

# Land For Sale - 0.92 acres

2350 E Alameda Street, Norman, OK 73071 - (24th Ave SE & Alameda St)



## LAND NOW AVAILABLE

**Sale Price:** REDUCED to \$475,000

**Lot Size:** 0.92 Acres

**Sub Market:** Moore/Norman

**Cross Streets:** 24th Avenue SE & E Alameda St

Located at the hard southwest corner of 24th Avenue SE & Alameda Street; this small pad site is ideal for a fast food restaurant, bank or small medical facility.

- . Signaled intersection
- . Easy access
- . Highly visible

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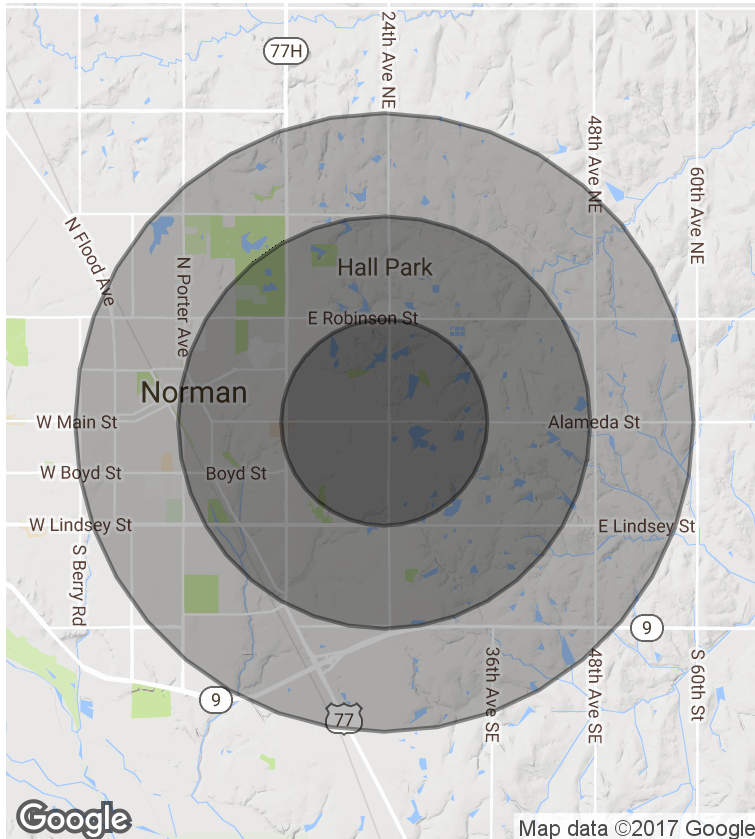
## FOR MORE INFORMATION, CONTACT

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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	50,138
Population Density	50,138
Median Age	28.0
Median Age (Male)	27.7
Median Age (Female)	28.2
Total Households	18,910
# of Persons Per HH	2.7
Average HH Income	\$49,818
Average House Value	\$141,368

### TRAFFIC COUNTS (per ACOG)

24th Ave NE	north	9,944
24th Ave NE	south	11,144
Alameda St	east	8,002
Alameda St	west	16,670

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.