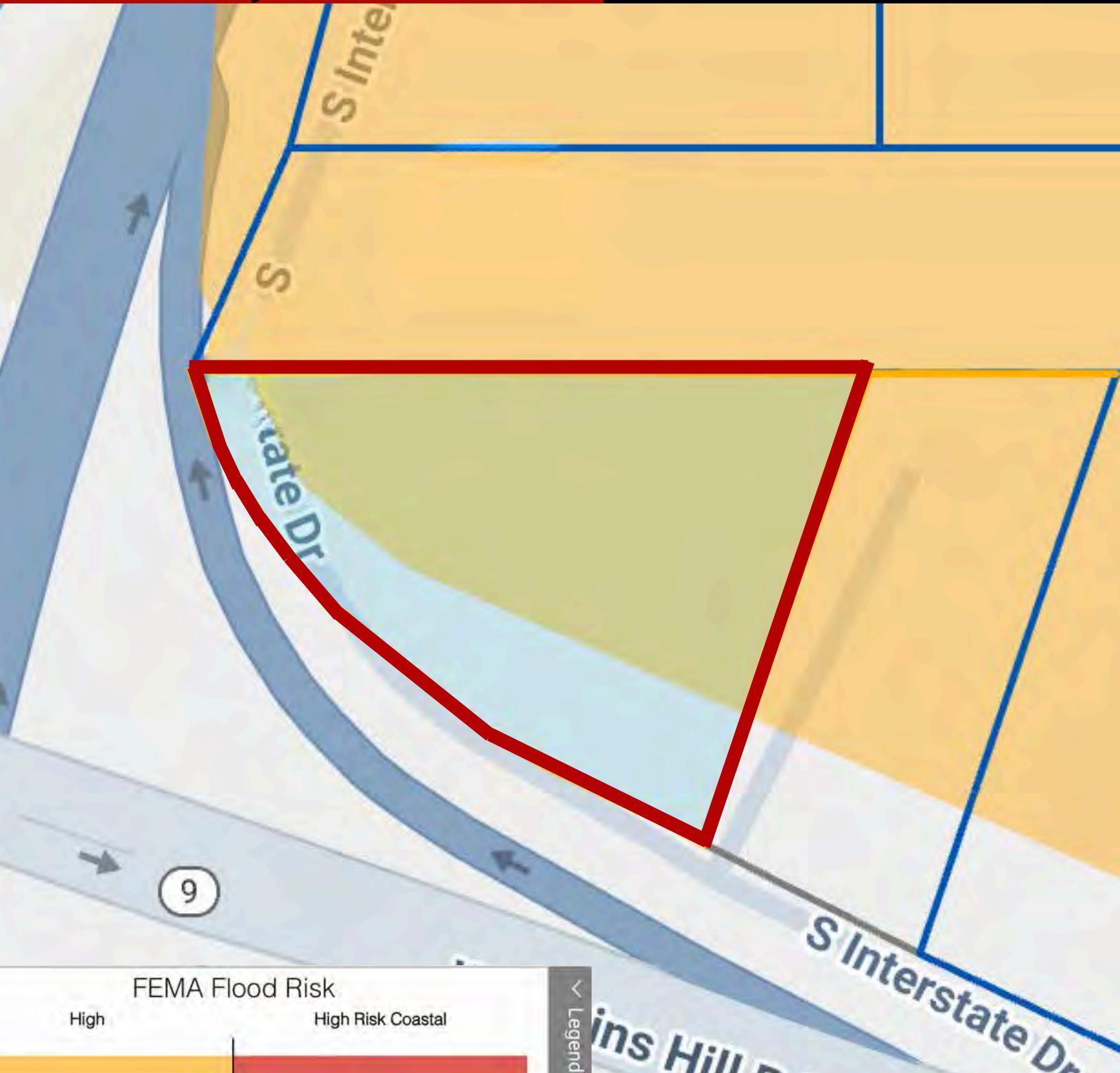
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FEMA Flood Risk

High

High Risk Coastal

Legend

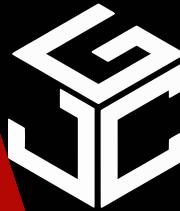
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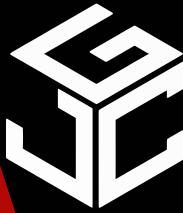
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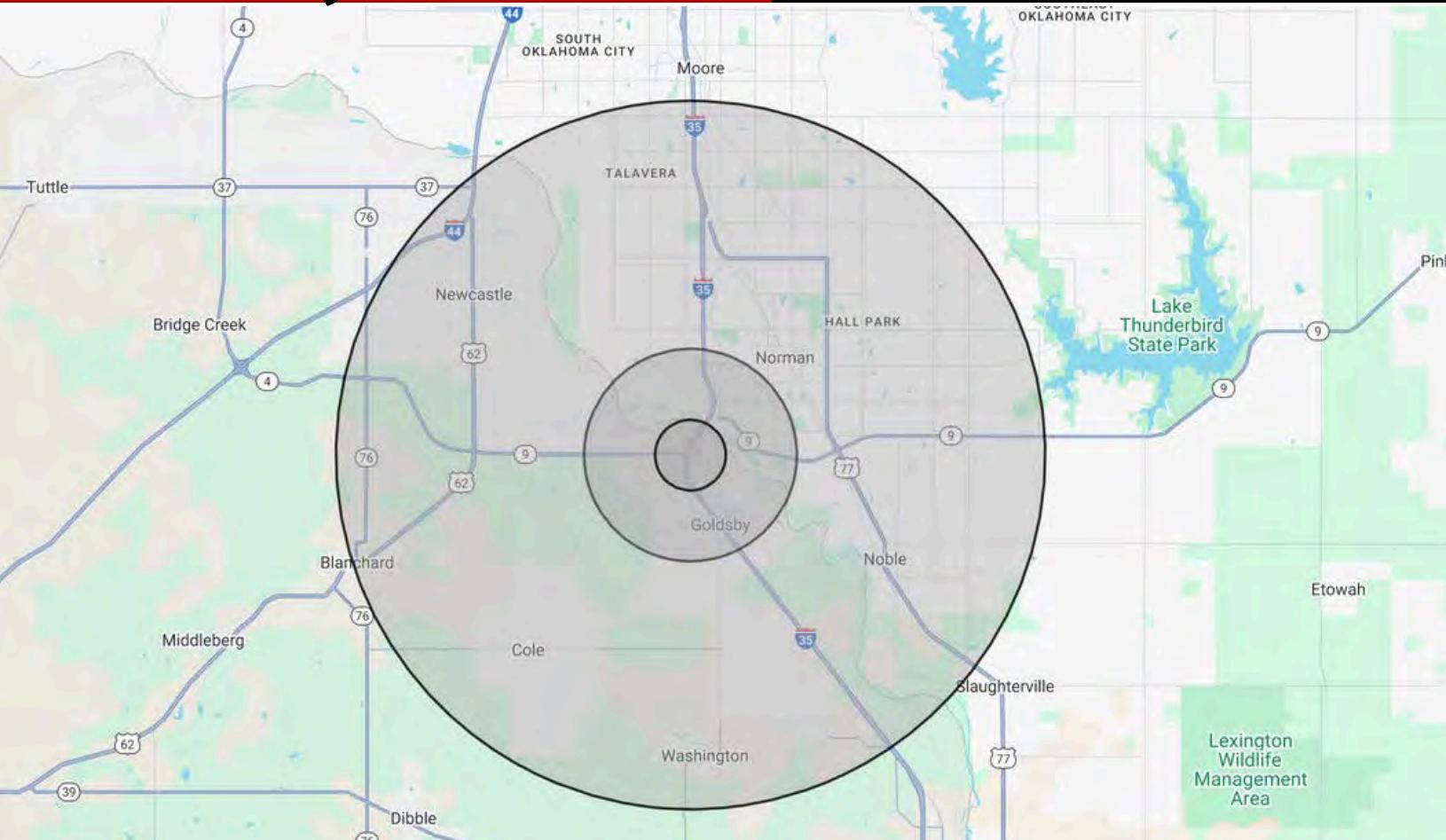
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## Demographics

**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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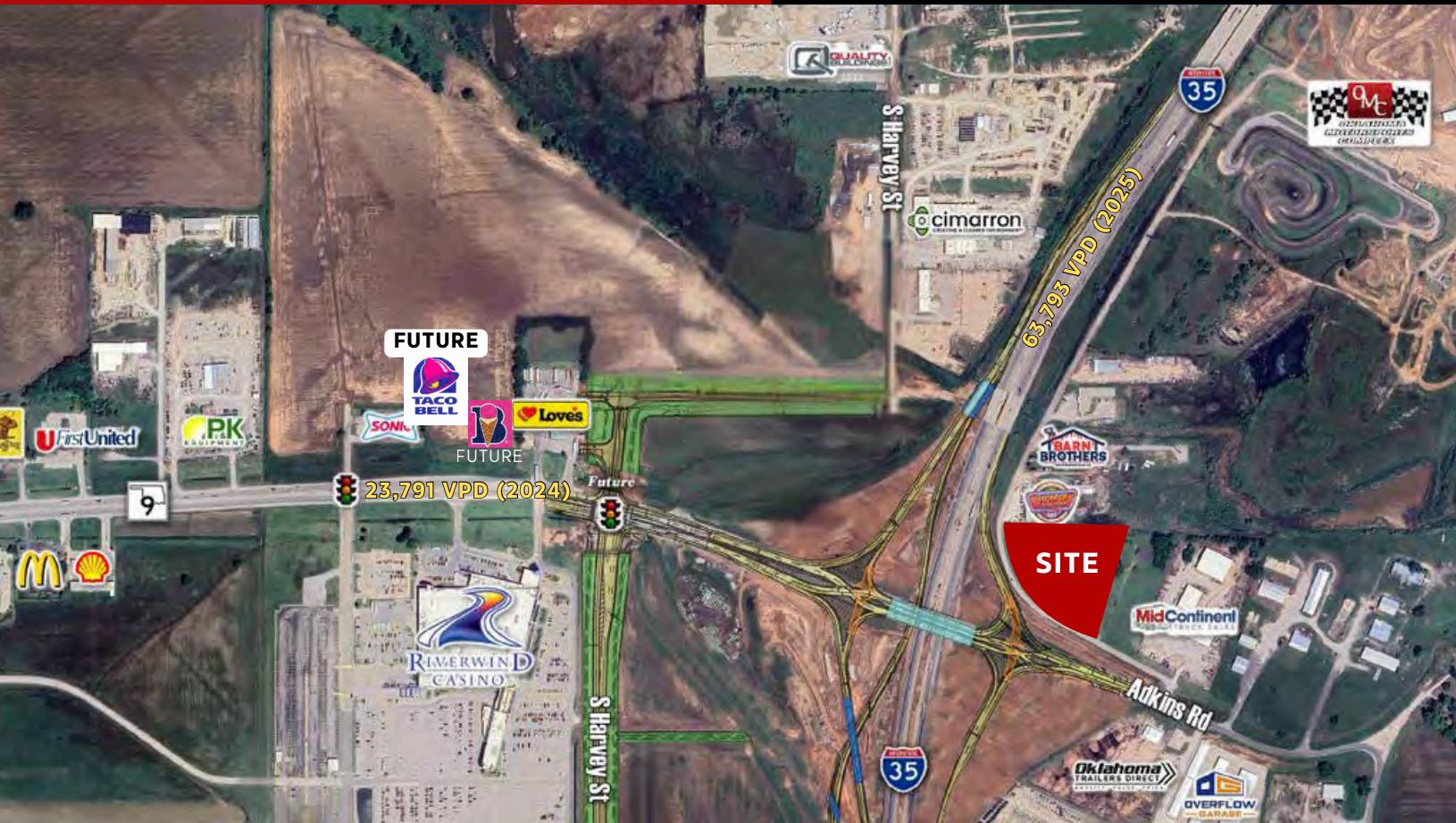
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