

# LAND FOR SALE ON ROUTE 66

## 747 S. Moretz Avenue - Claremore, OK 74017



### LAND FOR SALE

747 S. Moretz Ave.

AVAILABLE:

± 3 to ± 10.76 Acres



Claremore, OK



## PROPERTY HIGHLIGHTS



**Sheila Cooper**  
P) 918-665-1210

- ±3 to ±10.76 ACRES OF LAND AVAILABLE
- ALL UTILITIES TO PROPERTY LINE
- GOOD ACCESS TO ROUTE 66, OK HWY 266 & I-44
- COMMERCIAL ZONING
- EXISTING PYLON SIGN ON PROPERTY
- EXCELLENT CLAREMORE LOCATION
- STRONG SURROUNDING RETAIL, INDUSTRIAL & RESTAURANT MIX



Traffic Count

INCOG 2022

25,547 Vehicles per day

U.S. Highway 66

Crossroads:

Highway 266 & Route 66



2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	6,159	25,628	34,205
Households	2,252	9,806	12,969
Average HH Income	\$66,070	\$70,501	\$75,463

## BAUER & ASSOCIATES, INC. REALTORS

*"A Leader in Tulsa Commercial Real Estate Since 1979"*

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | [www.BauerTulsa.com](http://www.BauerTulsa.com)

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



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& ASSOCIATES  
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## NEARBY BUSINESSES

QUIKTRIP

CHICK-FIL-A

WALMART

STARBUCKS

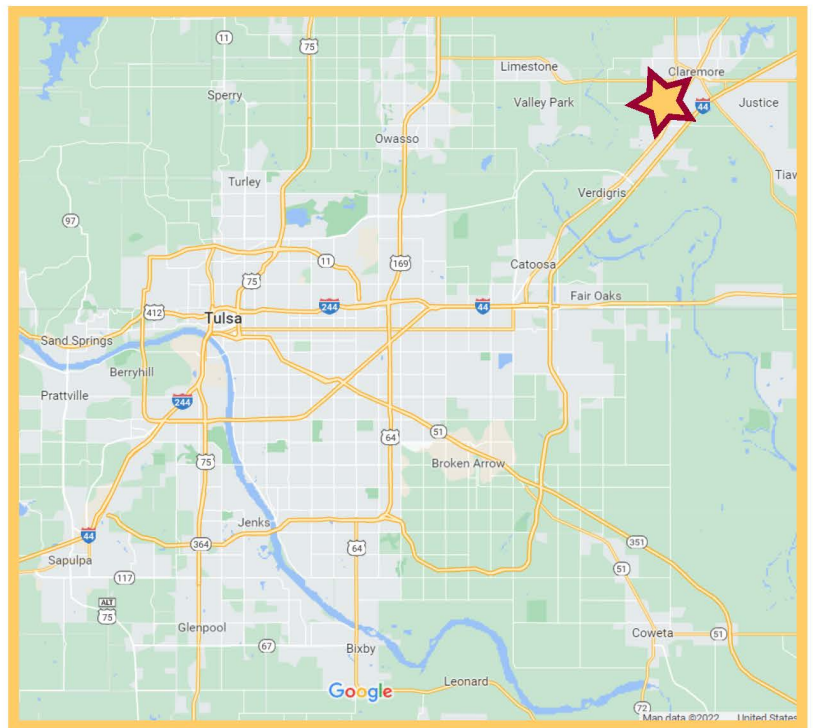
CLAREMORE FENCE COMPANY

JACK KISSEE FORD

LA QUINTA INN

ADVANCE AUTO PARTS

UPS STORE



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