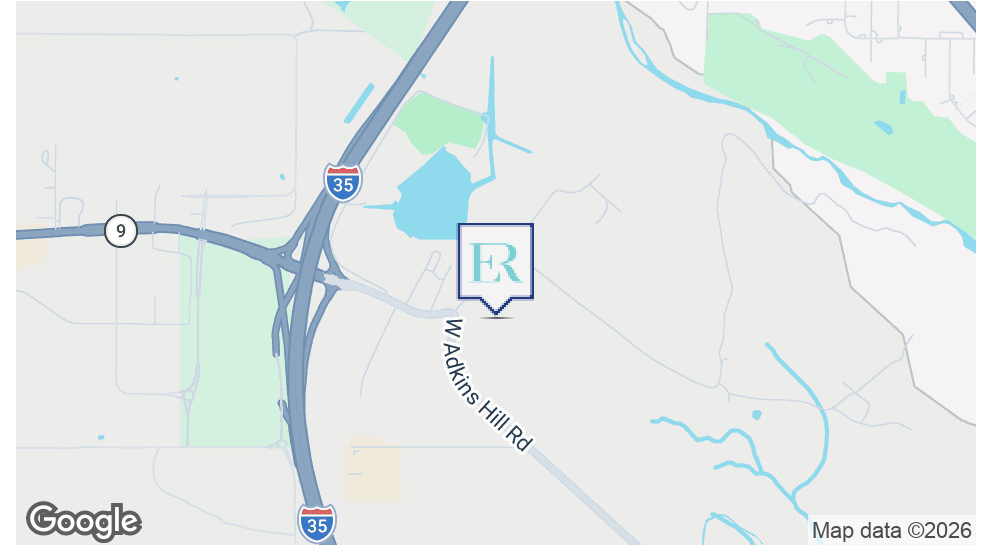


# INDUSTRIAL LAND - ADKINS LANDING

W. ADKINS HILL ROAD, TOWN OF GOLDSBY, OK 73093



## PROPERTY DESCRIPTION

The property originally consisted of 34+ acres, divided into 7 tracts; approximately 6.77 acres remain (comprising 2 sites, 4 acres, and 2.77 acres). The tracts may be purchased individually or together—great sites for development, an owner/user, or investment. The exceptional potential of this prime industrial property is located in the fast-growing community of Goldsby, just minutes from Norman, Oklahoma.

## HIGHLIGHTS:

- NORMAN SCHOOLS
- EASY ACCESS TO I-35
- CLOSE TO RIVERWIND CASINO
- INDUSTRIAL ZONING
- JUST MINUTES TO NORMAN AND OKLAHOMA CITY.

## OFFERING SUMMARY

Sale Price:	\$100,000 per acre
Lot Size:	6.77 Acres (4 ac & 2.77 ac)

## DEMOGRAPHICS

	2 MILES	4 MILES	6 MILES
Total Households	4,215	25,124	45,715
Total Population	9,202	63,788	114,359
Average HH Income	\$97,651	\$87,813	\$88,602

## GAYLA ARTMAN

Broker Associate  
Equity Commercial Realty Advisors, LLC  
gartman@equityrealty.net  
(405) 826-7975 cell  
(405) 640-6167 office

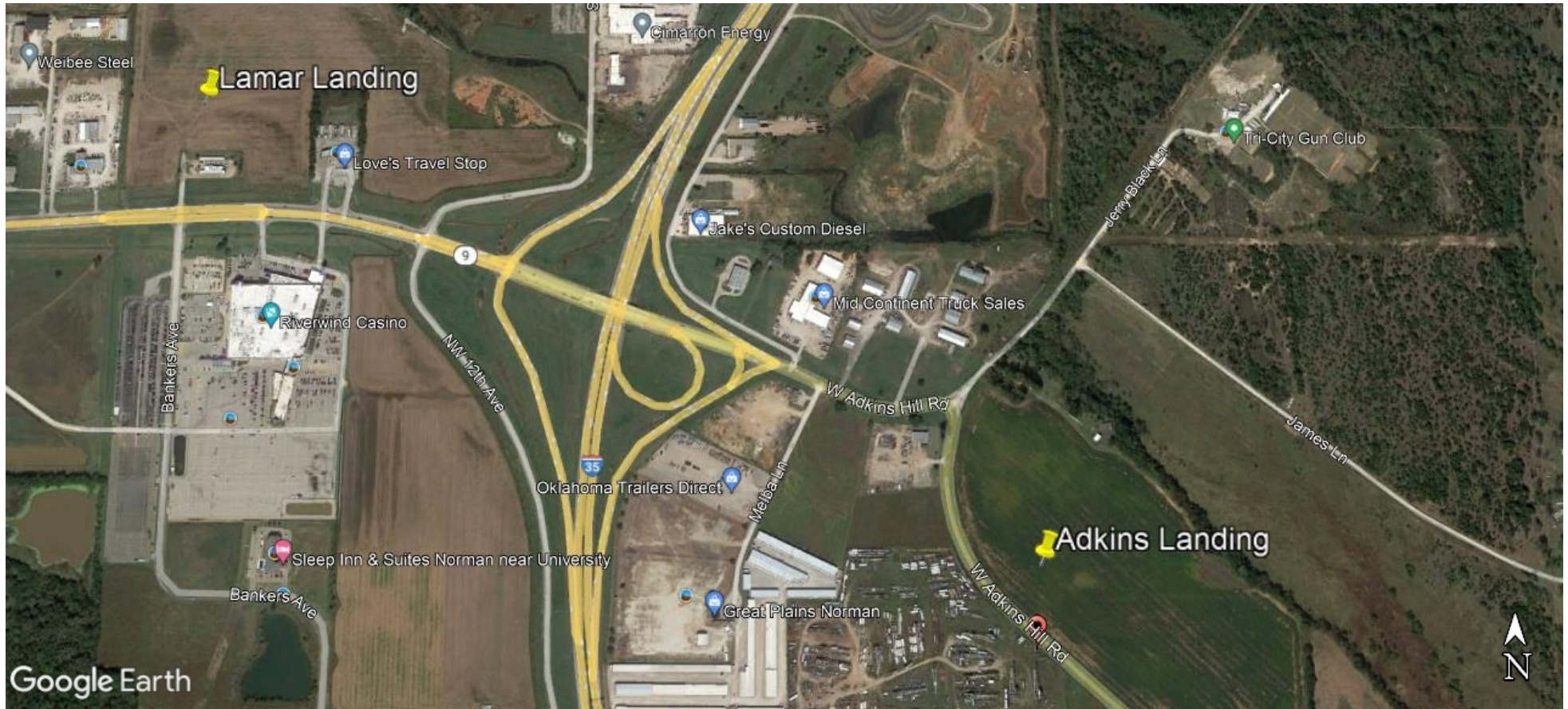
## KARINA BALSCHUWEIT

Sales Associate  
Equity Commercial Realty Advisors, LLC  
karinab@equityrealty.net  
(405) 412-9253 cell  
(405) 640-6167 office



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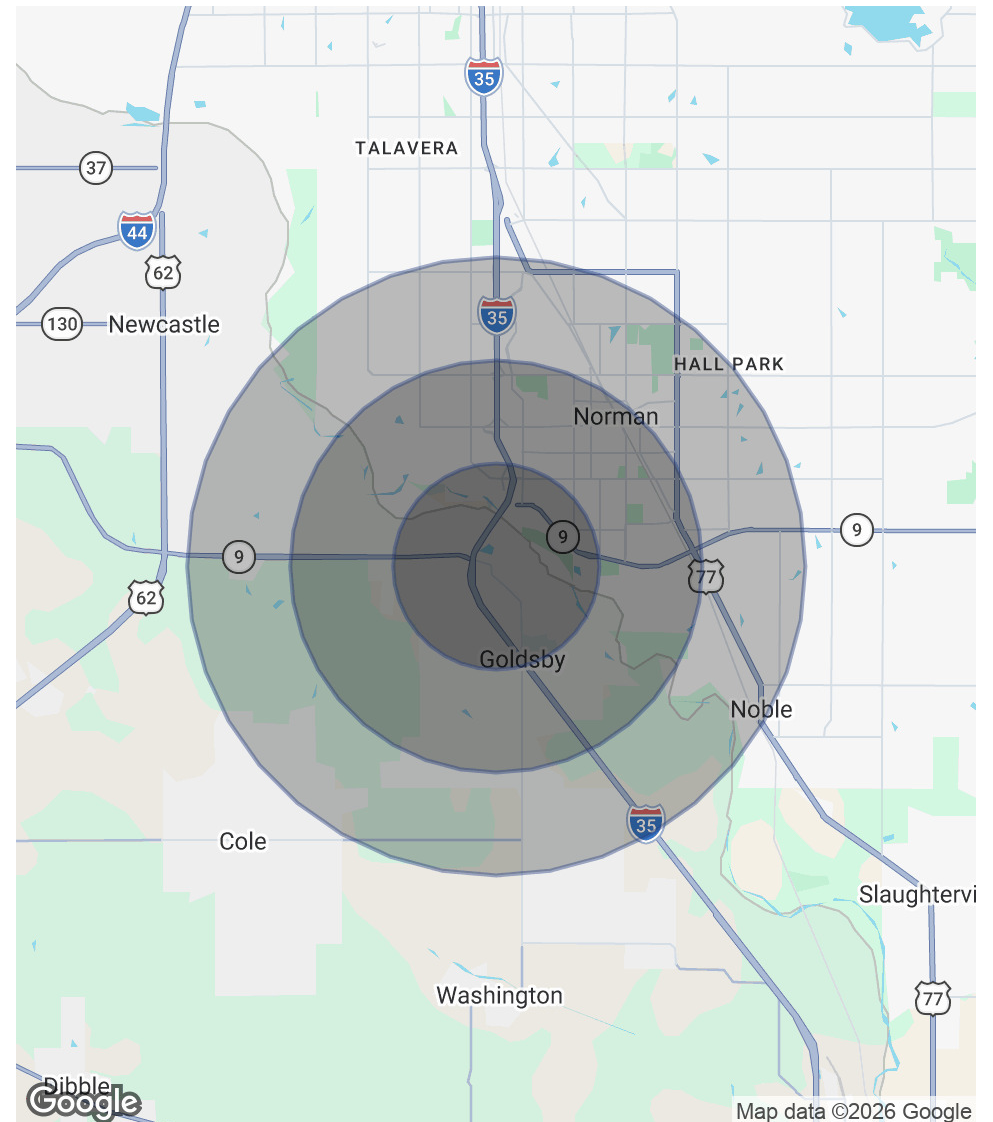
W. ADKINS HILL ROAD, TOWN OF GOLDSBY, OK 73093

POPULATION	2 MILES	4 MILES	6 MILES
Total Population	9,202	63,788	114,359
Average Age	40.9	33.4	33.9
Average Age (Male)	38.2	31.7	33.0
Average Age (Female)	44.1	35.3	35.1

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	4,215	25,124	45,715
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$97,651	\$87,813	\$88,602
Average House Value	\$325,878	\$280,514	\$271,028

\* Demographic data derived from 2020 ACS - US Census



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