

30217 SANTA FE AVENUE

30217 SANTA FE AVENUE, NORMAN, OK 73072



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OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	2.3 Acres
Year Built:	2007
Building Size:	6,262
Zoning:	Rural Commercial/Ind
Price / SF:	\$110.99

PROPERTY OVERVIEW

Introducing a prime commercial investment opportunity in Norman, OK. Situated on 2.3 acres of unincorporated land, this property features a 6,262 SF fully insulated and climate-controlled industrial building with two ADA restroom, shower, office and storage area which was constructed in 2007. The site includes 25 paved surface parking spaces making it well-suited for light industrial, warehouse, or service-oriented operations. Located within the highly regarded Norman School District and directly North of Norman's premier urban community, Saleh. This property offers an excellent strategic location, making it an ideal setting for a variety of commercial uses in a growing and dynamic market.

PROPERTY HIGHLIGHTS

- 2.3 acres
- 6,262 SF
- Built in 2007
- Fully Climate Controlled
- Three (3) Four (4) Ton Units
- 25 Parking Spaces
- Unincorporated - Rural Commercial Industrial
- Located within the Norman School District

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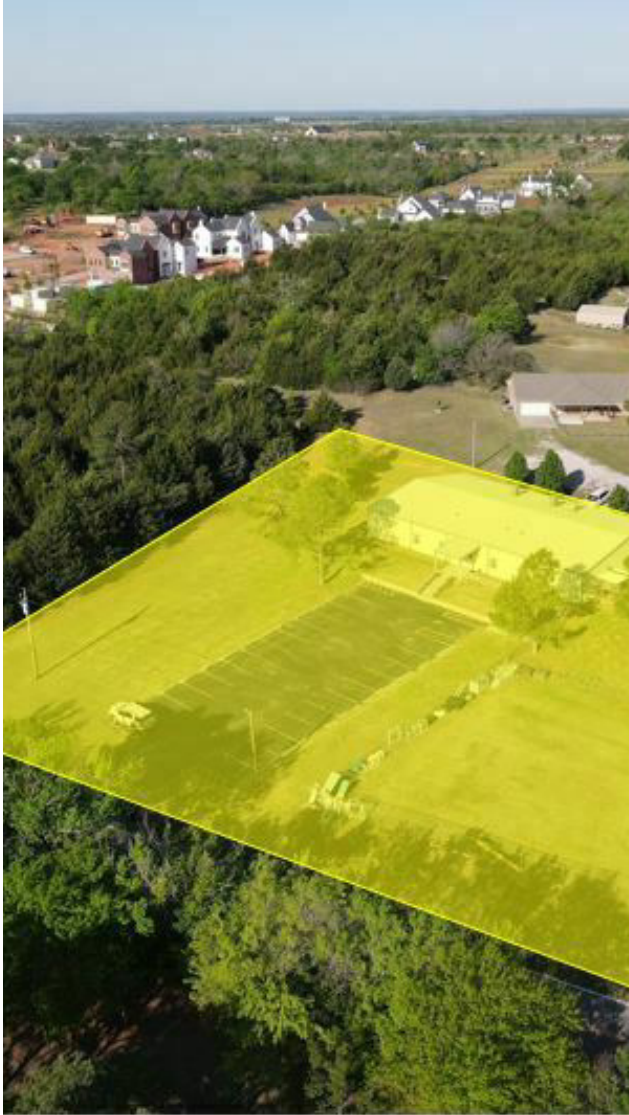
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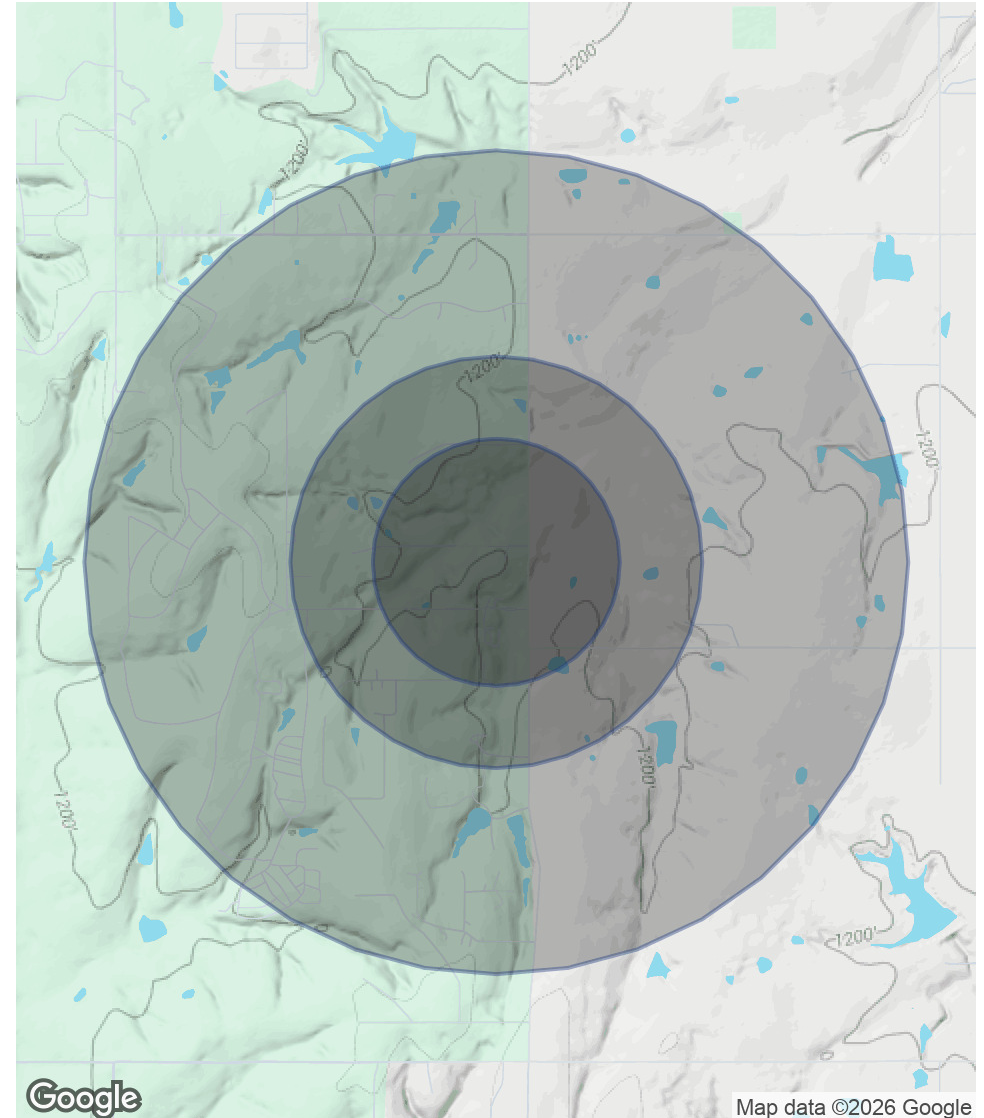
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	14	84	310
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME			
Total Households	5	27	101
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$170,608	\$170,608	\$170,608
Average House Value	\$461,471	\$461,471	\$461,471

Demographics data derived from AlphaMap



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