

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

- ±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

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.

ROUTE 66 LAND FOR SALE

747 S. Moretz Ave. - Claremore, OK 74017



NEARBY BUSINESSES

QUIKTRIP

CHICK-FIL-A

WALMART

STARBUCKS

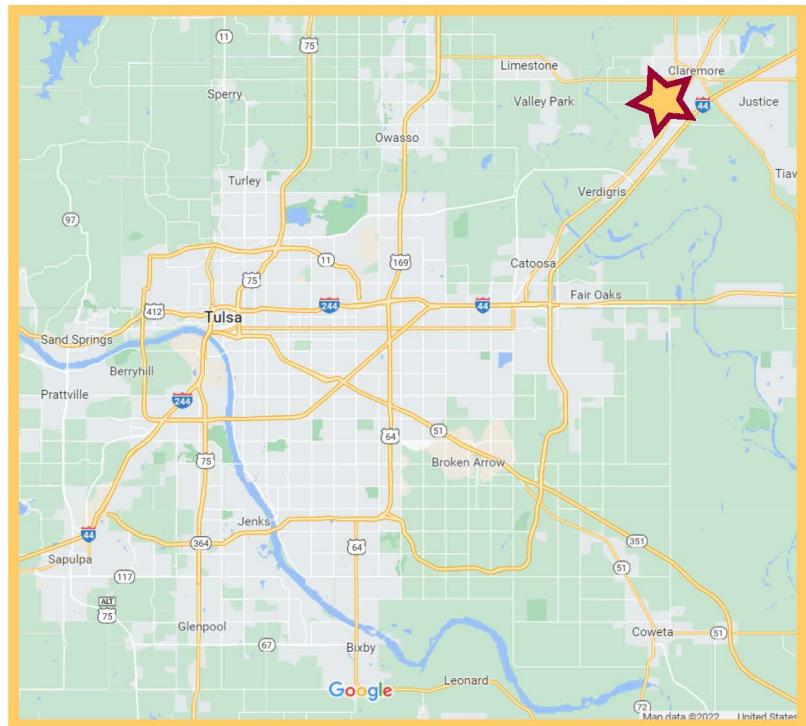
CLAREMORE FENCE COMPANY

JACK KISSEE FORD

LA QUINTA INN

ADVANCE AUTO PARTS

UPS STORE



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

Sheila Cooper
P) 918-665-1210

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.