

A LAND INVESTMENT OPPORTUNITY

12TH AVE NE & ROCK CREEK RD

NORMAN, OK 73071



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OFFERING SUMMARY

Lot Size (Approx.):	17 Acres
Sale Price (Total):	\$4.25/SF
Sale Price (Approx. 2 Acres):	\$7.50/SF C-1
Sale Price (Approx. 7 Acres):	\$5.00/SF C-1
Sale Price (Approx. 8 Acres):	\$4.00/SF CO
Zoning (North Side):	C-1 (local commercial)
Zoning (South Side):	CO (suburban office commercial)
Taxes (2023):	\$71
Flood Zone:	No (zone X)

PROPERTY HIGHLIGHTS

- Located on the SE Corner of 12th Ave NE & Rock Creek Rd
- Quality Extended Frontage along West & North Boundaries
- Traffic Count (vehicle/day): 12th Ave NE - 16,906 | Rock Creek Rd - 7,451
- Surrounded by Various Residential Developments | Within Minutes of the University of Oklahoma Campus
- Directly East of George M. Sutton Wilderness Park & Griffen Community Park

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,321	43,893	52,085
Total Population	8,158	112,211	136,409
Average HH Income	\$100,306	\$85,710	\$97,584

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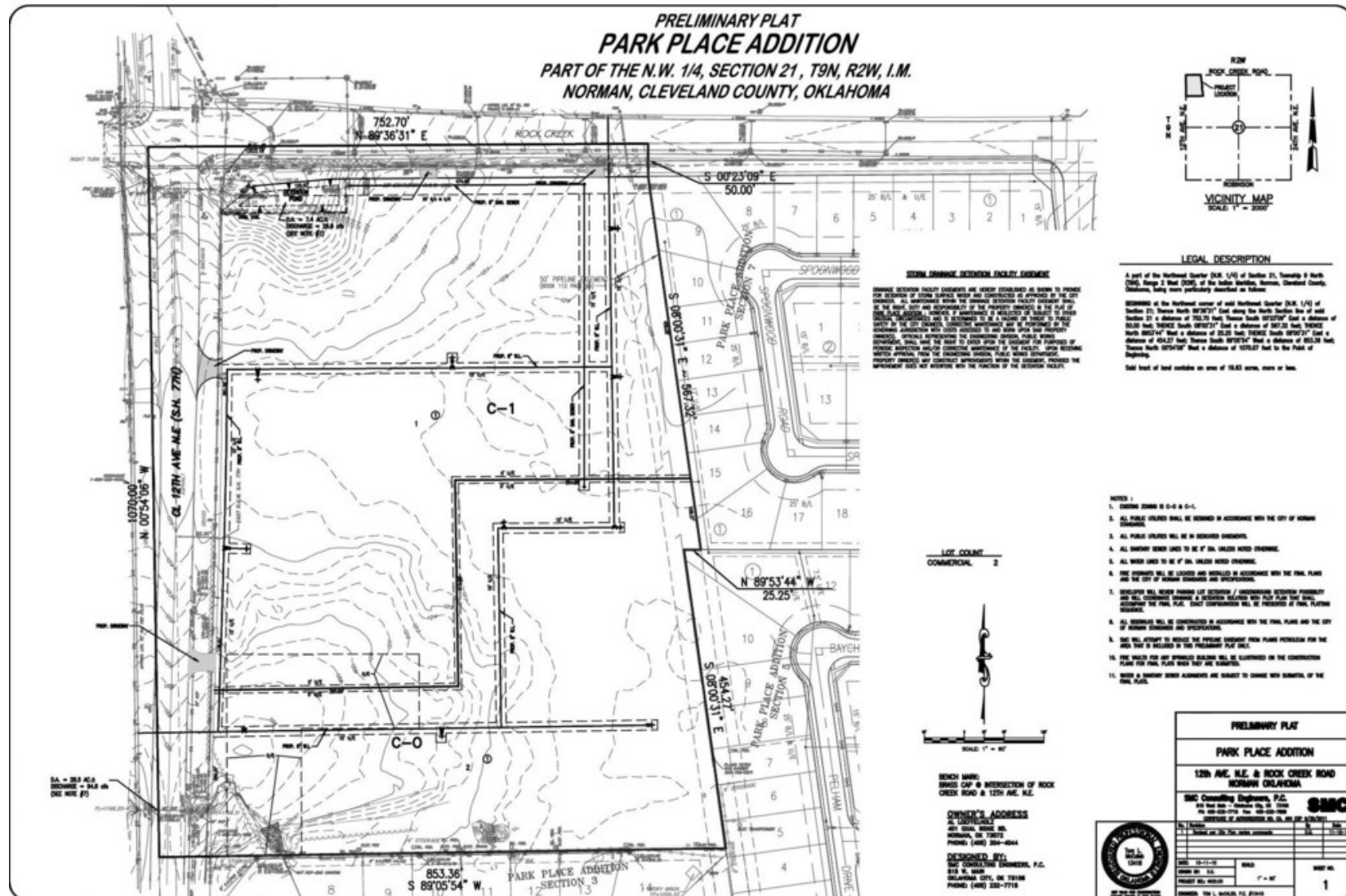
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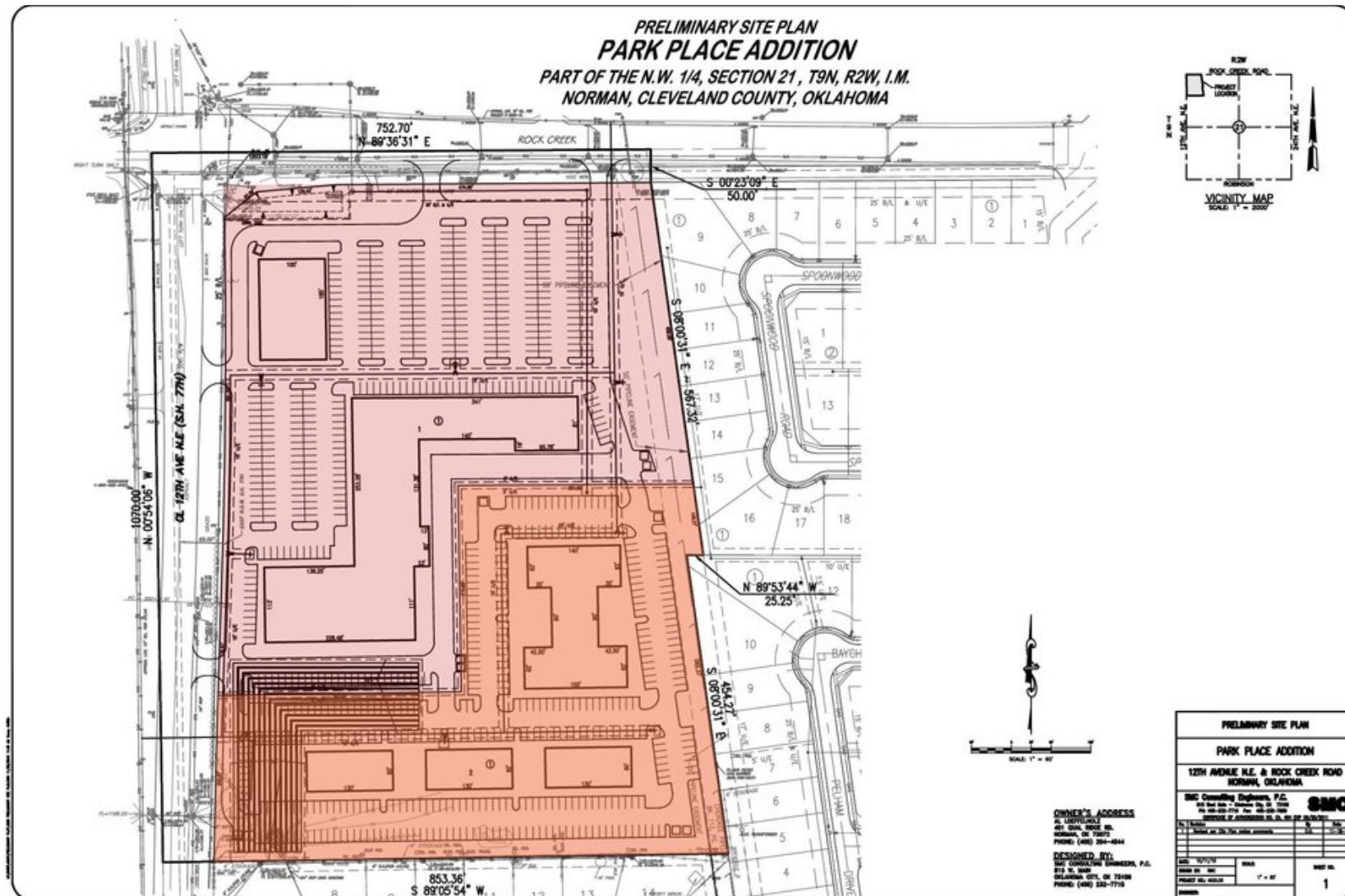
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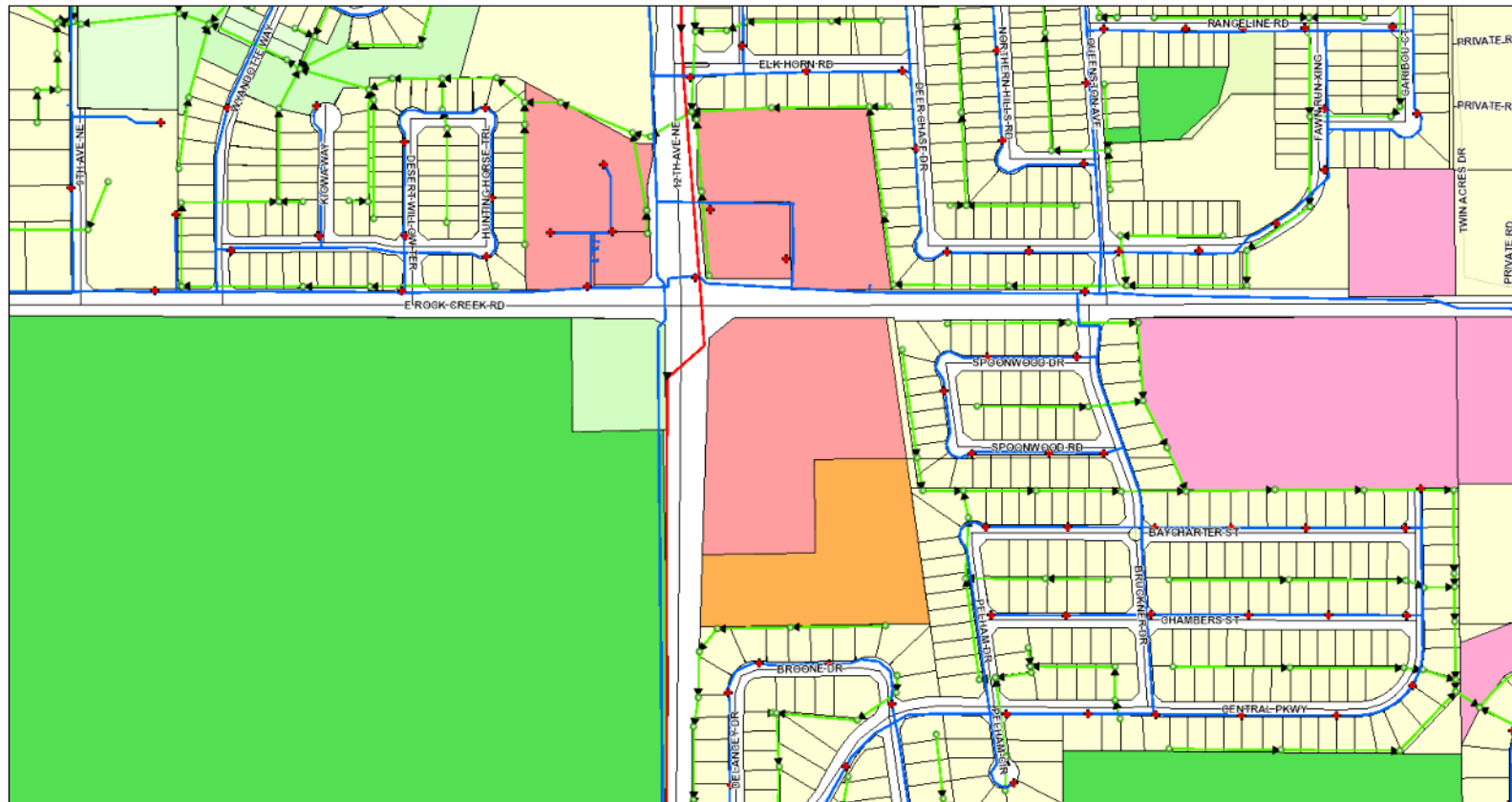
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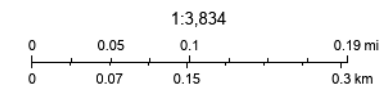
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Water & Sewer Map



- Zoning**
- A-1: General Agricultural
 - A-2: Rural Agricultural
 - C-1: Local Commercial
 - C-2: General Commercial
 - C-3: Intensive Commercial
 - C-O: Suburban Office Commercial
 - CCFB: Center City Form Based Code
 - CO: Suburban Office Commercial
 - CCPUD: Center City Planned Unit Development
 - CR: Rural Commercial
 - I-1: Light Industrial
 - I-2: Heavy Industrial
 - M-1: Restricted Industrial
 - O-1: Office, Institutional
 - PL: Park Land
 - PUD: Planned Unit Development
 - R-1: Single Family Dwelling
 - R-1A: Single Family Attached Dwelling
 - R-2: Two-Family Dwelling
 - R-3: Multi-Family Dwelling
 - R-E: Residential Estates
 - RE: Residential Estates
 - RM-2: Low Density Apartment
 - RM-4: Mobile Home Park
 - RM-6: Medium Density Apartment
 - RO: Residence-Office
 - ROW: Right of Way
 - SPUD: Simple Planned Unit Development
 - TC: Tourist Commercial
 - Unclassified
 - Parcel
 - WMains
 - Hydrant
 - Gravily Main
 - Force Main

- Manhole
- Lift Station
- Centerline Labels (10,000+)
- OU
- Lake Thunderbird
- Railroad
- Streets



City of Norman, GIS Services Division

City of Norman, Interactive Map

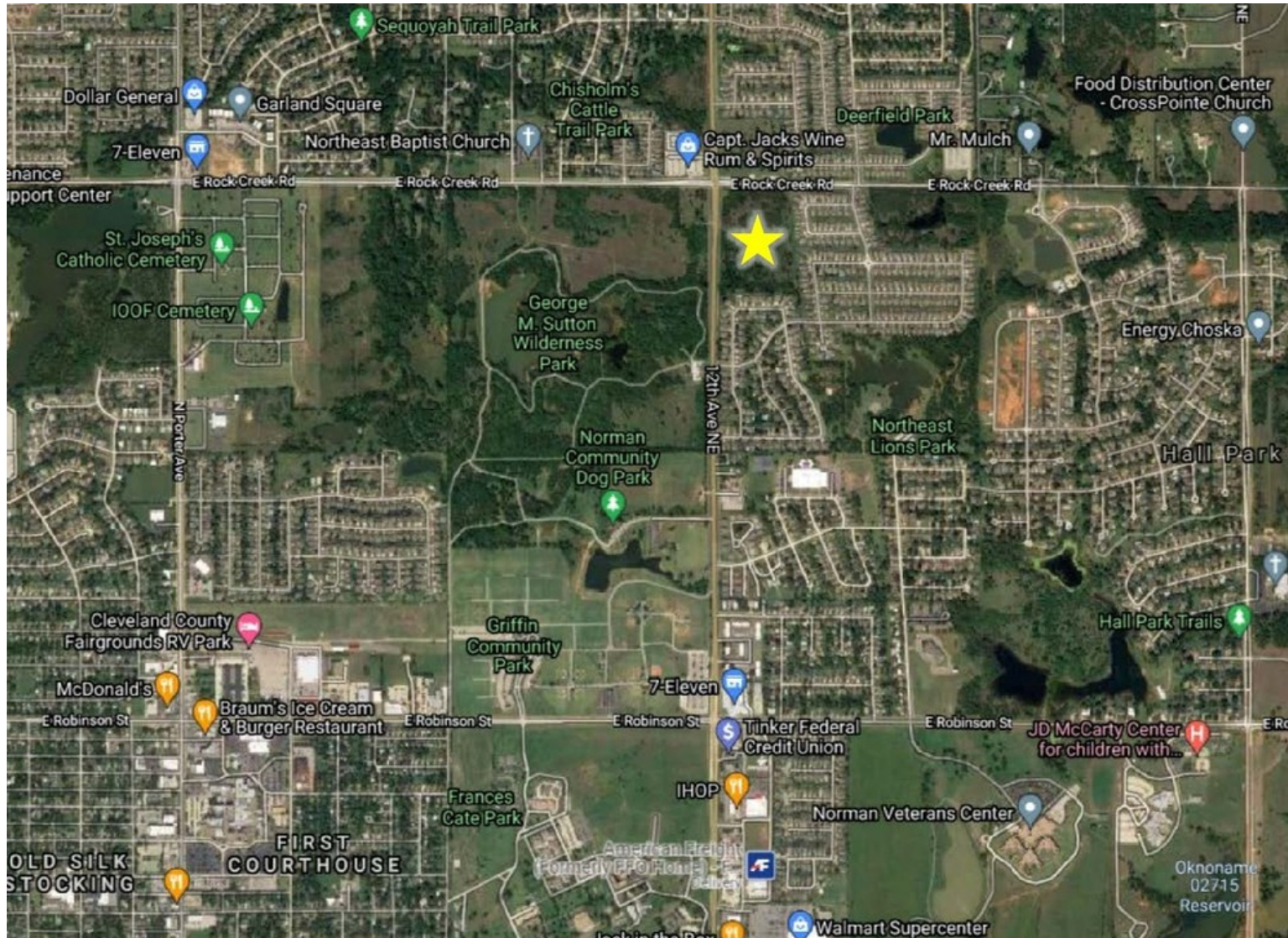
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