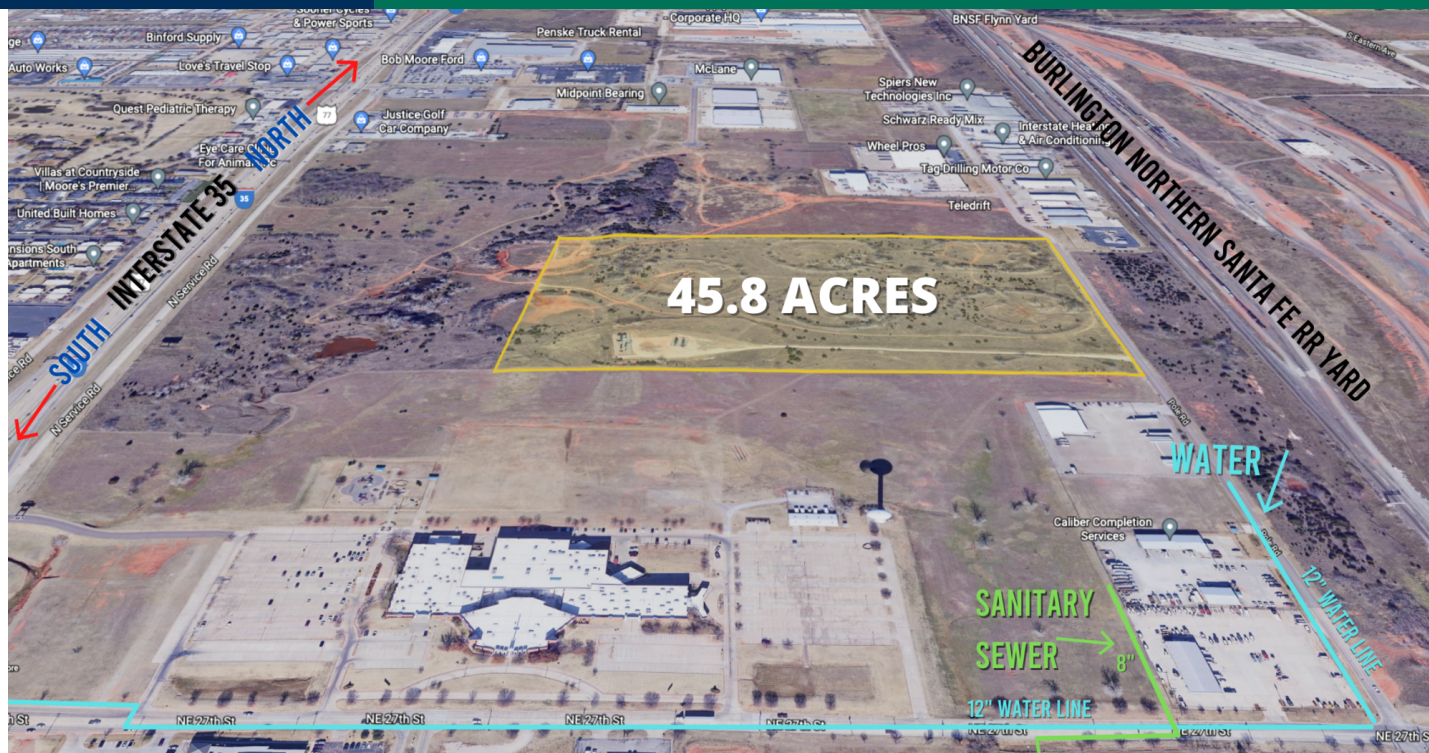


45.8 Acres For Sale

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



LAND SPACE NOW AVAILABLE

Sale Price:	\$4,900,000
Lot Size:	45.8 Acres
Price Per SQ FT:	\$6.00

PROPERTY OVERVIEW

-45.8 +/- 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.

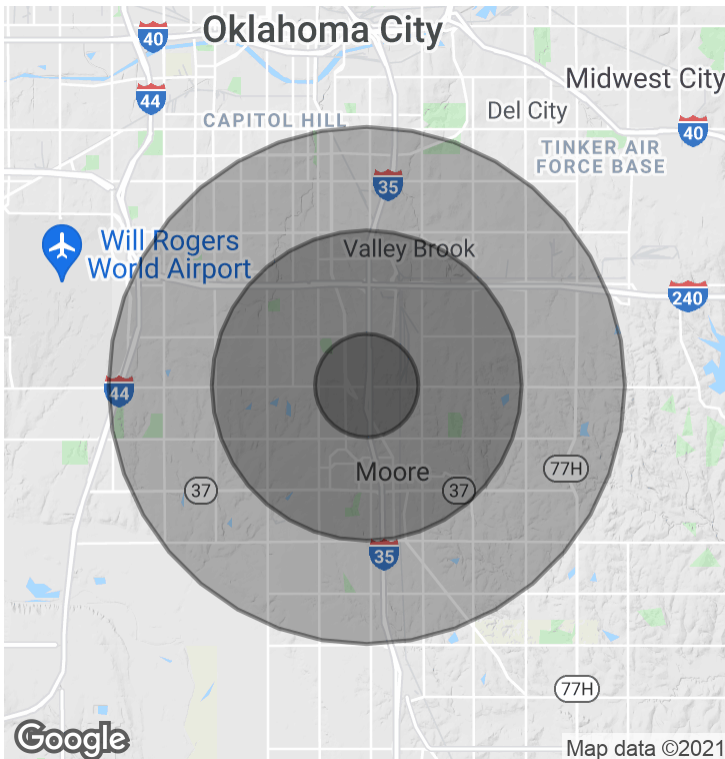
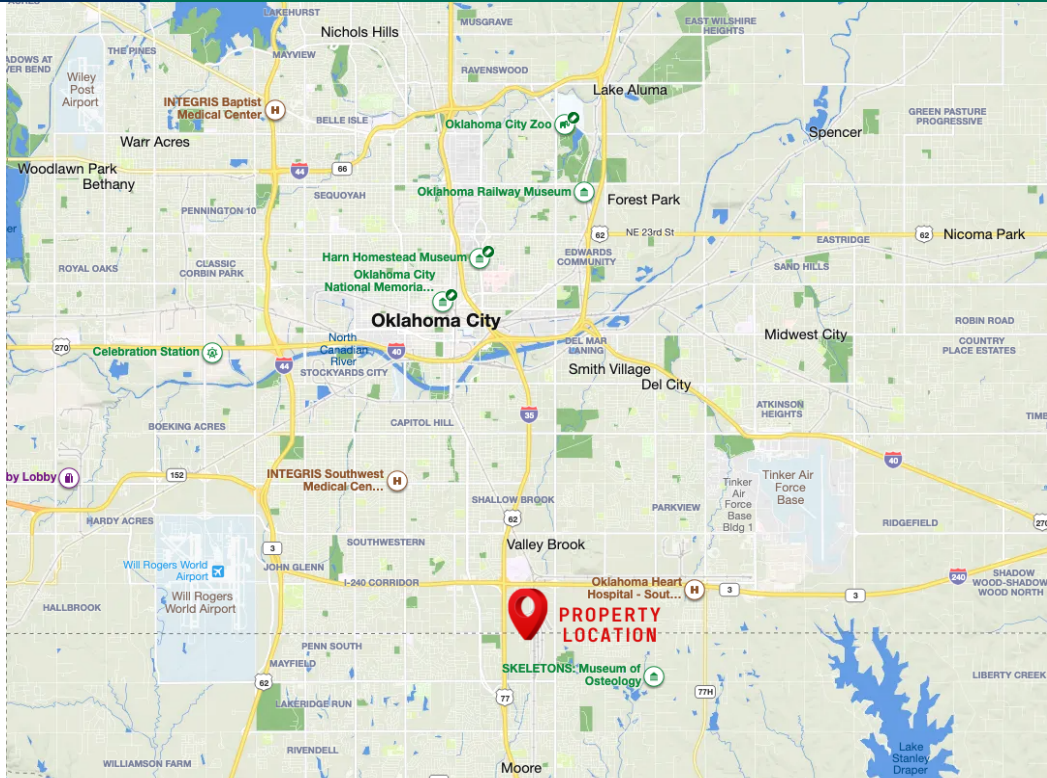
LOCATION OVERVIEW

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

CHRIS ROBERTS
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croberts@priceedwards.com
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45.8 Acres For Sale

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



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	187,195
Population Density	187,195
Median Age	33.3
Median Age (Male)	32.6
Median Age (Female)	34.1
Total Households	70,431
# of Persons Per HH	2.7
Average HH Income	\$57,214
Average House Value	\$129,204

TRAFFIC COUNTS (PER ACOG)

Address	Direction	#
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