

FOR SALE

**3480 RC Luttrell Dr,
Norman, OK 73072**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$365,904

Lot Size: 26,136 SF

Price Per SF: \$14.00

Acres: 0.6 +/-

Zoning: PUD

Traffic Count: 13,837

Tax ID: R0160620

Chris Johnson
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405.435.3572

This ±0.60-acre shovel-ready commercial parcel (approximately 157' x 167') offers an outstanding development opportunity in Northwest Norman's highly sought-after medical corridor. Zoned PUD (O-1 & C-2), the property provides flexibility for a variety of uses, including medical office, professional office, or other approved commercial development, with all utilities already to the site. Situated near NW 36th Avenue and W Tecumseh Road, with traffic counts exceeding 17,000+ VPD on 36th Ave NW and 18,000+ VPD on W Tecumseh Rd. The site offers excellent access and visibility for clients, patients, and employees alike. Surrounded by established medical facilities, national retailers, restaurants, and everyday amenities, this property combines a premier location with strong long-term growth potential in one of Norman's most active commercial districts.



BRICK & BEAM
REALTY

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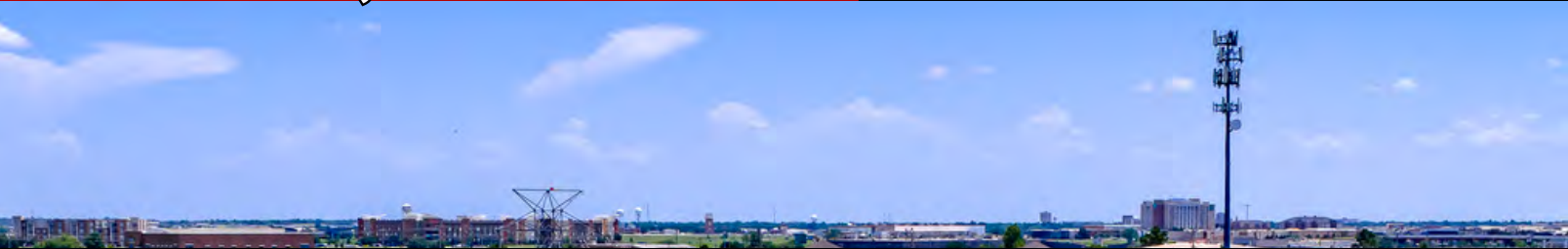
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NRH MEDICAL PARK WEST

LOT 16 • FOR SALE



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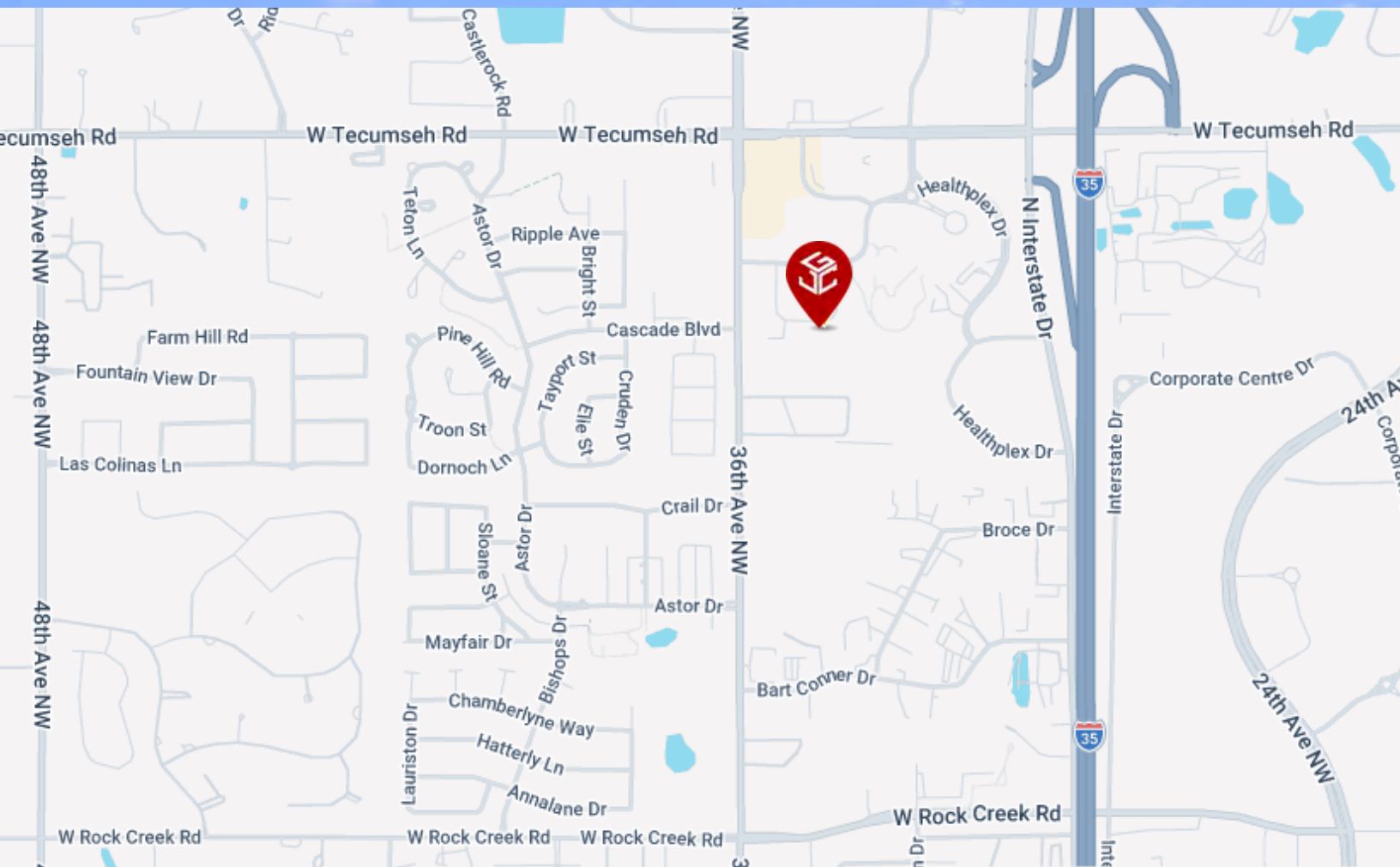
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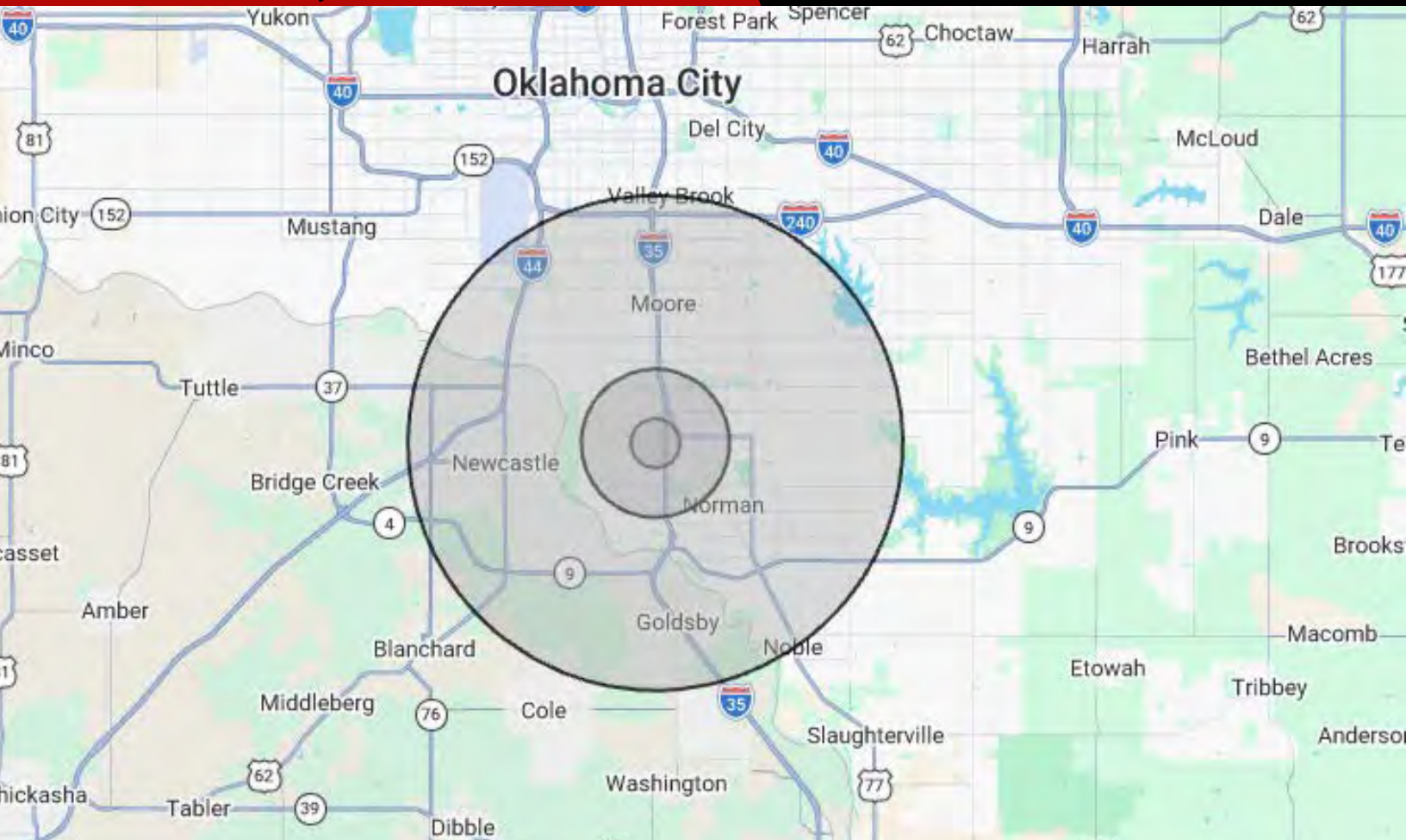
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Demographics

1 MILE

3 MILE

10 MILE

Population	7,274	37,816	306,997
Average Age	39	40	36
Employment	4,545	23,398	144,105
Households	3,056	15,564	119,068
Ave. Household Income	\$119,888	\$110,861	\$93,226
Median Home Value	\$360,869	\$318,063	\$251,717

Traffic Count

Average Daily Volume

13,837 Vehicles

Information Provide By CoStar

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