# FOR SALE

3233 N Flood Ave Norman, OK 73069



JohnsonCommercialGroup.com



## <u>Offering Summary</u>

<u>Sale Price</u>: \$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.

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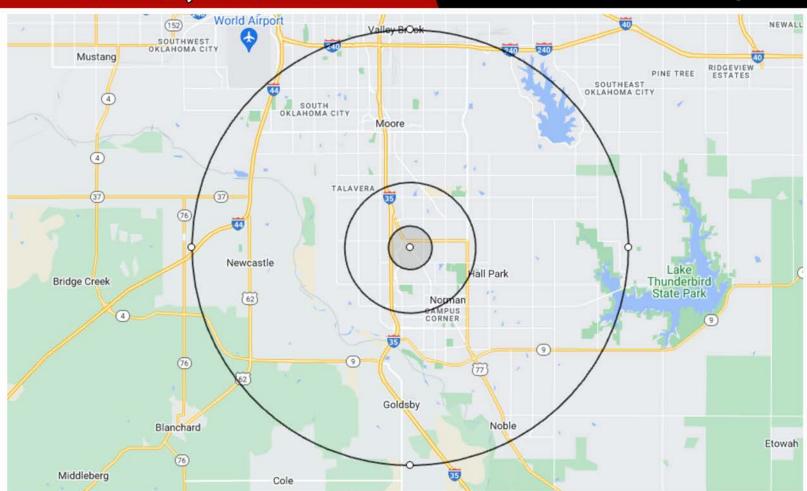


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Demographics	1 MILE	3 MILE	10 MILE
Population	2,505	44,823	301,065
Average Age	35	39	35
Employment	3,238	36,874	132,734
Households	1,125	19,408	122,572
Ave. Household Income	\$85,218	\$93,474	\$83,575
Median Household Value	\$59,593	\$74,299	\$65,970

**Traffic Count** 

**Average Daily Volume** 

23,022 Vehicles





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## <u>Disclaimer</u>

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