

# FOR SALE

9064 S Highway 77,  
Noble, OK 73068



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Sale Price: \$425,000**

**Size: 5,000 SF**

**Price Per SF: \$85.00**

**Lot Size: 1 Acre**

**Year Built: 2021**

**Zoning: Commercial**

## Property Overview

This 5,000 SF (50' x 100') industrial facility on 1 acre offers an excellent opportunity for a variety of uses including manufacturing, distribution, or specialty production with direct Highway 77 access. Built in 2021, the building is climate controlled and features 600-amp power, spray foam insulation, 14' side walls, and 20' clear height at the center. Improvements include 10'x10' and 8'x10' overhead doors, two walk-through doors, two restrooms (one with shower), three-bay sinks, five hand sinks, security camera system, well and septic, plus an existing specialized food processing buildout. Seller requests a 30-day leaseback after closing.

**Chris Johnson**  
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405.435.3572



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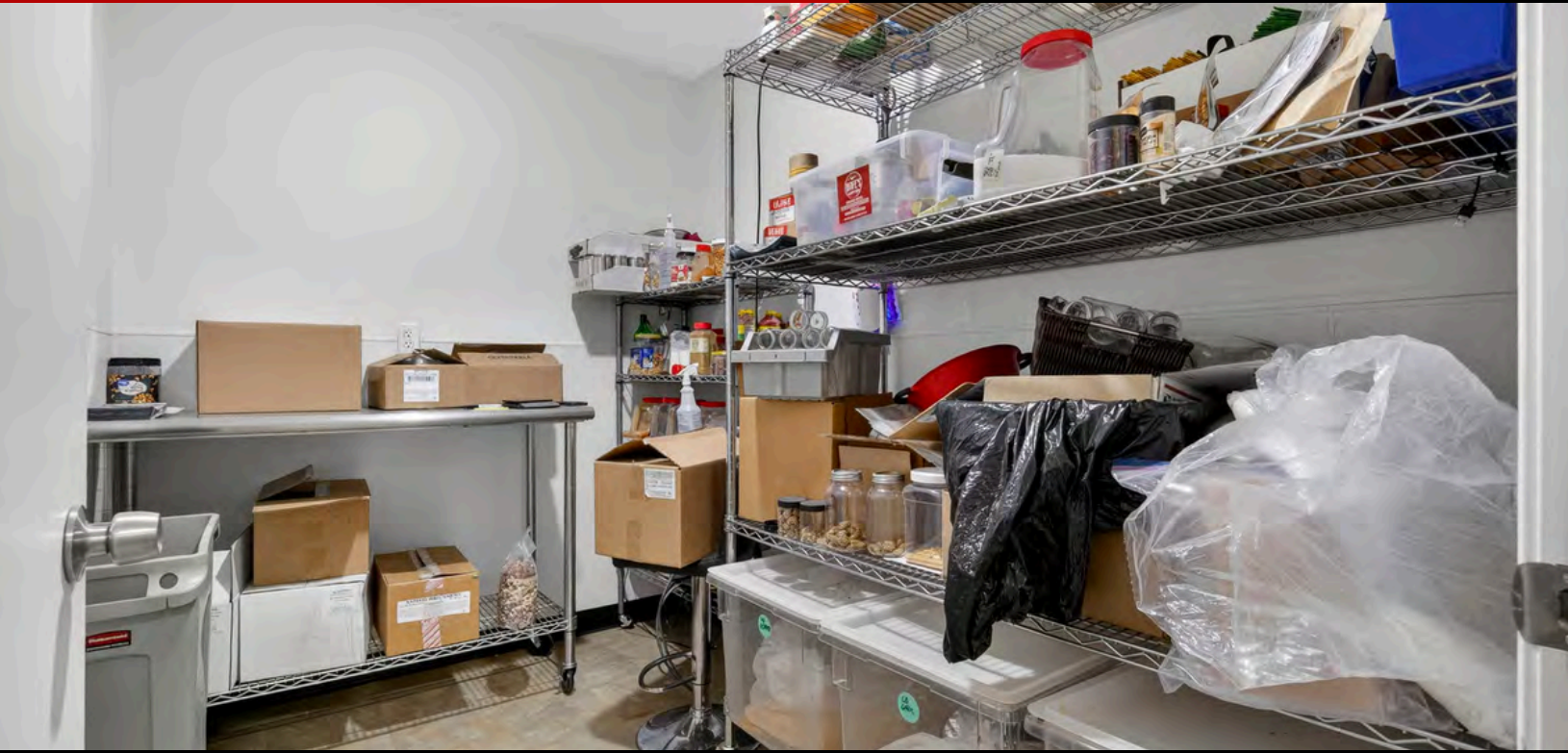
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Highway 77

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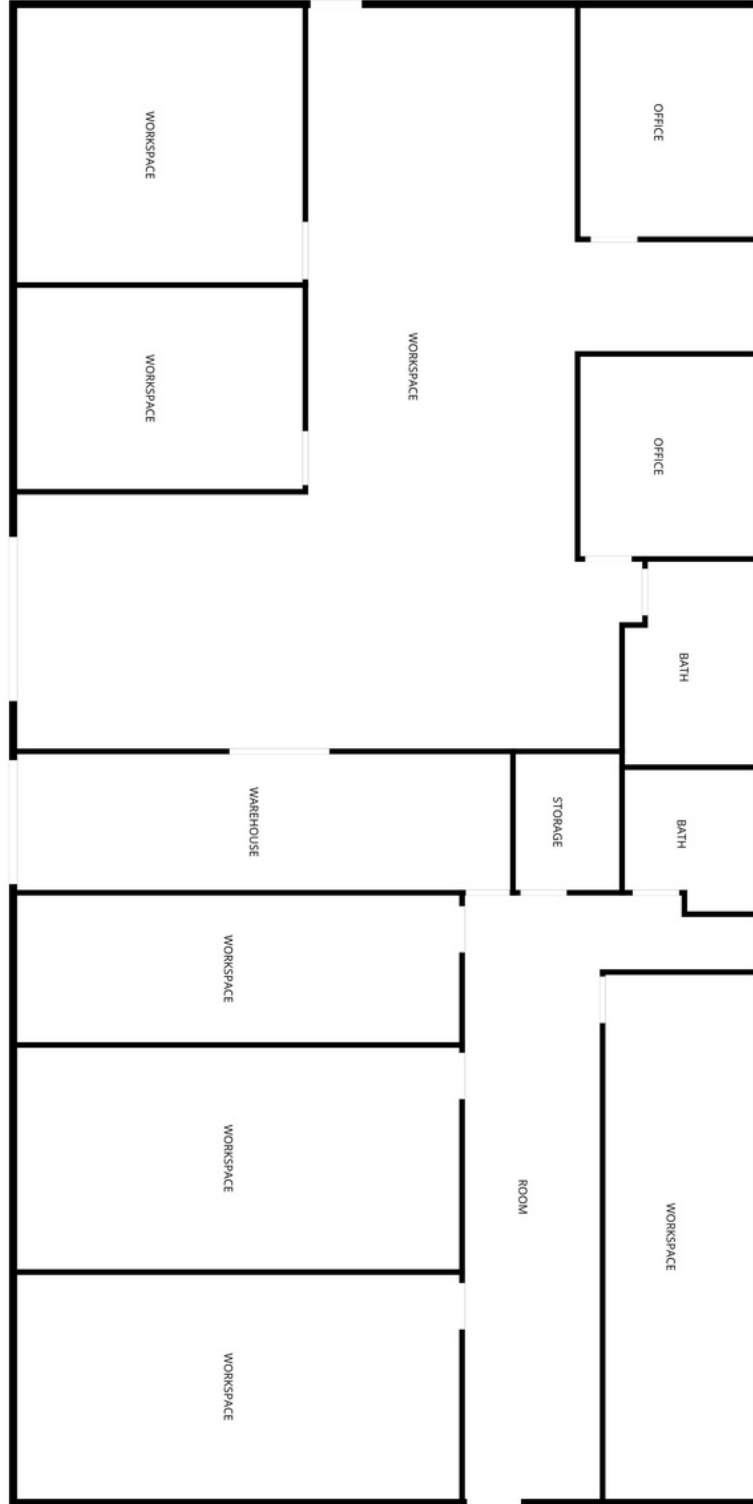
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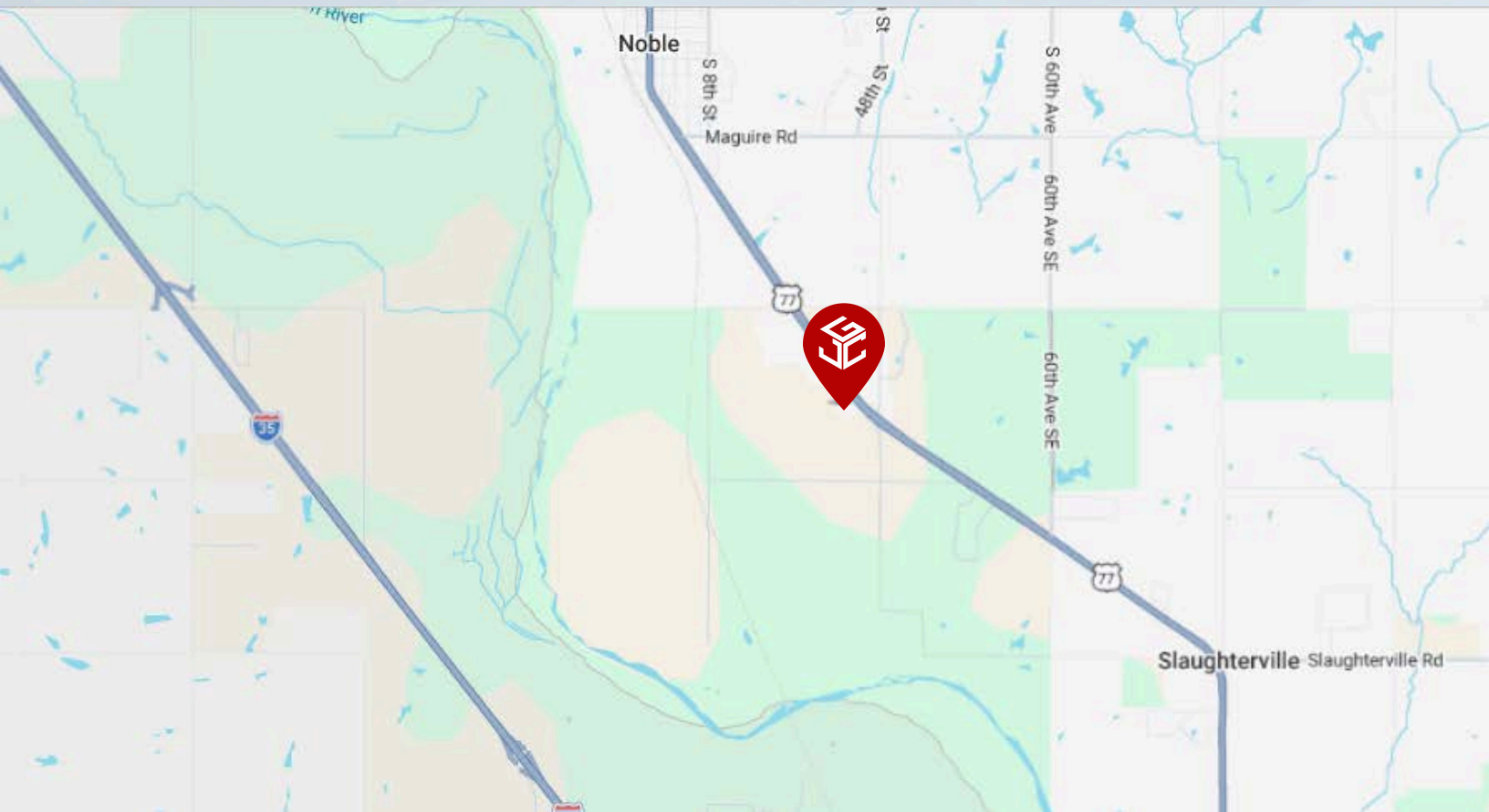
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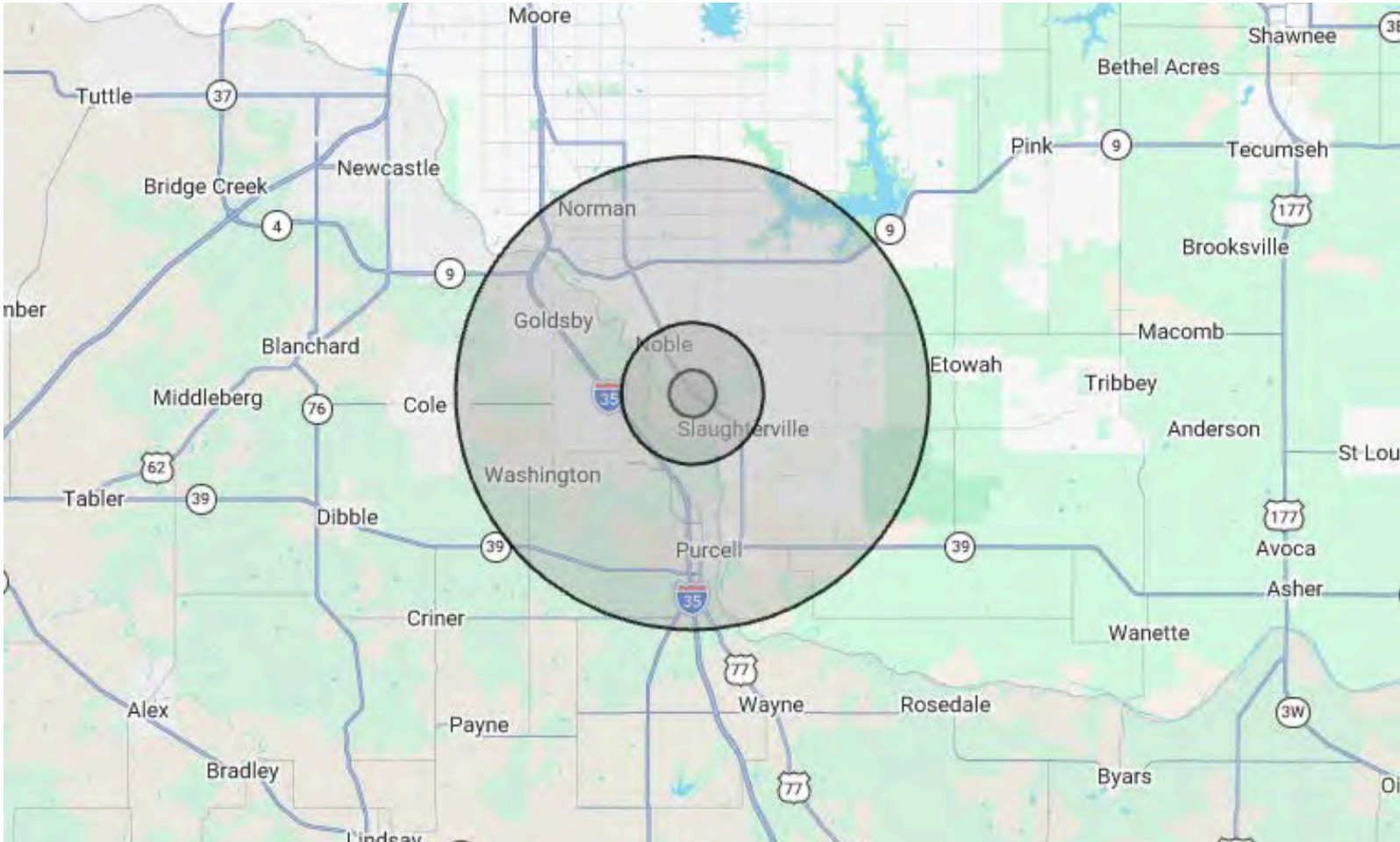
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	859	7,894	118,367
Average Age	38	39	33
Employment	98	1,603	75,374
Households	337	3,060	48,445
Ave. Household Income	\$73,478	\$79,031	\$81,068
Median Home Value	\$128,061	\$187,059	\$246,621

## Traffic Count

### Average Daily Volume

7,953 VPD

Information Provide By CoStar

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