Land for Sale West Moore Land

NEC of SW 34th and S Santa Fe Moore, OK 73160



	NEC
Size:	5.55 Acres Remaining will divide
Lot Sizes:	1 to 1.91 Acres
Access:	SW 34th St / SW 164th StS Santa Fe Ave
Frontage:	SW 34th St / SW 164th St: 690'S Santa Fe Ave: 857'
Zoned:	C-3, General Commercial
Utilities:	All to site

Highlights:

- Strong residential housing growth within one mile of the site.
- Oakridge Elementary School and South Moore High School (combined 2,790 students) are both located within 0.50 miles of the site, resulting in stabilized daily traffic patterns at the intersection.
- The 2020 opening of the 34th Street bridge across
 I-35 is result in additional traffic on 34th Street as local traffic no longer is forced to 19th Street to cross I-35.



Call Grant Stewart today at 405.842.0100

Grant Stewart gstewart@wigginprop.com | wigginprop.com

This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggin Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage is provided by the local County Assessor or the Owner. Photos and graphics with copyrights by Costar, Google, Wiggin Properties and independent contractors are used with permission.

Land for Sale West Moore Land

NEC of SW 34th and S Santa Fe Moore, OK 73160

Location

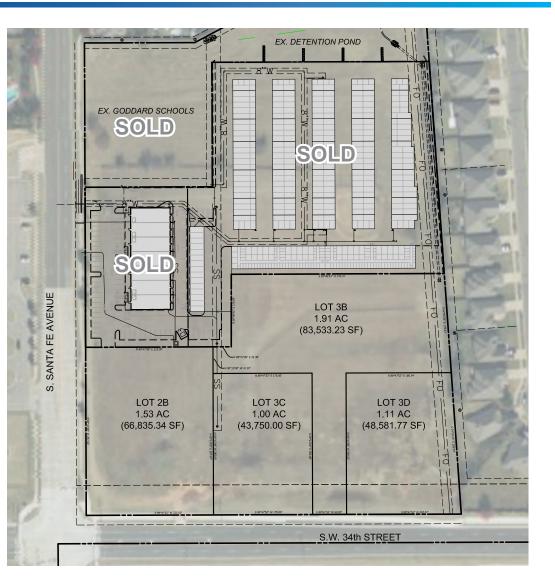
Located on the northeast corner of SW 34th Street and Santa Fe Road in Moore, this parcel consists of approximately 5.5 acres and is ripe for commercial development. The lot can be subdivided into multiple pad sites.

Growth in the immediate corridor remains strong with more than 300 new residential lots either planned, platted or currently under development. Oakridge Elementary School (750 students) and South Moore High School (2,040 students) both located within one half mile of the intersection position the parcels well for retail, restaurant and convenience services to locate at the intersection.

With the opening of the 34th Street bridge across I-35, local traffic patterns are changing relieving traffic along 19th Street and pushing to 34th Street. Each parcel can be sold in its entirety or subdivided depending on a user's requirements.

Demographics

2019	1 Mile	3 Miles	5 Miles
Population	8,604	51,255	120,126
2024 Population	9,097	54,293	126,376
Population Growth	5.73%	5.93%	5.20%
Average HH Income	\$93,479	\$83,006	\$87,328
Households	3,277	19,294	45,949
2024 Households	3,457	20,456	48,381
Household Growth	5.49%	6.02%	5.29%



Call Grant Stewart today at 405.842.0100

Grant Stewart gstewart@wigginprop.com | wigginprop.com

This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggin Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage is provided by the local County Assessor or the Owner. Photos and graphics with copyrights by Costar, Google, Wiggin Properties and independent contractors are used with permission.

