

Agent 360 Property View

8202 120th Avenue NE, Norman, OK 73026

Listing

Vacant Land Agent Full

<b>8202 120th Avenue NE Norman, OK 73026-9758</b>		List Price:	<b>\$240,000</b>
MLS#: <b>2611835</b>	County: <b>Cleveland</b>	List Date:	<b>04/03/2026</b>
Status: <b>Active</b>	School District: <b>Moore - School District (X5)</b>	TRS:	<b>10N-01W-26</b>
Type: <b>Acreage: 5 or less</b>	Subdivision: <b>Cleveland Co Unplatted</b>	List \$/Acre:	<b>\$48,000.00</b>
	Multiple Parcels: <b>No</b>		

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General Information

Current Use:	<b>Other</b>	Cultivated:	
Lt Sze-Sqft:	<b>217,800</b>	Timber:	
Lot Dimen:	<b>334x658</b>	Pasture:	
Road Frontage:	<b>City Street</b>	Acres:	<b>5.00</b>
Building:	<b>Other</b>	Rd Surface:	<b>Paved</b>
Mineral Rights:	<b>None</b>	Trees:	<b>Partial Coverage</b>
Zoning:	<b>RES</b>	HOA:	
Fence:	<b>Other</b>		
Land Description:			
Legal:	<b>26-10-1W 5+AC TRACT 2 PRT N/2 OF SEC BEG S667.34 NE/C NE/4 S333.67 W660 N333.67 E660 POB</b>		

Remarks

Remarks: **Rare opportunity for a strategic land hold in a rapidly developing infrastructure corridor. This 5 acre vacant lot is located near the southwest corner of 120th Ave NE and Stella Road in Norman. The property is positioned directly in the path of the planned ACCESS Oklahoma South Extension Turnpike project. Preliminary design maps from January 2026 show a significant interchange planned near this intersection: making this a prime target for future commercial or retail use. The site is partially cleared of previous structures and is ready for a new development vision. At 217,800 square feet, the land offers ample space for institutional investors seeking to capitalize on long term transit growth. Buyers should review the latest turnpike alignment maps to understand the high visibility and access potential of this site. Property is sold as vacant land in its current condition.**

Listing Information

Accessibility Amen:	<b>Other</b>	Sewer:	<b>Other</b>
Water Source:	<b>Other</b>		
Utility Connections on Premises:	<b>Electric, Other</b>		
Area Amenities:			
Census Tract:		Mobile(s) Allowed:	

Taxes

Taxes/Tax Yr/Tax ID: **\$107/2025/R0076661**

Finance/Warranty Information

Assumable Loan:	Loan Int Rate:	Non-Qualifying:	PITI:
Loan Type:		Lender Name:	Yrs Remaining:
Loan Balance:	Fin Opt/Used: /		
Discount Pnts Buyer:	1st Time Buyer:	New Interest Rate:	
Discount Pnts Seller:	Concessions:		

Lakes and Rivers Information

Lakes & Rivers:	<b>Lake Thunderbird</b>	Dist to Lake/River:	<b>Less than 5 Miles</b>
Lake/Water Amen:	<b>Other</b>		

Office and Showing Information

Listing Office:	<b>REAL Brokers LLC (3279)</b>	Office Phone:	<b>(855) 450-0442</b>	Accept Delivery:	<b>Yes</b>
Listing Associate:	<b>Jimmy Pena (203635)</b>	Contact Phone:	<b>(580) 380-8271</b>	Corp/Relocate:	<b>No</b>
Associate Lic #:	<b>203635</b>	Company OREC #:	<b>200319</b>		
Listing Team Name:	<b>Peña Properties Team</b>	Limited Service:	<b>No</b>		
Owner:	<b>Mary Mahoney</b>	Owner Phone:		Short Sale:	<b>No</b>
		Flood Notice Req:	<b>No</b>	Lender Owned:	<b>No</b>
OREC Disclosure Type:		Occupied:	<b>No</b>	Original List Price:	<b>\$240,000</b>
List Agreement Type:	<b>Excl Right to Sell</b>	Keybox Type:	<b>None</b>		
Showing Contact:	<b>ShowingTime</b>	Possession:	<b>At Closing</b>		

Broker Remarks: **Attention Listing Brokers and Agents: This property is a high-value speculative asset located in the path of the ACCESS Oklahoma South Extension. Because of the planned turnpike project, all buyers should perform their own research before submitting an offers. Infrastructure Plans: Please review the January 2026 OTA preliminary maps. These maps show the proposed highway alignment and potential interchange at the Stella Road intersection. Zoning and Use: The land is currently zoned for residential use. Any changes to zoning or future commercial use must be verified with the City of Norman or Cleveland County. Property Condition: The property is being sold as vacant land in its current condition. No Guarantees: The seller and listing broker make no claims about the final location of the turnpike or future access points.**

Directions: **Head north on I-35 N Take exit 116 toward S 19th St Turn left onto S I-35 Service Rd Turn right onto SW 19th St Continue onto SE 149th St Turn right onto 120th Ave NE Turn right**

Firm Only Remarks

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