

# FOR SALE

36th E & Highway 9  
Norman, OK 73026



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Sale Price: \$1,750,000**

**Size: 79.01 Acres**

**Price Per Acre: \$22,149**

**Zoning: A-2**

**Traffic Count: 15,200**

**Parcel ID: R0169682**

## Property Overview

This expansive 79.01-acre parcel of agricultural land offers a prime location in Norman, Oklahoma, situated at the intersection of Highway 9 and 36th Ave SE. With 613 feet of frontage on Highway 9, the property provides significant visibility and accessibility. Just 1.5 miles from Highway 77 and 5.5 miles from Interstate 35, this land is ideally positioned for those seeking a balance between rural and convenient access to major transportation routes and city amenities.

City utilities are nearby, enhancing the potential for future development or improvements. Whether you are interested in farming, ranching, or investing in a valuable piece of land, this property presents a unique and promising opportunity. Don't miss out on the chance to own a substantial agricultural parcel in a strategic location.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

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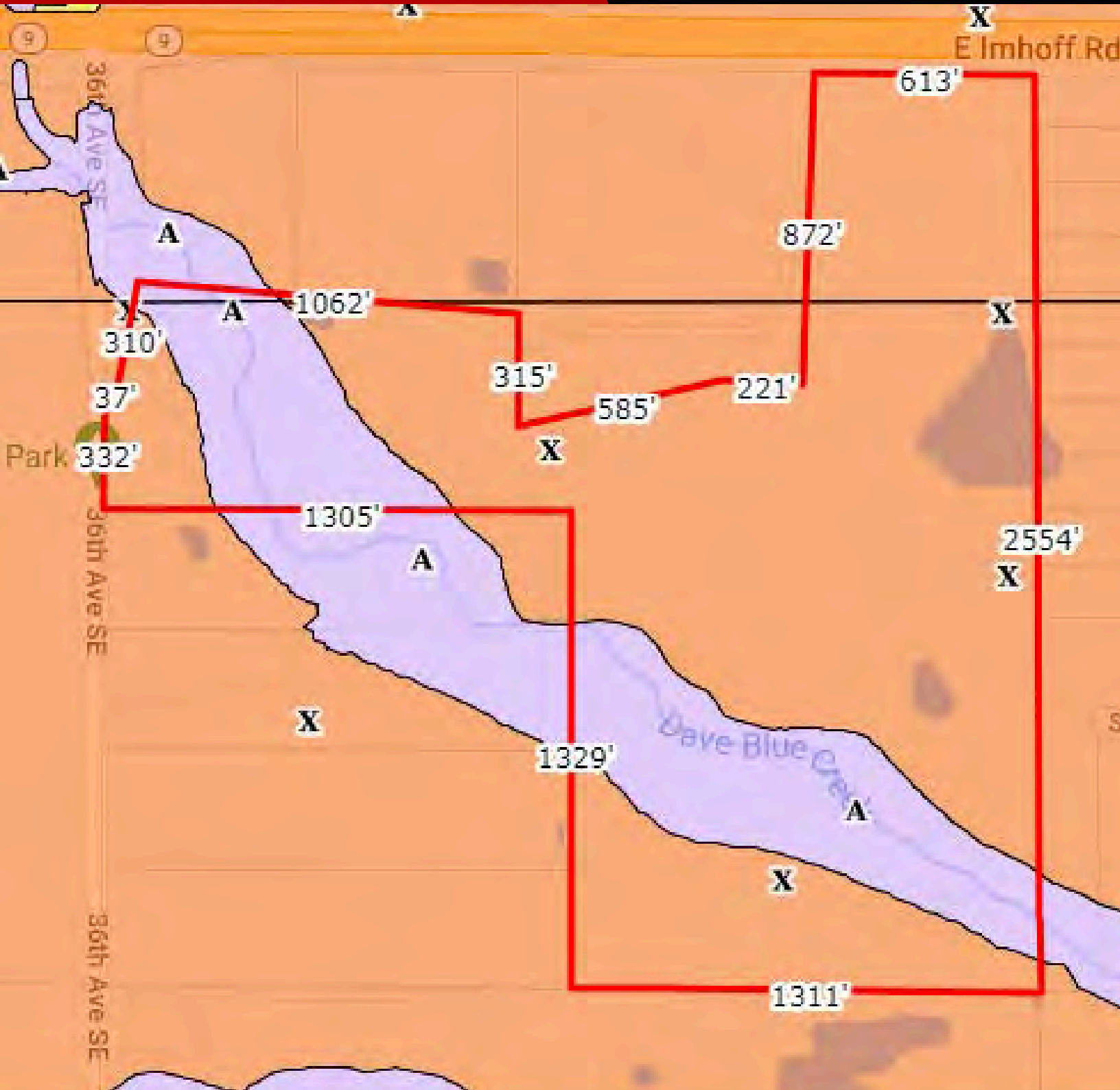
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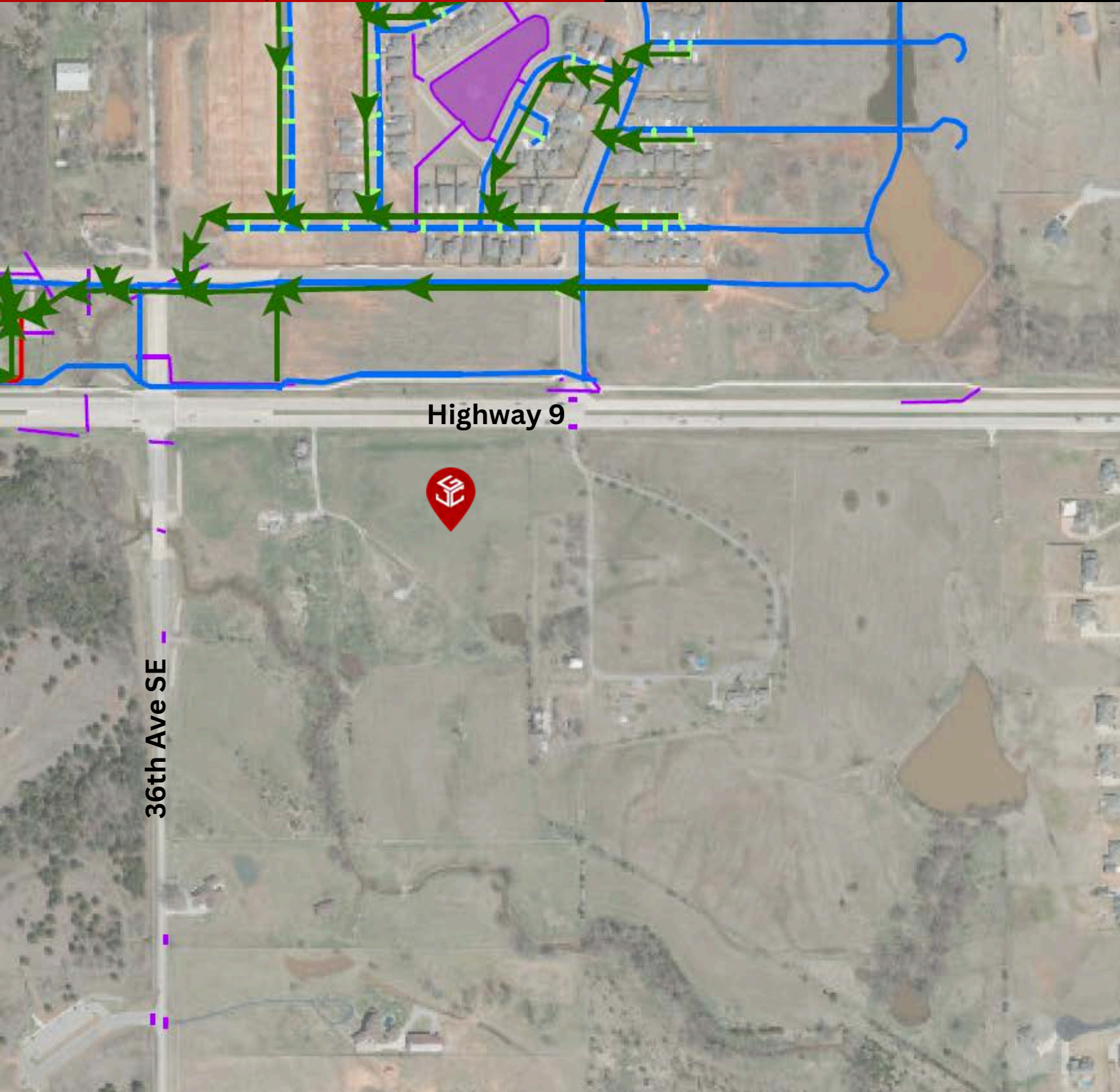
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Highway 9

36th Ave SE

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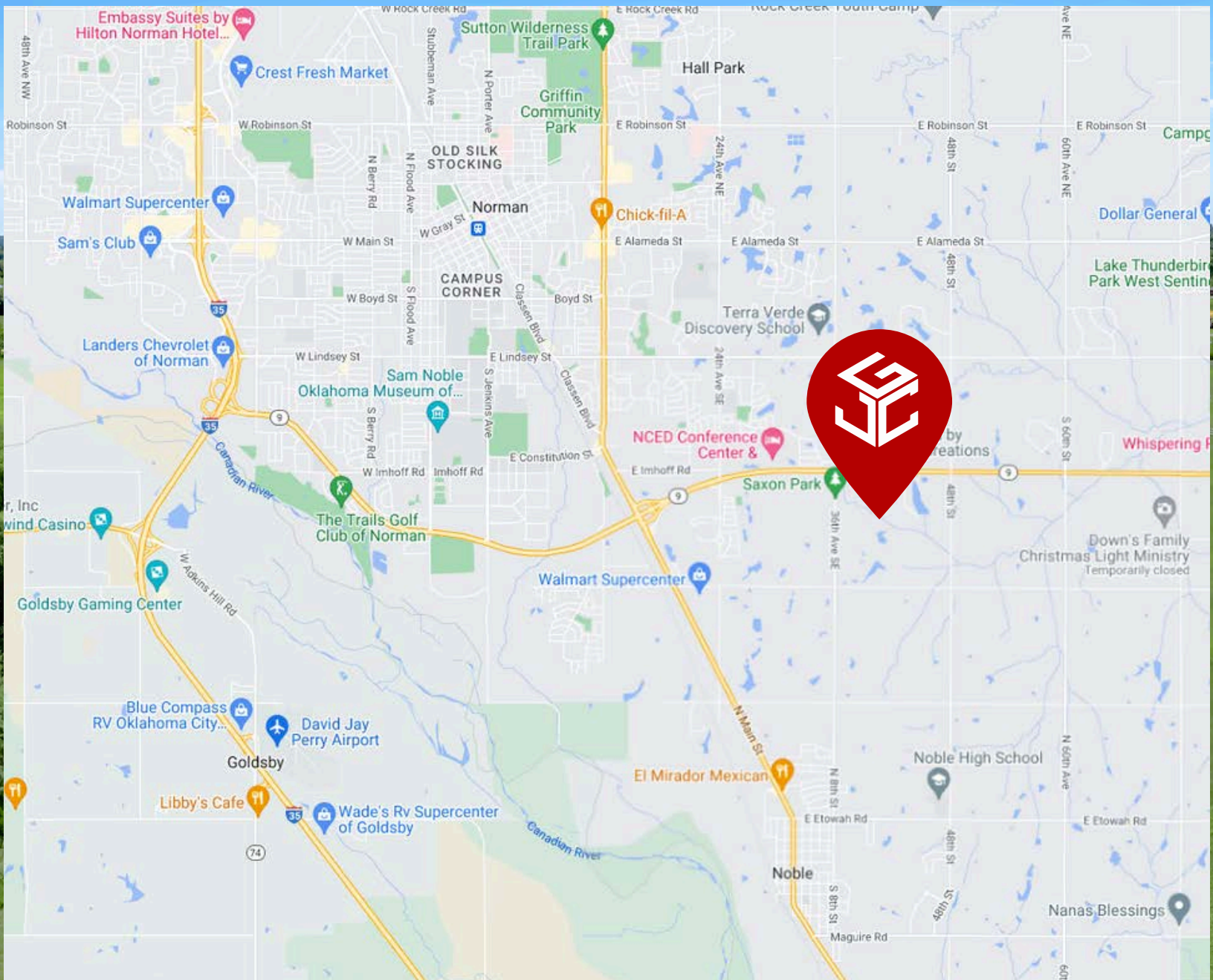
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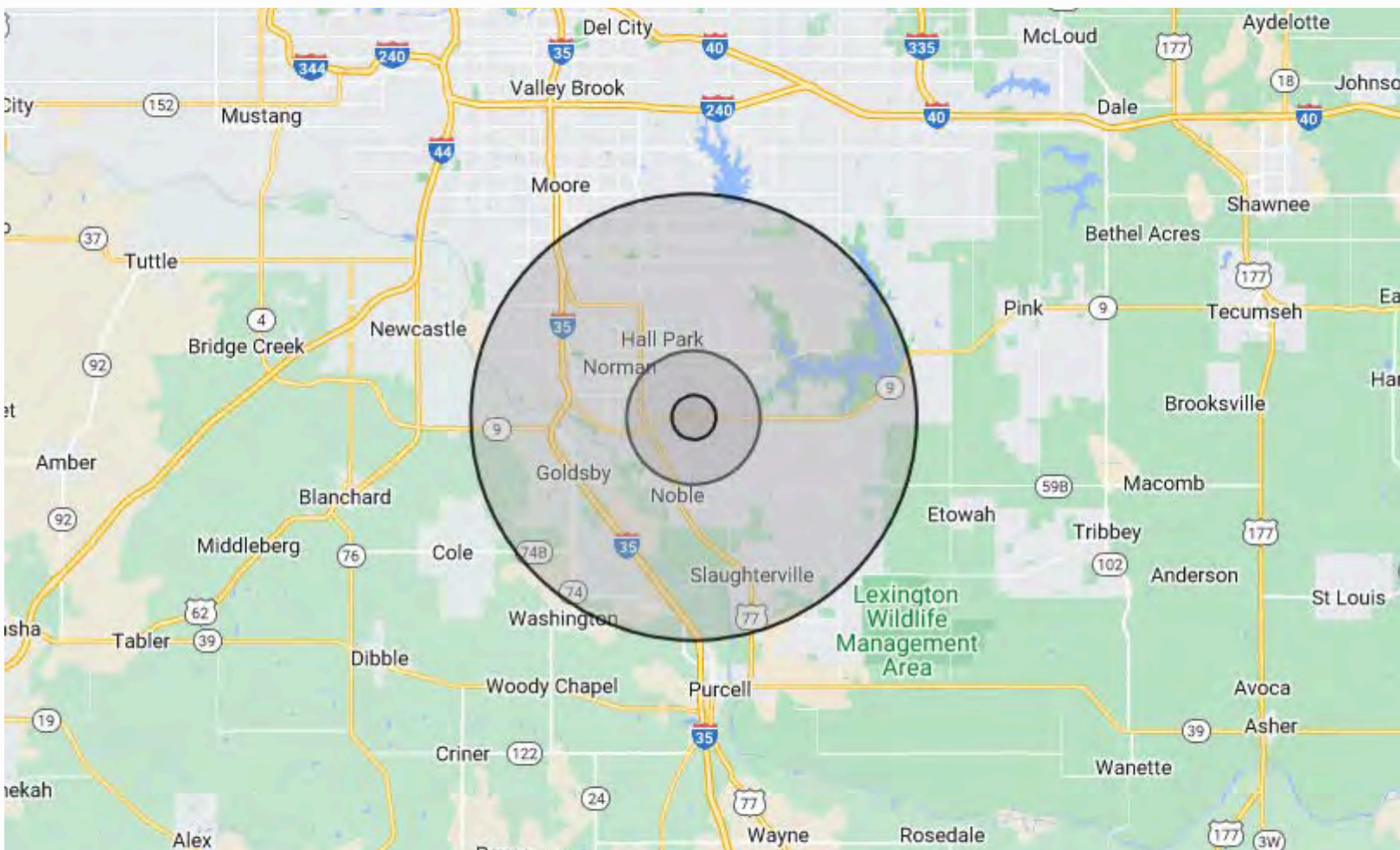
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	1,678	41,313	135,238
Average Age	33	32	34
Employment	1,801	8,575	81,029
Households	630	17,441	63,571
Ave. Household Income	\$71,502	\$71,436	\$83,175
Median Household Value	\$85,500	\$52,017	\$61,704

## Traffic Count

**Average Daily Volume**

**15,200 Vehicles**

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