

FOR SALE

3233 N Flood Ave
Norman, OK 73069



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$349,500

Size: 0.70 Acres

Lot Size: 30,492 SF

Zoning: I-1

Traffic Count: 23,022

Property Overview

Introducing 3233 N Flood Avenue, a prime .70-acre parcel of raw land with I-1 (Light Industrial) zoning. Located in a high-visibility area with a traffic count exceeding 23,000 cars daily (2022), this property offers an exceptional opportunity for development. Whether you're looking to establish or expand your business, this strategically positioned lot provides the ideal foundation to capitalize on the steady flow of traffic and the growing demand in the area.

Chris Johnson
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405.435.3572



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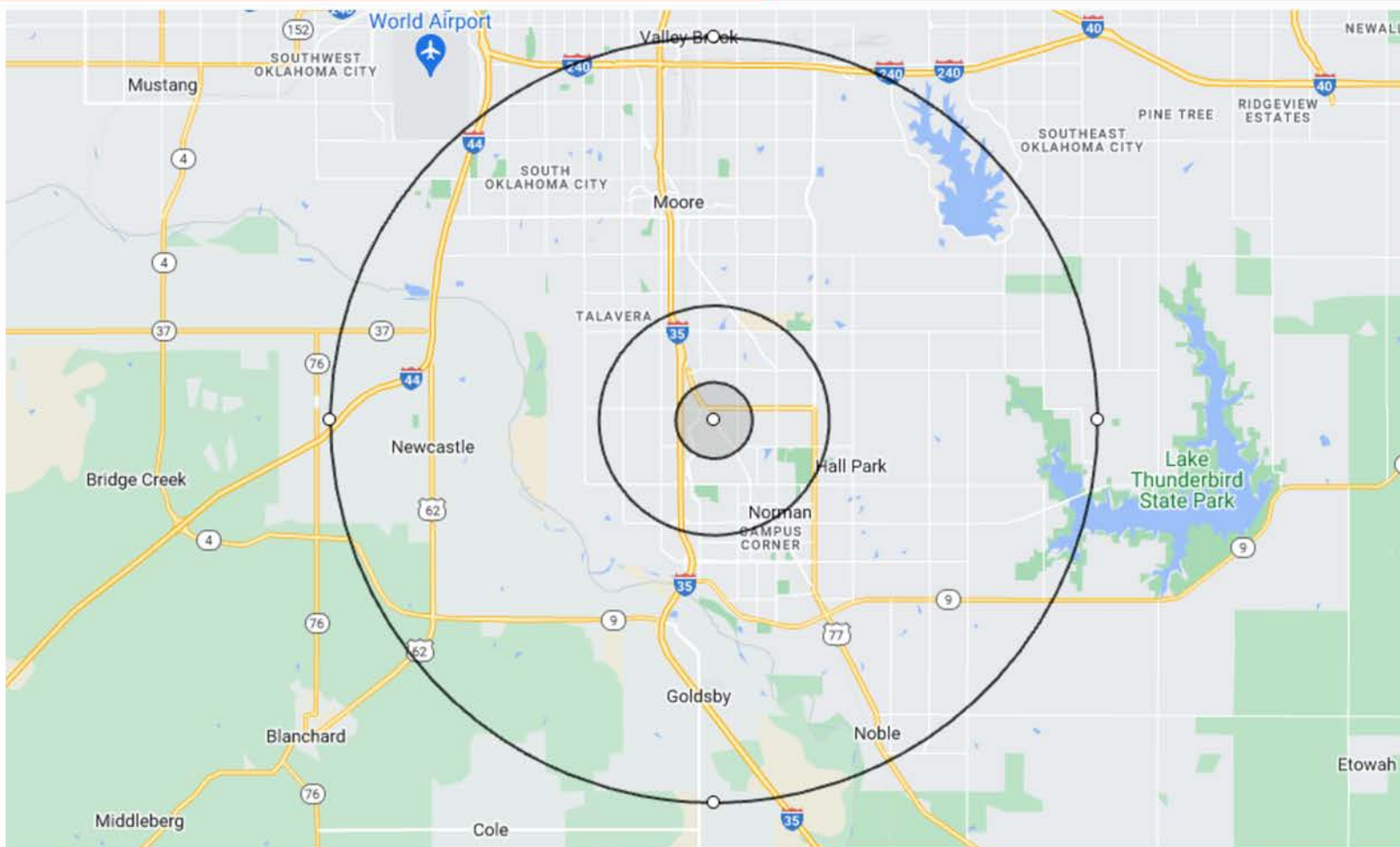
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Demographics

1 MILE

3 MILE

10 MILE

Population	2,505	44,823	301,065
Average Age	35	39	35
Employment	3,238	36,874	132,734
Households	1,125	19,408	122,572
Ave. Household Income	\$85,218	\$93,474	\$83,575
Median Household Value	\$59,593	\$74,299	\$65,970

Traffic Count

Average Daily Volume

23,022 Vehicles

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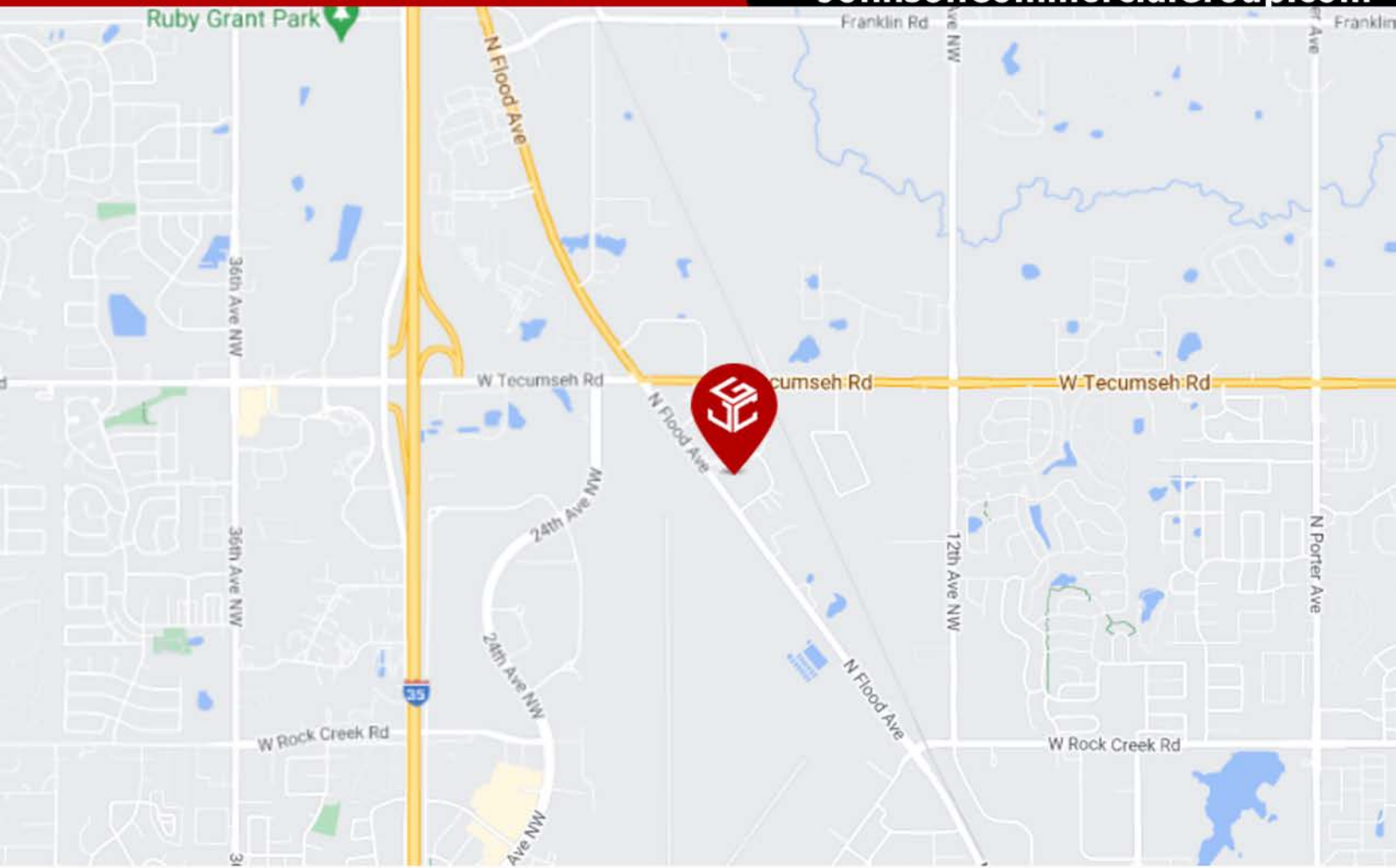
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