

## 25 Acres For Sale - Moore, Oklahoma North of N.W. 27th & I-35, Moore, OK 73160



## LAND SPACE NOW AVAILABLE

Sale Price:	\$6,534,000
Lot Size:	25.0 Acres
Price Per SQ FT:	\$6.00

### **PROPERTY OVERVIEW**

-25 +/- 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.

-Seller has a Phase II environmental for 20 acres of adjacent land with the same original use which found no actionable contaminants.

-I-35 traffic count 126,000 vehicles per day.

#### LOCATION OVERVIEW

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

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# PRICE EDWARDS

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MUSGRAVE . Nichols Hills TA RAVENSWOOD Lake Aluma INTEGRIS I BELLE ISLE oma City Zoo Warr Acres Woodlawn Park 66 Be Forest Park R 62 NE 23rd S 62 Nicoma Parl EASTRIDG SAND HILLS Oklahoma City National Memoria... 5 9 ROBIN ROAD **Oklahoma City** Midwest City COUNTRY PLACE ESTATES 40 Smith Village Del City Celebration Station 4 ATKINSON 7. • INTEGRIS Sou nker Air Force Base 152 by Lobby 👔 H ical Cen 62 HARDY ACRES RIDGEFIELD 27 VESTERN Valley Brook 3 Airport 240 Oklahoma Heart Hospital - Sout... 3 Will Rogers World Airpor HALLBROOM PROPERTY LOCATION PENN SOUTH SKELETONS: Museum of (77H Moore



### **DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	198,501
Population Density	198,501
Median Age	33.4
Median Age (Male)	32.6
Median Age (Female)	34.3
Total Households	74,925
# of Persons Per HH	2.6
Average HH Income	\$56,900
Average House Value	\$129,268

### **TRAFFIC COUNTS (PER ACOG)**

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Address
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Direction

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