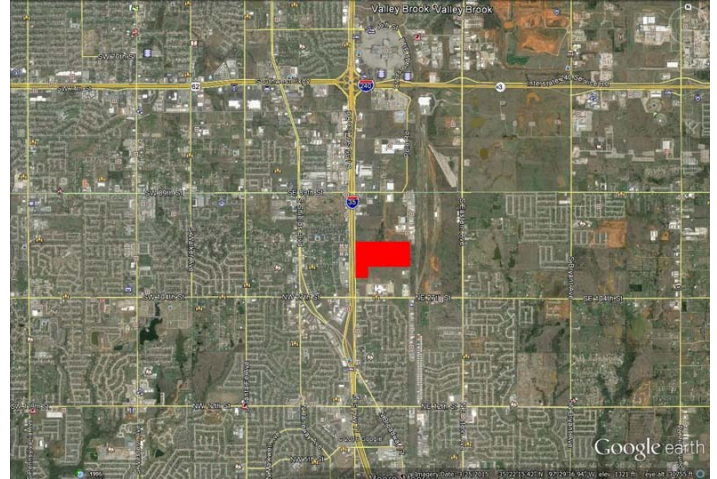
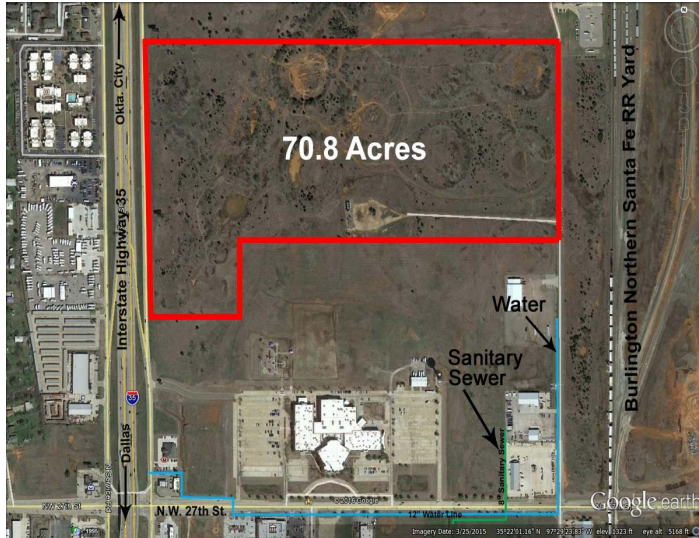


I-35 FRONTAGE DEVELOPMENT LAND FOR SALE

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



LAND SPACE NOW AVAILABLE

Sale Price:	\$7,710,000
Lot Size:	70.8 Acres
Price Per Sq. FT.:	\$2.50

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.

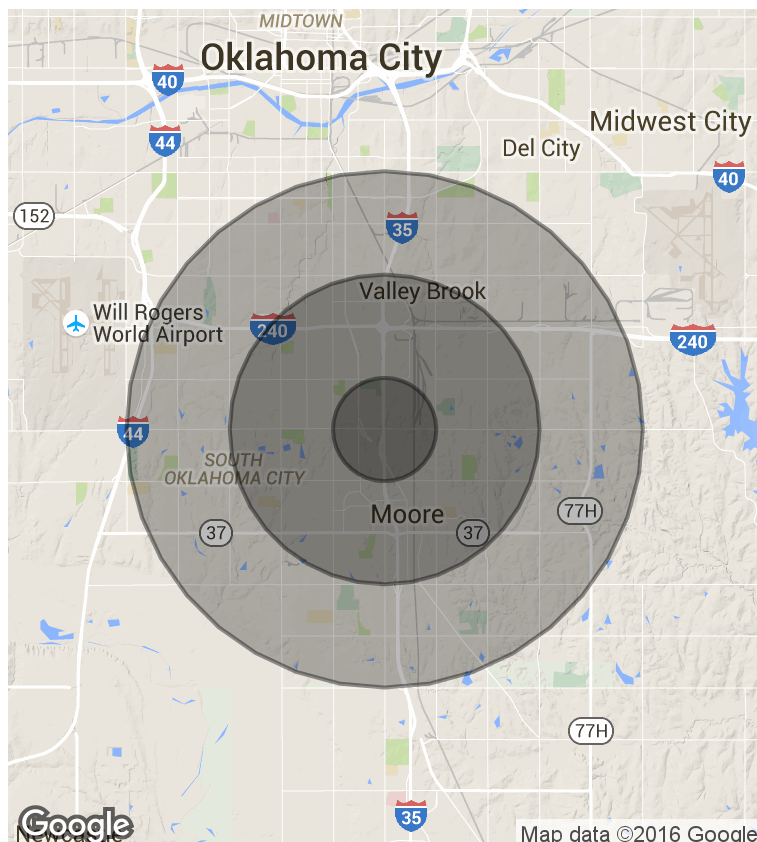
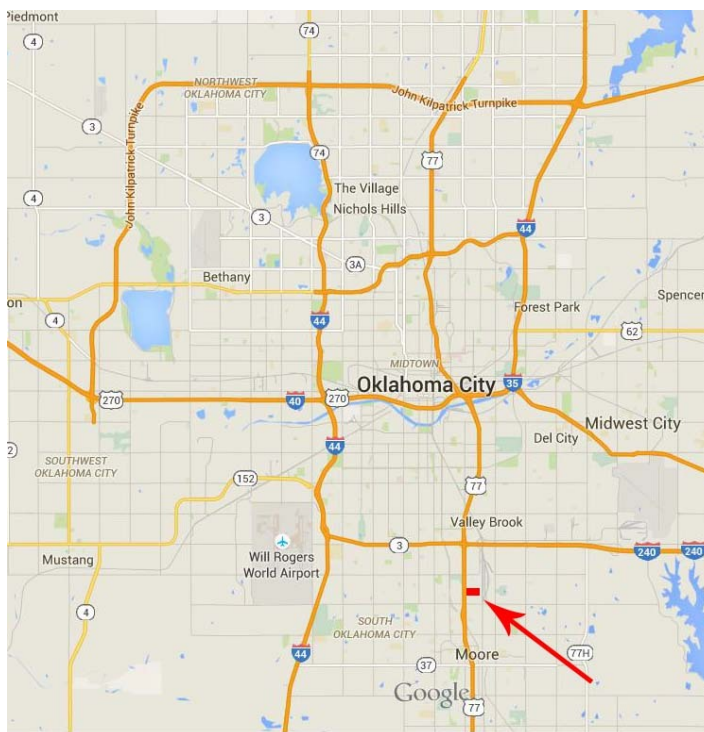
LOCATION OVERVIEW

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

FOR MORE INFORMATION, CONTACT

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Oklahoma City, OK 73102
www.priceedwards.com

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



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	183,779
Population Density	183,779
Median Age	33.3
Median Age (Male)	32.6
Median Age (Female)	34.0
Total Households	69,015
# of Persons Per HH	2.7
Average HH Income	\$57,204
Average House Value	\$129,232

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
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