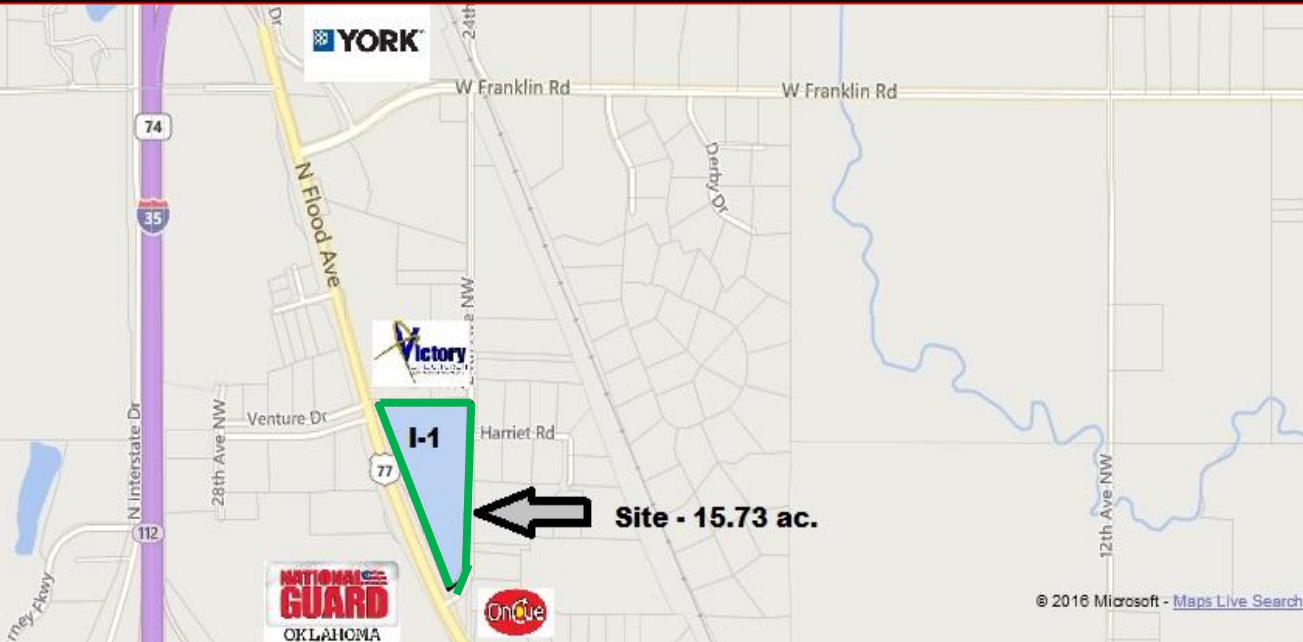


# Industrial / Office Land – For Sale

3801 N. Flood Ave., Norman, OK 73069



## Property Detail

Industrial / Office  
Land Available

2.08 ac. 3.58 ac

*(lots can be combined)*

**Price: \$4.50 psf**

## Property Highlights

- Norman Water & Sewer
- Platted Lots
- North Norman Location
- Direct access to I-35 (N. & S.)
- Incredible Visibility & Exposure
- Entrance off of Hwy 77  
*and 24<sup>th</sup> Ave. NW*



Scott Heiple, CCIM  
Owner – Managing Broker  
HCB Commercial Real Estate Co., LLC  
P.O. Box 639 - Norman, OK 73070  
(405) 473-7653 (direct)  
scott.heiple@hcbcommercial.com (e-mail)  
www.hcbcommercial.com (web site)

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# Lot Pricing

<u>Lot:</u>	<u>Size</u>	<u>Ac.</u>	<u>\$/PSF:</u>		<u>Price:</u>
1	142,801 sf	3.28 ac.	\$4.50		\$642,604
2	90,632 sf	2.08 ac.	\$4.50		\$407,844
3	108,810 sf	2.5 ac.	\$4.50		\$489,645
4	105,474 sf	2.42 ac.	\$4.50		\$474,633
5	81,640 sf	1.87 ac.	\$4.50	<b>SOLD</b>	\$367,380
6	156,015 sf	3.58 ac.	\$4.50	<b>SOLD</b>	\$702,067

