

FOR SALE

3000 12th Avenue NE
Norman, OK 73071



JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$399,000

Size: 6.164 Acres

Price Per SF: \$1.49

Zoning: C0

Property Overview

Prime Commercial Land: 6.164 acres MOL with C0 zoning (Suburban Office) at 3000 12th Ave NE, Norman, OK 73071. With 837' of frontage on 12th Ave NE, this easily accessible property offers natural water detention, along with adjacent water and sewer connections. Conveniently located just 4 miles from the University of Oklahoma and offering effortless access to I-35, this is an exceptional opportunity for various commercial ventures. Don't miss out on this prime location to realize your business's full potential. Act now and seize this rare gem! Listed at \$399,000.00. Call today for more information.

Chris Johnson
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405.435.3572



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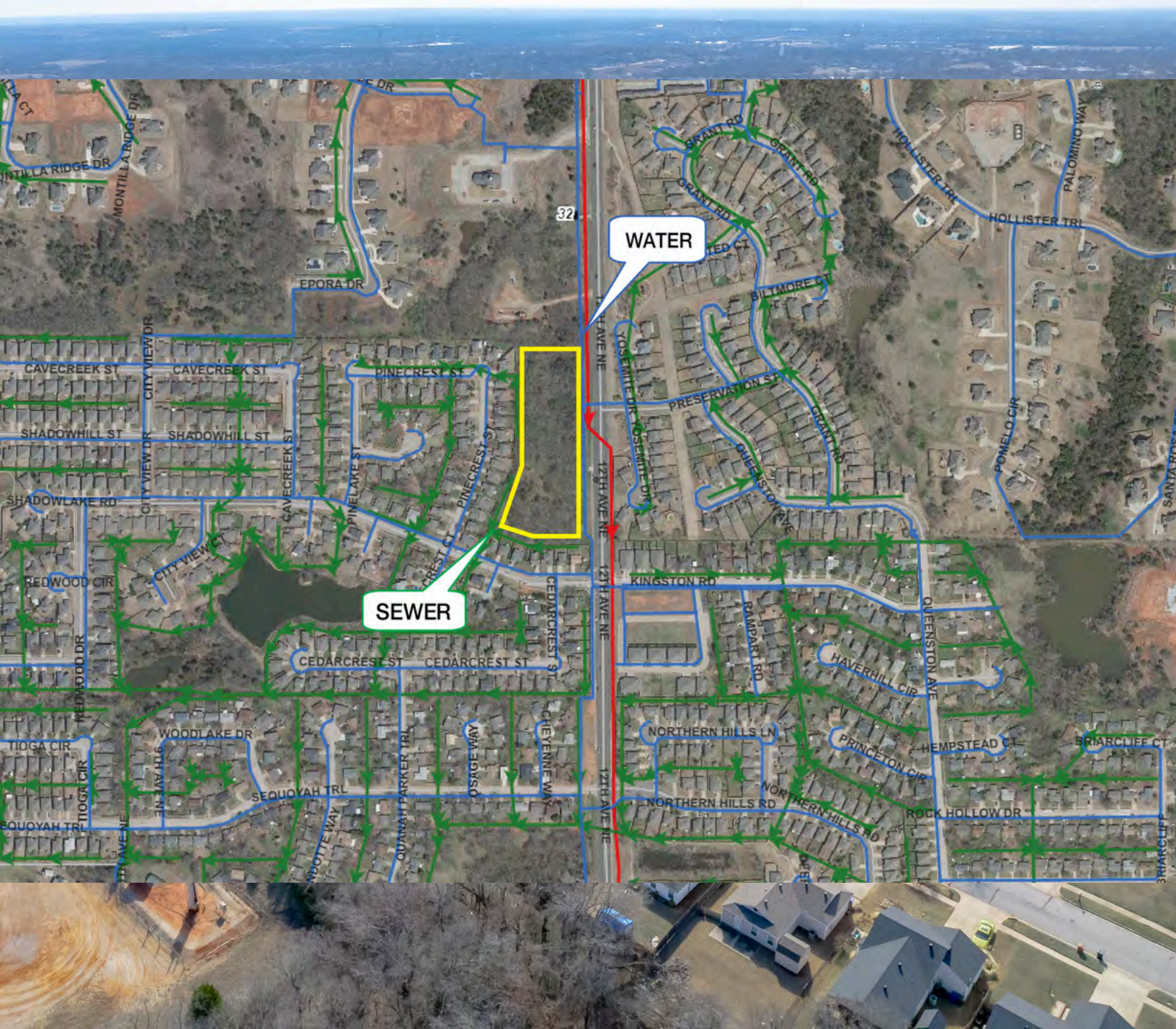
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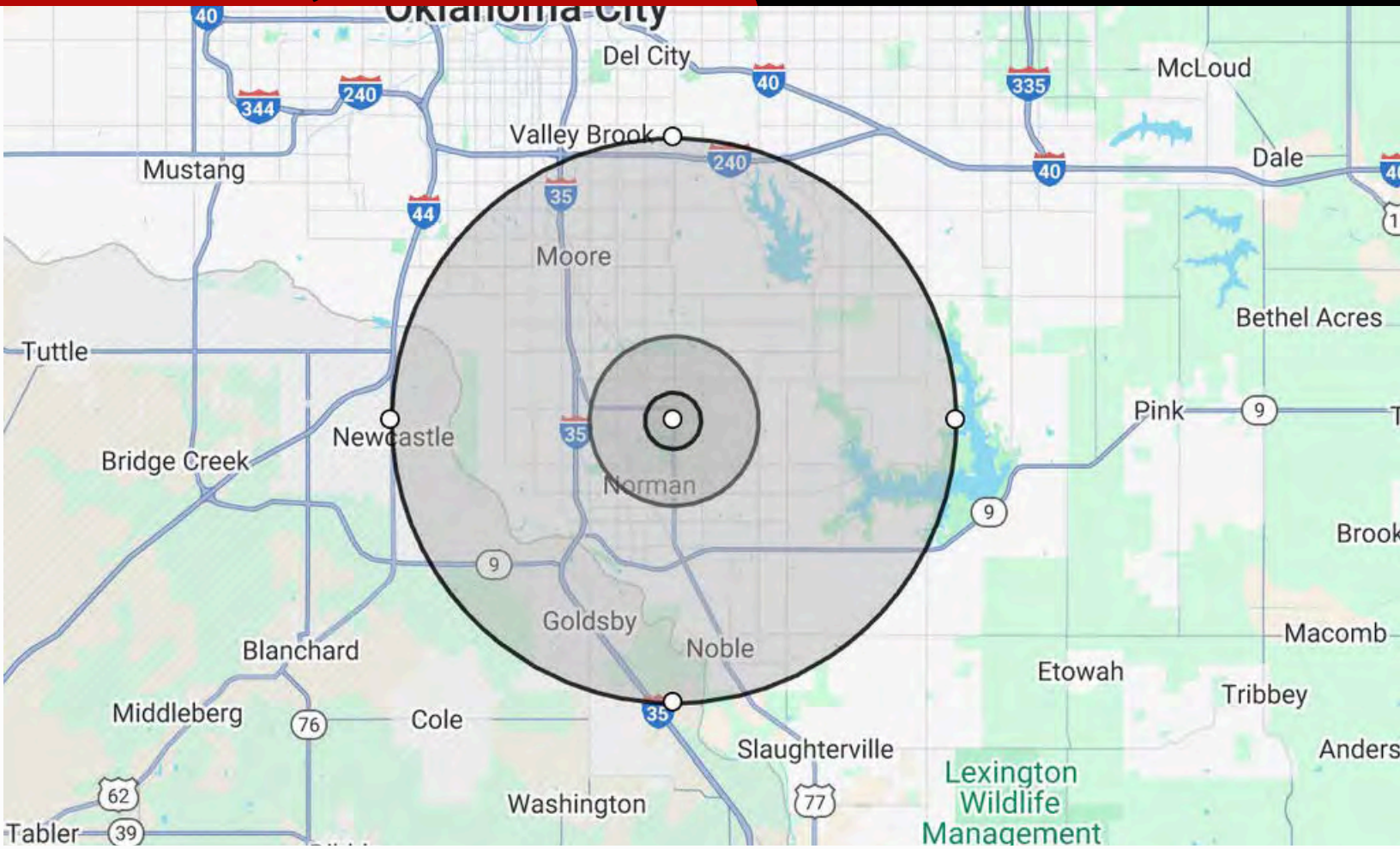
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Demographics

	1 MILE	3 MILE	10 MILE
Population	6,073	33,648	260,997
Average Age	38	37	35
Employment	526	40,115	110,593
Households	2,537	14,682	104,220
Ave. Household Income	\$97,812	\$83,343	\$84,371
Median Home Value	\$218,809	\$182,952	\$195,146

Traffic Count

Average Daily Volume

15,557 Vehicles

Demographic data provided by CoStar

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