

70.8 Acres For Sale

North of N.W. 27th & I-35, Moore, OK 73160



LAND SPACE NOW AVAILABLE

Sale Price:	\$9,900,000
Lot Size:	70.8 Acres
Price Per SQ FT:	\$3.25

PROPERTY OVERVIEW

70.8 +/- acres of development land with I-35 frontage in the Moore city limits. For a suitable development Moore will extend water and waste water utilities to the site.

The producing oil well can be re-structured to a smaller footprint.

Former use was a petroleum storage facility. Seller has a Phase II environmental for 20 acres of adjacent land with the same original use which found no actionable contaminants.

LOCATION OVERVIEW

Located on the east side of I-35 north of N.W. 27th in Moore, Oklahoma.

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PROPERTY LOCATION

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	7,712	70,423	187,195
Median age	34.7	33.6	33.3
Median age (Male)	32.4	32.4	32.6
Median age (Female)	36.8	34.8	34.1
Total households	2,921	27,446	70,431
Total persons per HH	2.6	2.6	2.7
Average HH income	\$63,174	\$57,294	\$57,214
Average house value	\$124,156	\$128,853	\$129,204

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