

## COMMERCIAL LAND For Sale

Discover a fantastic commercial opportunity in Moore, OK. This 1.20-acre property boasts 261' of prime frontage along 12th St. Ideal for an office building, medical, or dental practice, it offers high visibility and easy access. Priced at \$395,000, this is a perfect investment for expanding your business in a dynamic and growing area. Previously developed commercial lot. Subject to Sellers approval.

### PROPERTY HIGHLIGHTS

- Sales Price: \$395,000
- Price Per SF \$7.56 PSF
- Total Land Area: 1.20 Ac

### Property Features

261' frontage along 12th St

High Visibility

Easy Access

Amazing opportunity

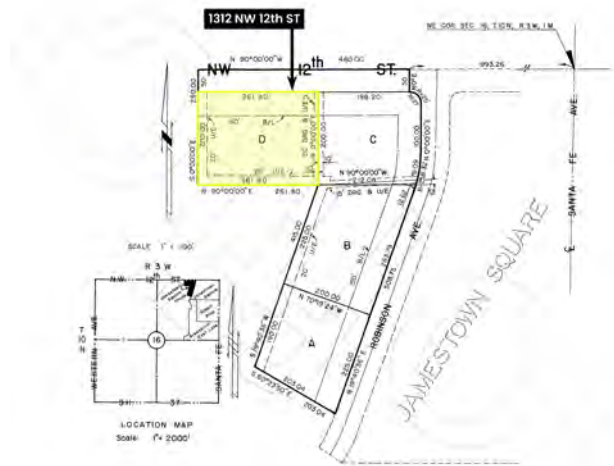
Growing Area

Zoned C3

**Call Us for More Info:**  
405-691-9767

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11801 S Western Ave STE A,  
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## DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC SUMMARY

1312 NW 12th St, Moore, Oklahoma, 73170

Rings: 1, 3, 5 mile radii

#### KEY FACTS

96,514

Population



38,254

Households

36.7

Median Age

\$57,028

Median Disposable Income

### INCOME



\$70,880

Median Household Income



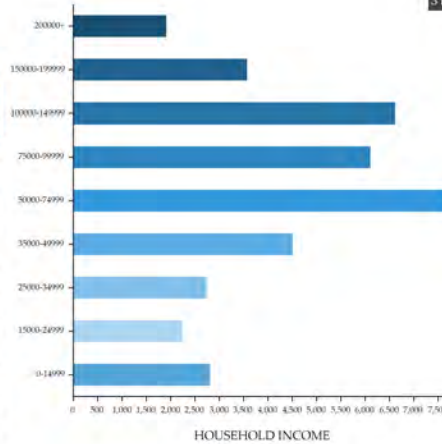
\$35,539

Per Capita Income



\$161,760

Median Net Worth



Variables	1 mile	3 miles	5 miles
2023 Per Capita Income	\$31,934	\$35,539	\$32,949
2023 Median Household Income	\$63,160	\$70,880	\$66,028
2023 Average Household Income	\$80,494	\$89,850	\$86,494
2028 Per Capita Income	\$37,518	\$41,640	\$38,638
2028 Median Household Income	\$75,336	\$81,359	\$77,467
2028 Average Household Income	\$93,155	\$103,806	\$100,337



Street name	Most Recent Traffic Count	Nearest Cross Street	Year of Most Recent Count	Direction	Distance (mi)
NW 12th St	14,707	S Walker Ave	2,006	W	0.2
NW 12th St	16,100	N Robinson Ave	2,015	E	0.2
	11,400	S Walker Ave	2,021	W	0.2
N Santa Fe Ave	11,930	NW 12th St	2,015	E	0.3
N Santa Fe Ave	14,695	NW 14th St	2,015	NE	0.3
Kings Ct	17,650	NW 12th St	2,015	E	0.4

Closest 6 locations

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