

# WEST MOORE DEVELOPMENT LAND

824 SW 134th Street, Moore, OK 73170

LAND FOR SALE



## PROPERTY DESCRIPTION

This property is a prime location for a retail or office development. This 4.8-acre site offers a rare opportunity for developers to establish a footprint in one of the fastest-growing residential and commercial corridors in Moore. With strong demographics, schools, and infrastructure support, the property is well-positioned for a variety of uses.

## PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commission paid.
- Rapidly growing area
- Access on Western and 134th
- C-3 Zoning
- Utilities to site
- Minutes from I-35 & South OKC retail hubs
- Nearby Anchors: Walmart, Aldi, Crest Foods, Moore High School
- Traffic Count (SW 134th): ±21,295 VPD

## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$245,000 - \$600,000</b>
<b>LOT SIZE:</b>	<b>4.8 Acres</b>
820 SW 134TH	0.93 Acres
824 SW 134TH	1.49 Acres
13600 S WESTERN	2.38 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,040	32,356	57,438
TOTAL POPULATION	10,103	83,421	149,317
AVERAGE HH INCOME	\$85,964	\$90,669	\$89,796

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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# OF LOTS - | TOTAL LOT SIZE 0.93 - 2.38 ACRES | TOTAL LOT PRICE \$245,000 - \$600,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		820 SW 134th Street	55989	Retail	0.93 Acres	\$245,000	C-3: Community Commercial
Available		824 SW 134th Street	55993	Retail	1.49 Acres	\$400,000	C-3: Community Commercial
Available		13600 S Western Ave	55994	Retail	2.38 Acres	\$600,000	C-3: Community Commercial

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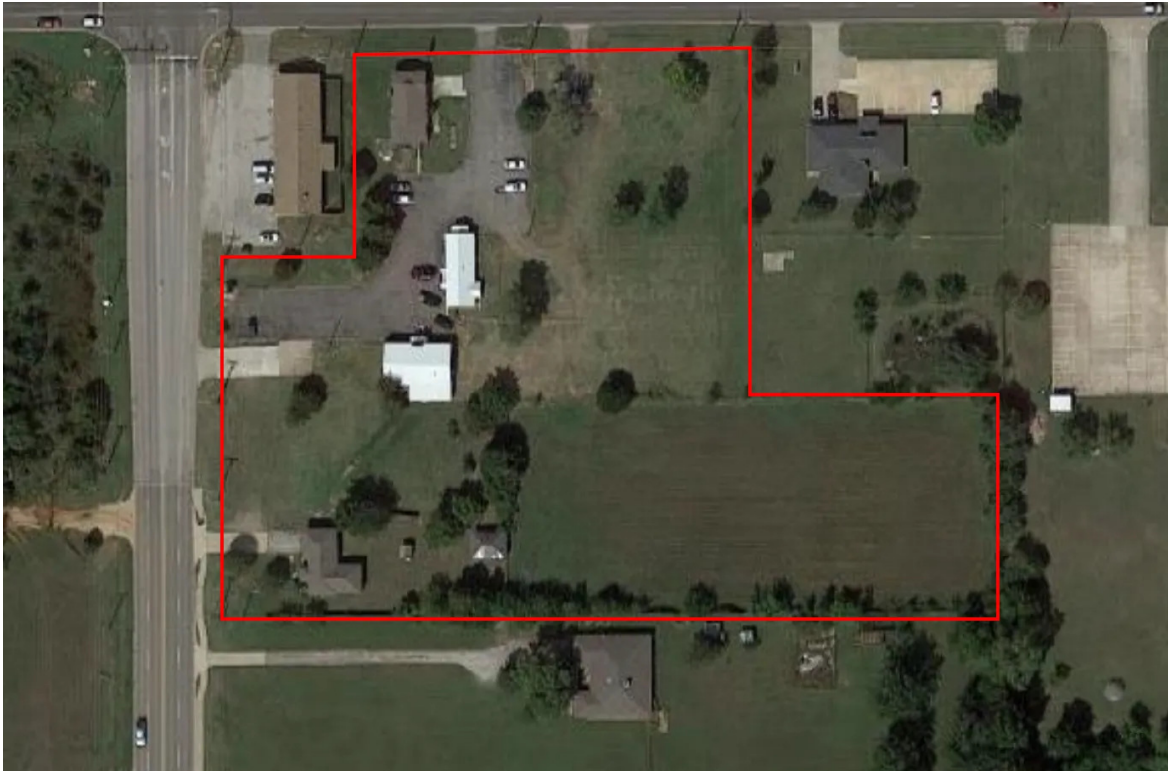


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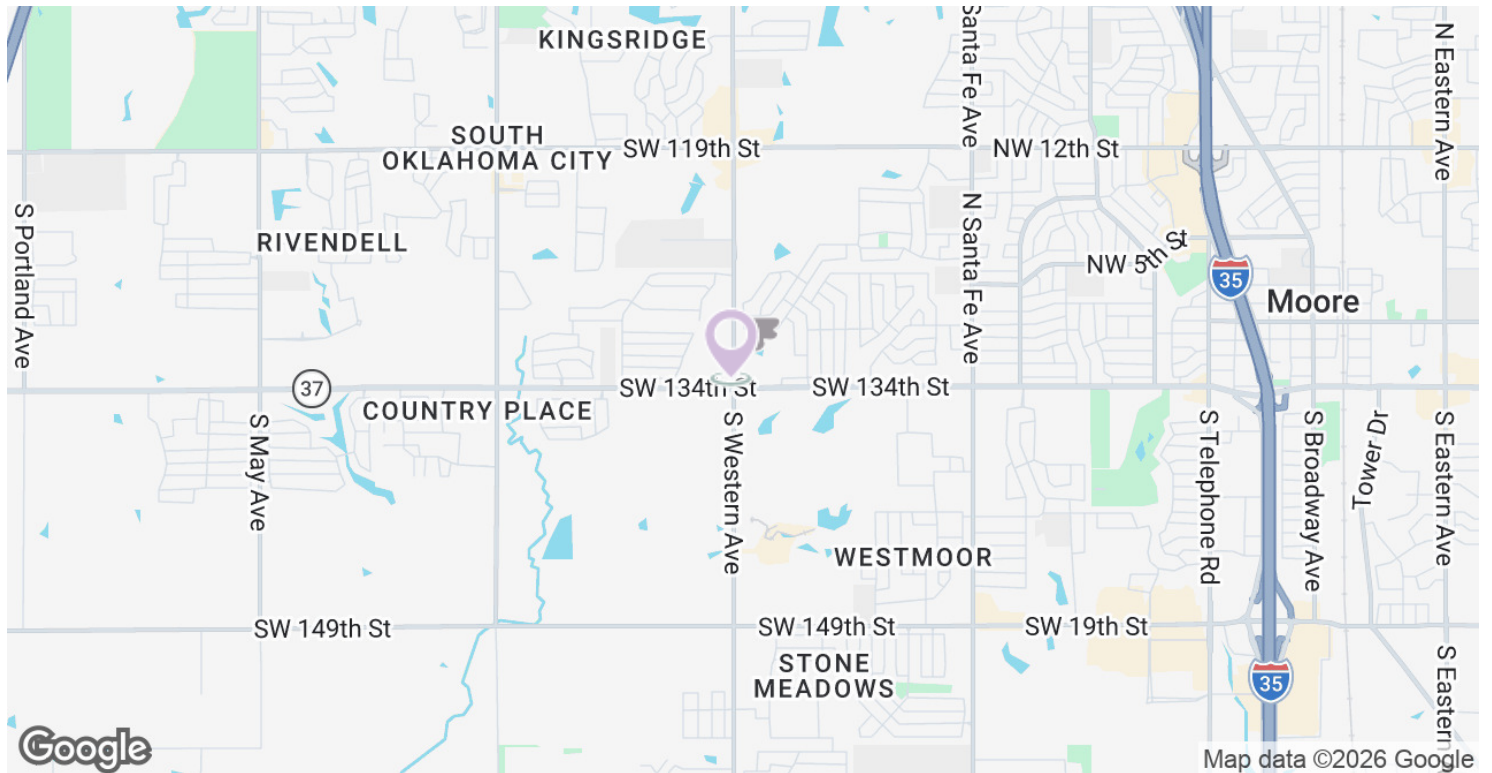
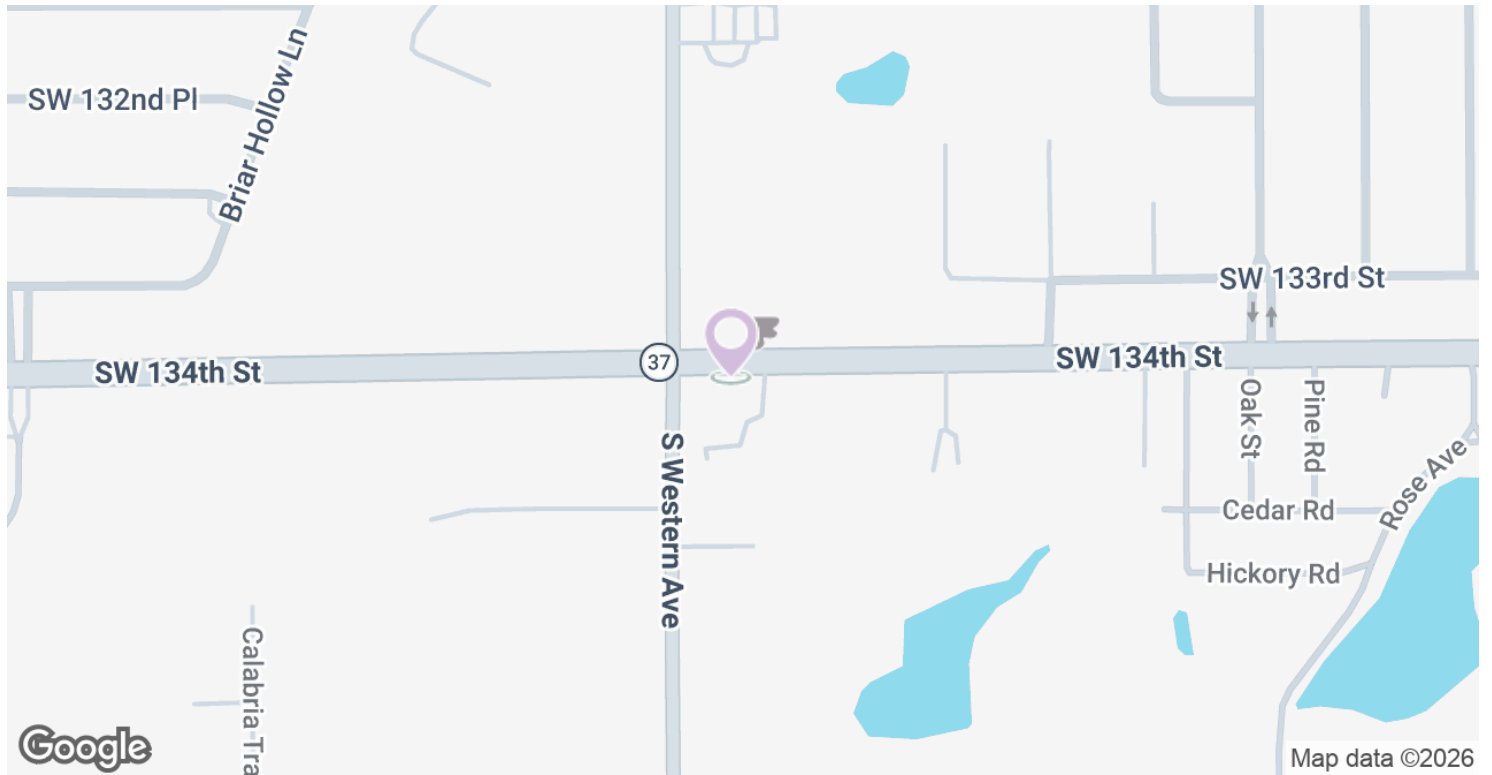


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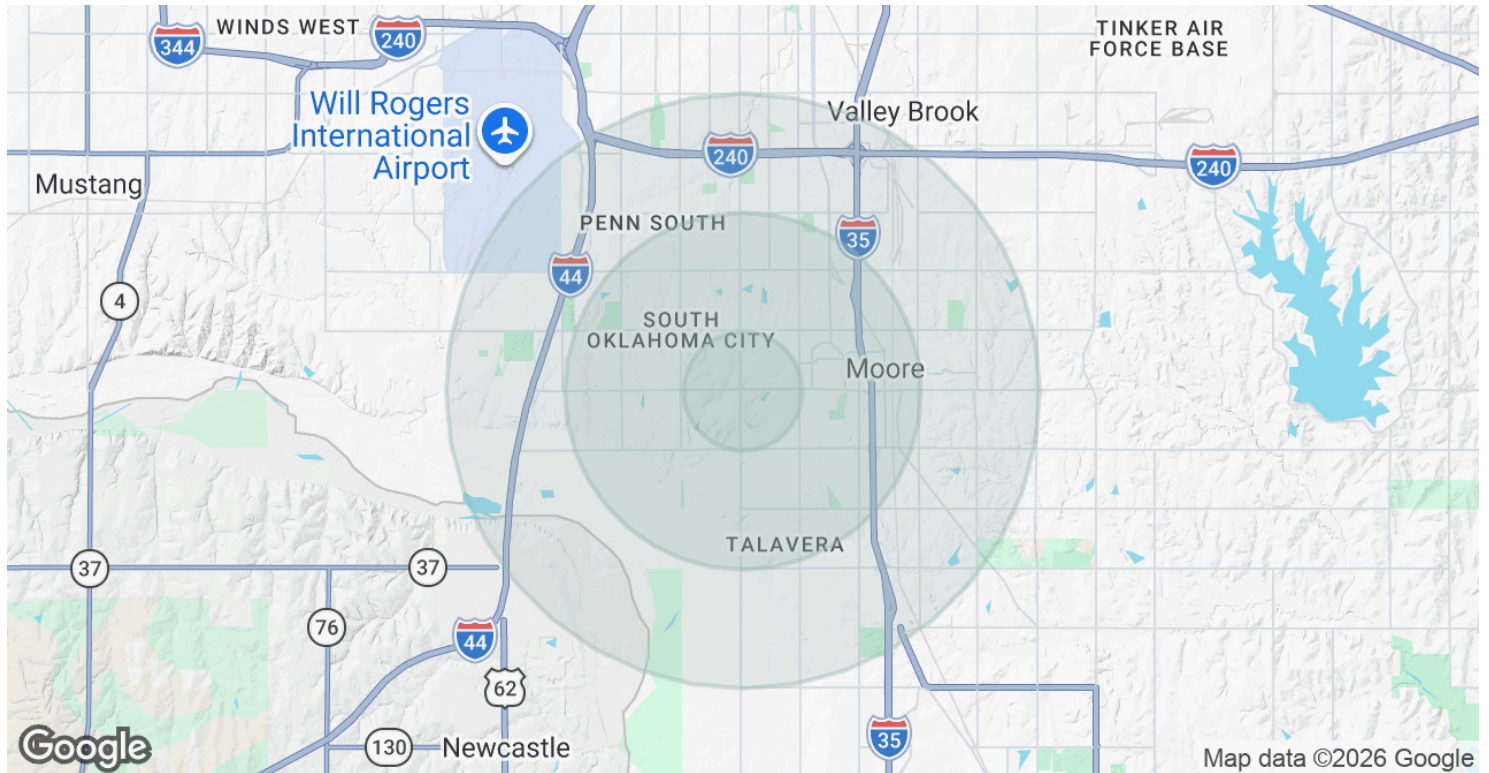


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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,103	83,421	149,317
AVERAGE AGE	41	39	38
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	42	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,040	32,356	57,438
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$85,964	\$90,669	\$89,796
AVERAGE HOUSE VALUE	\$248,357	\$250,773	\$242,020

2020 American Community Survey (ACS)

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