

AN INDUSTRIAL LAND INVESTMENT OPPORTUNITY

INDUSTRIAL BLVD

NORMAN, OK 73069



**PRICE
REDUCED!**



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OFFERING SUMMARY

Sale Price:	\$255,000
Lot Size:	1.54 Acres
Taxes (2025):	\$1,475
Zoning:	I-2 (Industrial)
Flood Zone:	No (Zone X)

PROPERTY HIGHLIGHTS

- 1.54 acres located in Norman's Industrial Corridor - Easy access to I-35, Hwy 77, and Hwy 9
- Conveniently located near major distribution hubs, manufacturing centers, and retail areas
- Traffic counts (vehicles/day): N Flood - 23,275 | W Robinson - 32,967 | I-35 - 88,000
- Ideal for warehouse, distribution, or light manufacturing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,552	25,504	50,350
Total Population	6,411	60,450	126,037
Average HH Income	\$105,953	\$96,553	\$95,665

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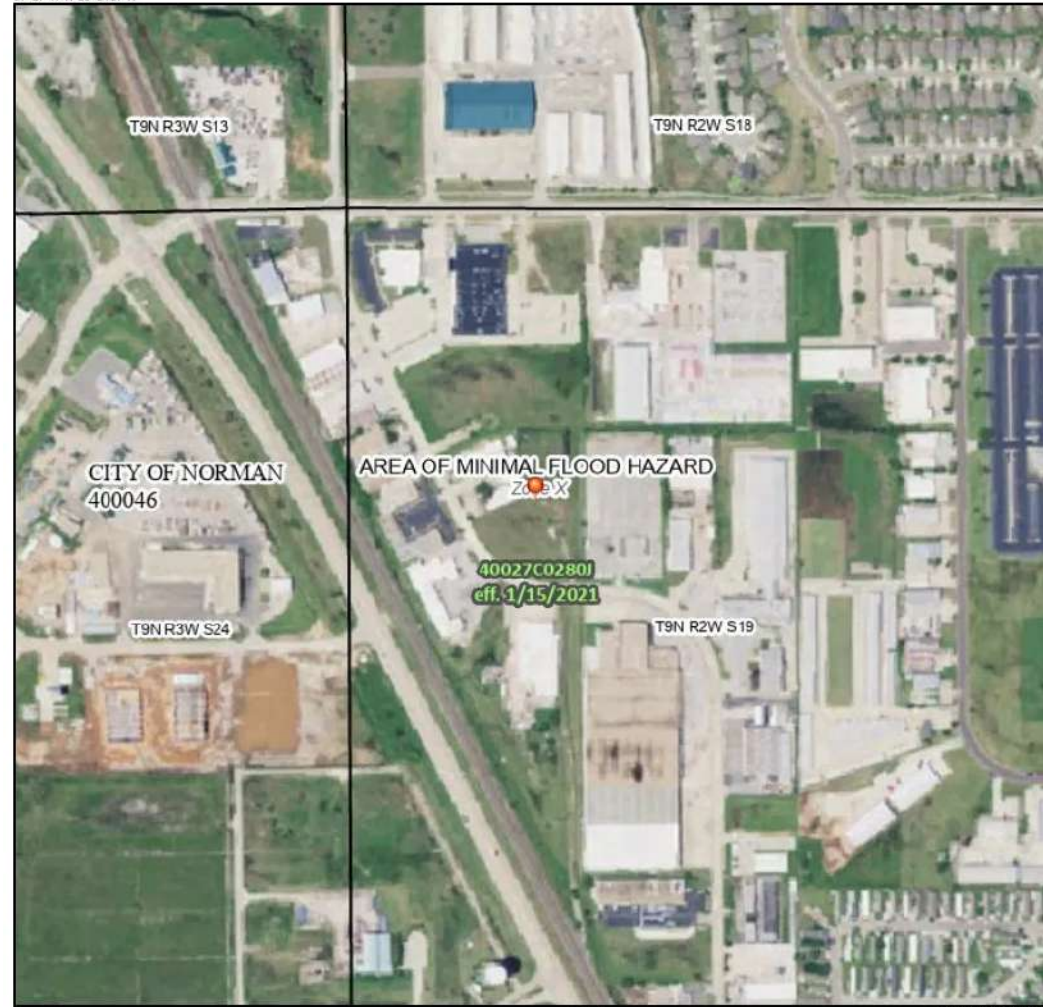
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National Flood Hazard Layer FIRMette



97°27'44"W 35°14'57"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS OF FLOOD HAZARD		Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
OTHER AREAS		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
OTHER FEATURES		Digital Data Available
		No Digital Data Available
		Unmapped
MAP PANELS		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/5/2025 at 8:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

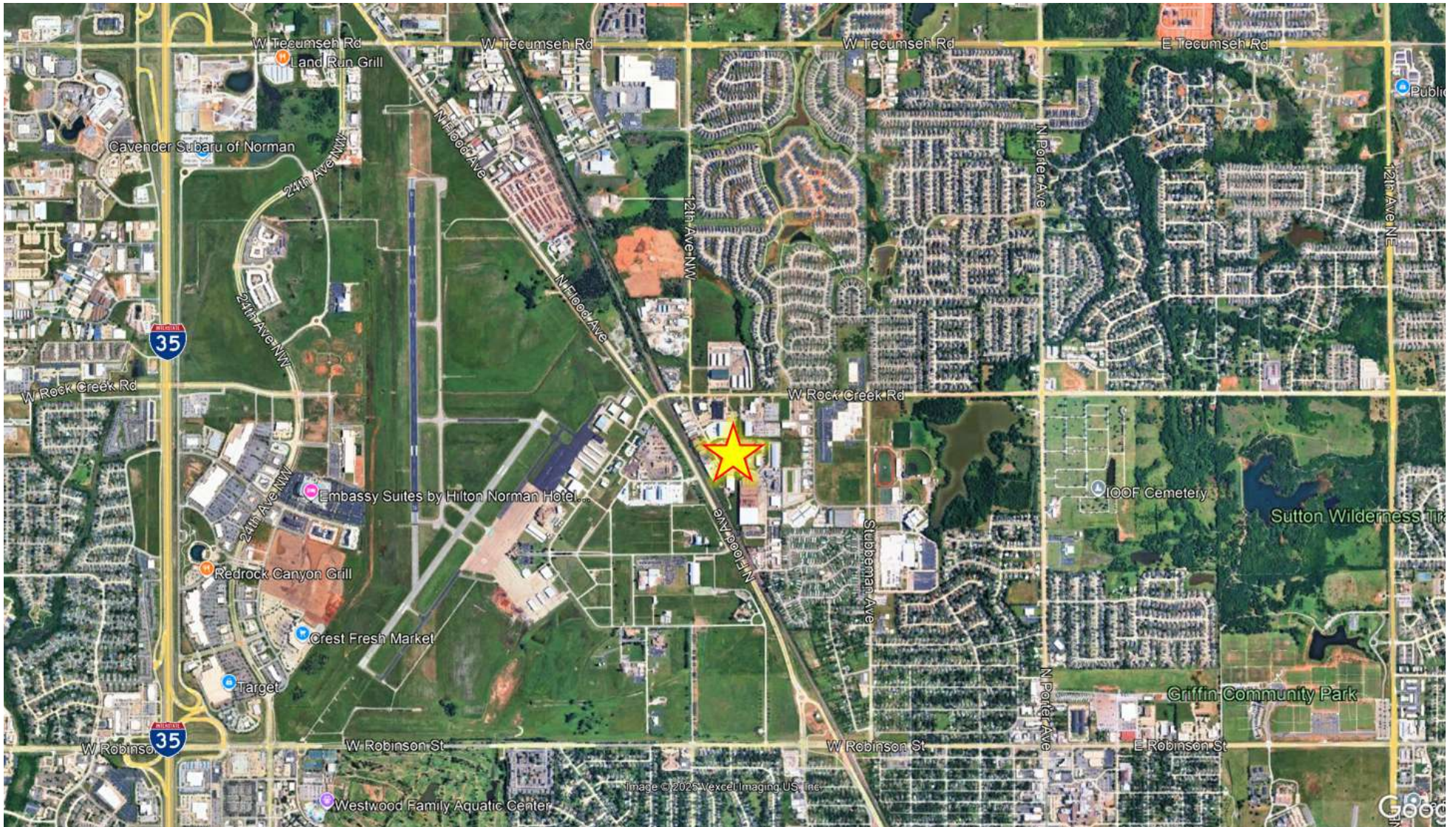
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