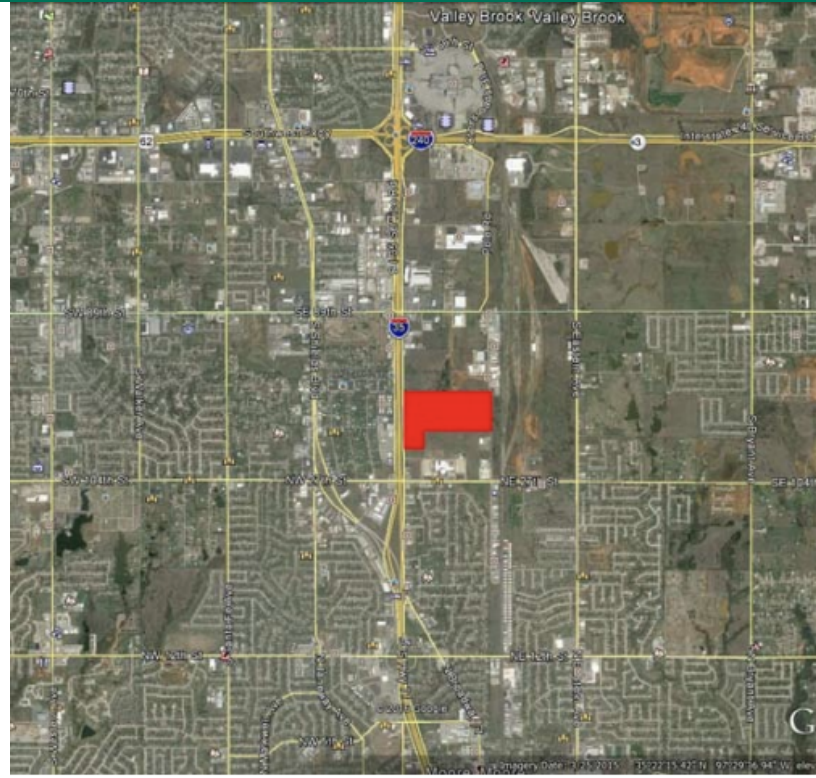


# Development Land for Sale

I-35 Frontage – North of NW 27th & I-35 Moore, OK 73160



Sale Price	<b>\$7,710,000</b>
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## PROPERTY OVERVIEW

### OFFERING SUMMARY

Lot Size:	70.8 Acres
Price / Sq. Ft.:	\$2.50

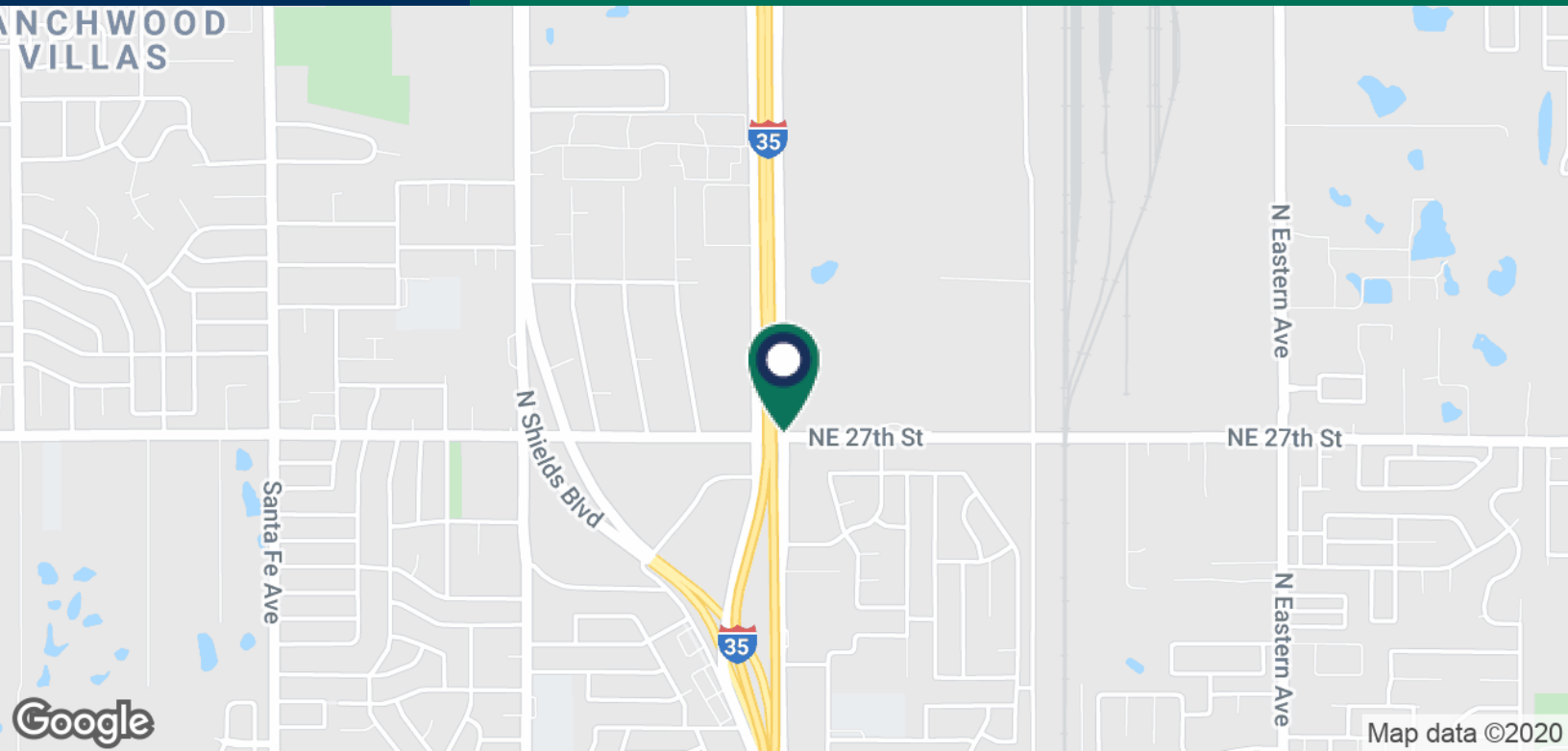
70.8 +/- acres of development land with I-35 frontage in the Moore city limits. For a suitable development, Moore will extend water and waste water utilities to the site. The producing oil well can be re-structured to a smaller footprint.

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.

**BOB PUCKETT**  
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,884	69,689	183,779
Average age	34.8	33.5	33.3
Average age (Male)	32.3	32.3	32.6
Average age (Female)	37.0	34.8	34.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,957	27,105	69,015
# of persons per HH	2.7	2.6	2.7
Average HH income	\$63,409	\$57,452	\$57,204
Average house value	\$124,322	\$128,657	\$129,232

\* Demographic data derived from 2010 US Census

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