



## 3606 East State Highway 9

Norman, Oklahoma 73026

### PROPERTY HIGHLIGHTS

- High Traffic Count
- 2 Hard Corners
- Traffic Light at 36th & Highway 9
- Excellent E. Highway 9 Frontage
- Located on the S.E. Corner of 36th & Highway 9
- Good Topography
- Easy Access to City Utilities
- Build To Suit

TOTAL ACRES

**97 ACRES MOL**

ZONING

**Agricultural**

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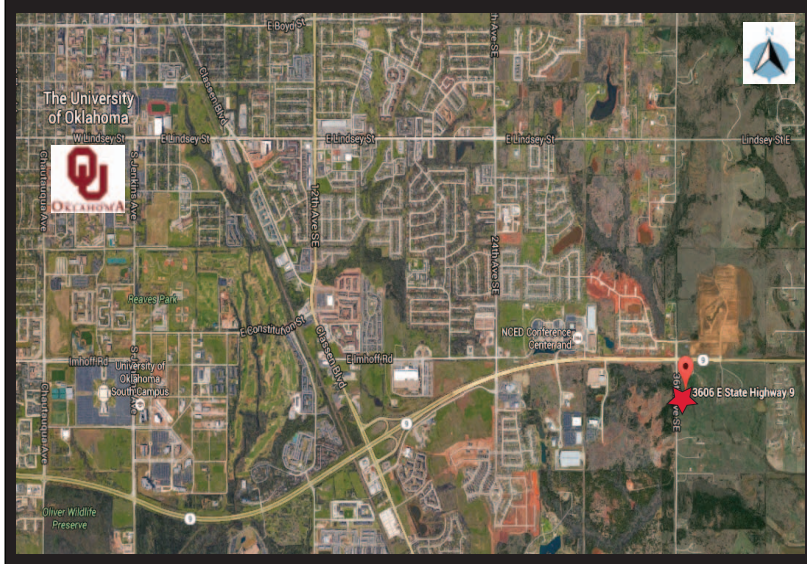
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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
1,246	38,102	84,036

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$65,394	\$44,464	\$44,572

### Total Households

1 Mile:	3 Mile:	5 Mile:
472	16,016	33,758

## LOCATION HIGHLIGHTS

- Easy Access to I-35
- Located in a Growing Market
- Excellent Demographics
- New Construction
  - Residential
  - Commercial
  - Retail

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