

# West Moore Land

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



	Lot A: NEC	Lot B: SEC
<b>Size:</b>	15 Acres <i>will divide</i>	19 Acres <i>will divide</i>
<b>Lot Sizes:</b>	1 to 15 Acres	1 to 19 Acres
<b>Access:</b>	<ul style="list-style-type: none"> <li>• SW 34th St / SW 164th St</li> <li>• S Santa Fe Ave</li> </ul>	<ul style="list-style-type: none"> <li>• SW 34th St / SW 164th St</li> <li>• S Santa Fe Ave</li> </ul>
<b>Frontage:</b>	<ul style="list-style-type: none"> <li>• SW 34th St / SW 164th St: 690'</li> <li>• S Santa Fe Ave: 857'</li> </ul>	<ul style="list-style-type: none"> <li>• SW 34th St / SW 164th St: 895'</li> <li>• S Santa Fe Ave: 927'</li> </ul>
<b>Zoned:</b>	C-3, General Commercial	C-3, General Commercial
<b>Utilities:</b>	All to site	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**

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## Location

Located on the northeast and southeast corner of SW 34th Street and Santa Fe Road in Moore, these two parcels consisting of approximately 15 acres and 19 acres respectively are ripe for commercial development.

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%



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