

# FOR SALE

**Tax ID: R0155851**

**Norman, OK**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



## Offering Summary

**Sale Price: \$306,800**

**Size: 38,350/SF**

**Price Per SF: \$8/SF**

**Zoning: C-1**

**Tract C - Available**

**Tract D - Available**

## Property Overview

Discover the perfect location for your next development at the corner of NE 12th and Rock Creek Road in Norman. Two tracts of commercial land are available, each offering 38,350 SF (0.88 acres) of prime space to bring your vision to life. With high visibility and easy access, this location is ideal for a variety of commercial projects. Each tract is priced at \$306,800 (\$8/SF). **\*\*Owner/Broker\*\***

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



**BRICK & BEAM**  
REALTY



# FOR SALE

Tax ID: R0155851

Norman, OK



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



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



**BRICK & BEAM**  
REALTY



# FOR SALE

Tax ID: R0155851  
Norman, OK



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



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



**BRICK & BEAM**  
REALTY



# FOR SALE

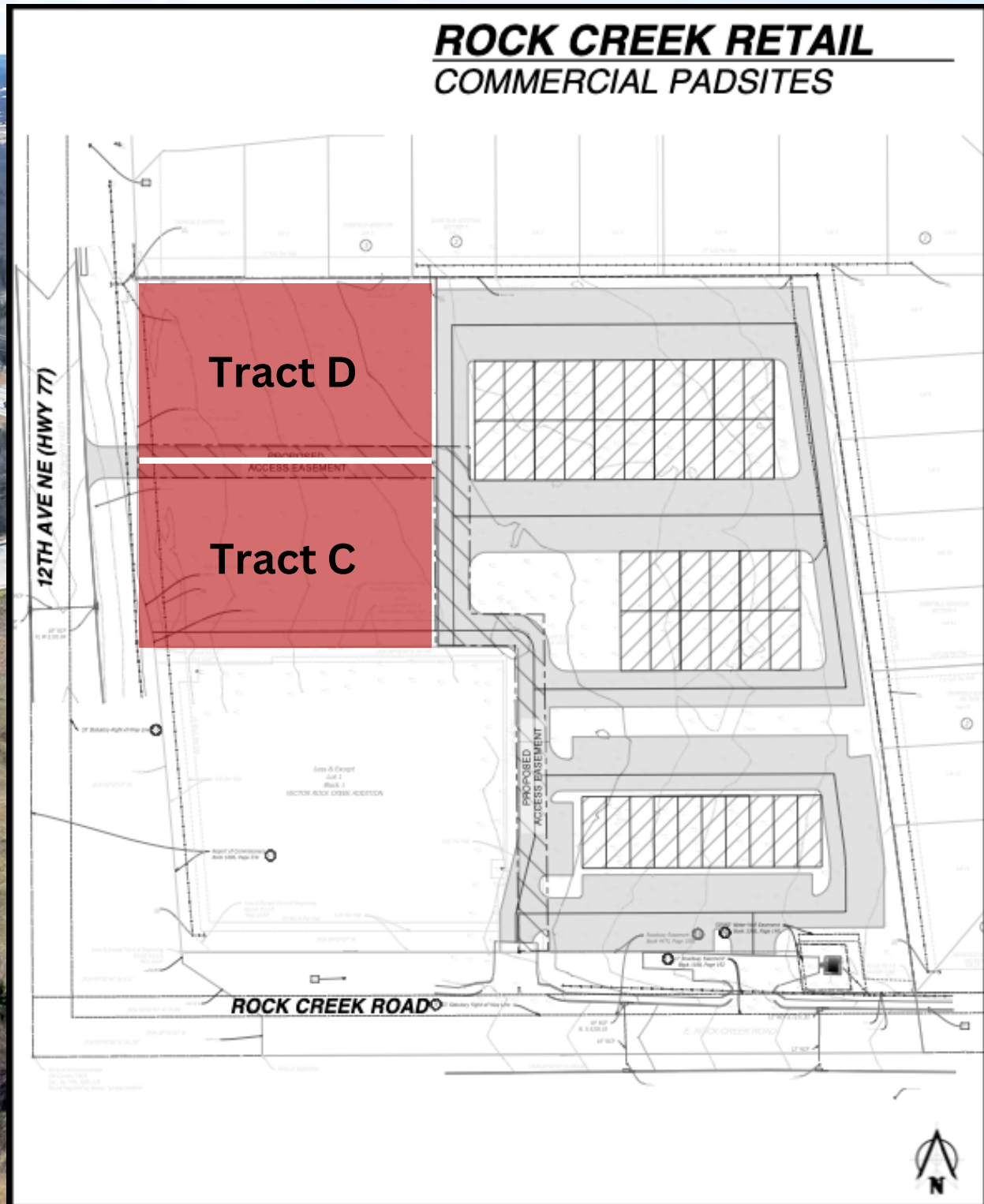
Tax ID: R0155851

Norman, OK



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



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



**BRICK & BEAM**  
REALTY

# FOR SALE

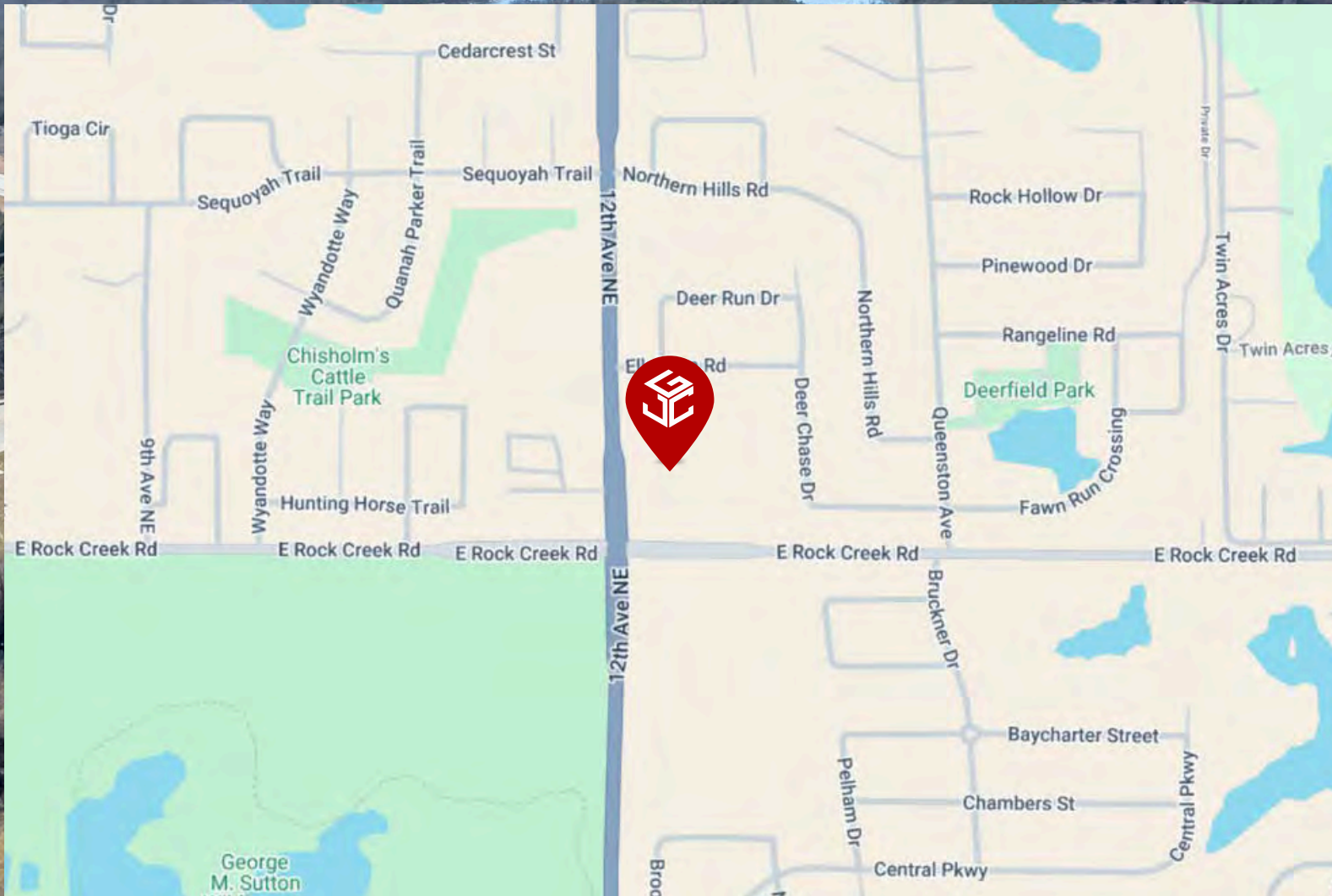
Tax ID: R0155851

Norman, OK



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



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



**BRICK & BEAM**  
REALTY



# FOR SALE

**Tax ID: R0155851**

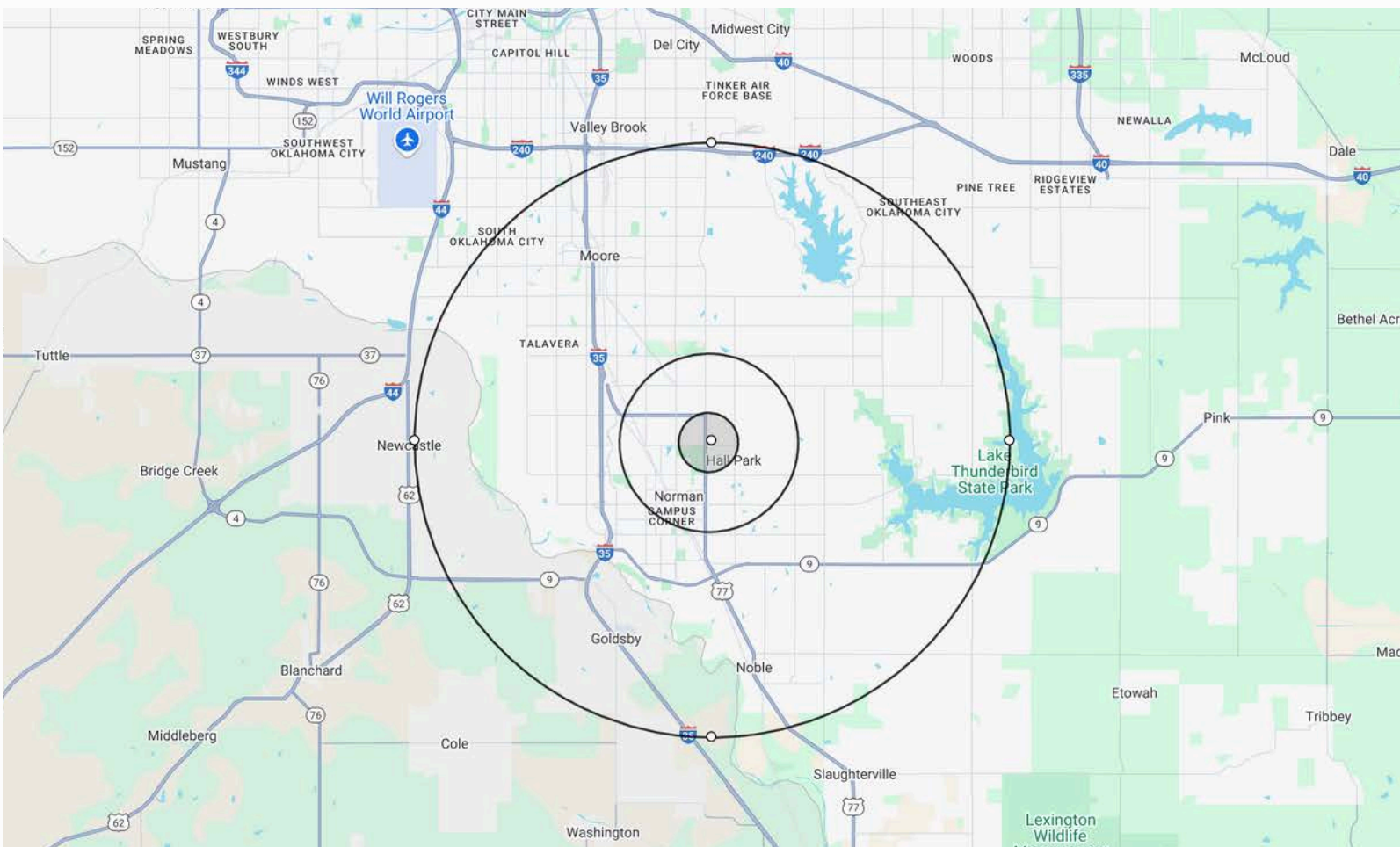
# Norman, OK



# Johnson

## Commercial Group

**JohnsonCommercialGroup.com**



## Demographics

## 1 MILE

### 3 MILE

## 10 MILE

Population	7,639	43,701	249,331
Average Age	38	35	35
Employment	526	40,115	110,593
Households	3,099	19,648	99,119
Ave. Household Income	\$99,926	\$74,283	\$84,193
Median Home Value	\$196,371	\$184,519	\$194,228

## Traffic Count

## Average Daily Volume

## 14,160 Vehicles

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



**BRICK & BEAM**  
REALTY

# FOR SALE

**Tax ID: R0155851**

**Norman, OK**



**Johnson**  
**Commercial Group**

**JohnsonCommercialGroup.com**



## **Disclaimer**

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

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



**BRICK & BEAM**  
**R E A L T Y**