

BUILD-TO-SUIT GROUND LEASE

1791 SW 34th St, Moore, OK 73160



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Lot Size: 1 Acre +/-

Price: Call Broker

Zoning: C-3

Traffic Count: 4,031

Tax ID: 194217

Property Overview

Prime 1-acre commercial lot available for ground lease or build-to-suit, ideally positioned next door to the new McDonald's in one of Moore's fastest-growing corridors. The site benefits from strong residential growth within one mile and consistent daily traffic patterns generated by nearby Oakridge Elementary School and South Moore High School—together serving approximately 2,790 students within half a mile. The 2020 completion of the 34th Street bridge across I-35 has further enhanced traffic flow and accessibility to the area, diverting local traffic from 19th Street and increasing visibility along 34th. This location offers an exceptional opportunity for retail, restaurant, or service-based users seeking a high-exposure site in a rapidly developing trade area.

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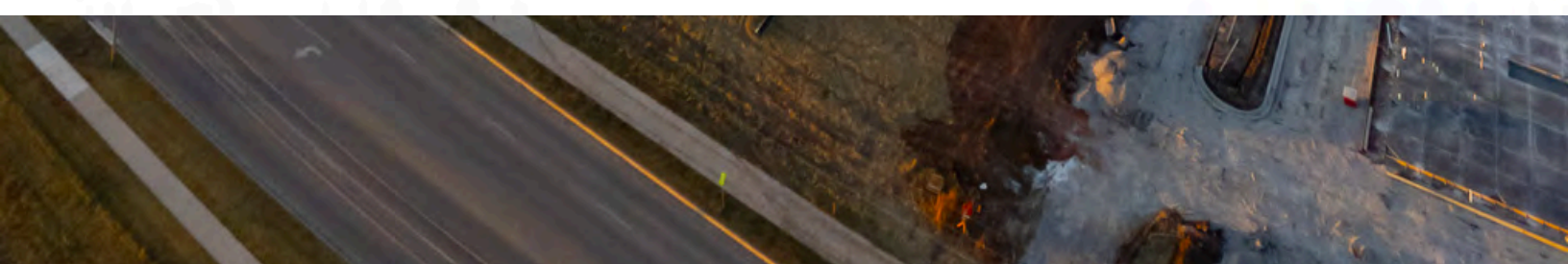


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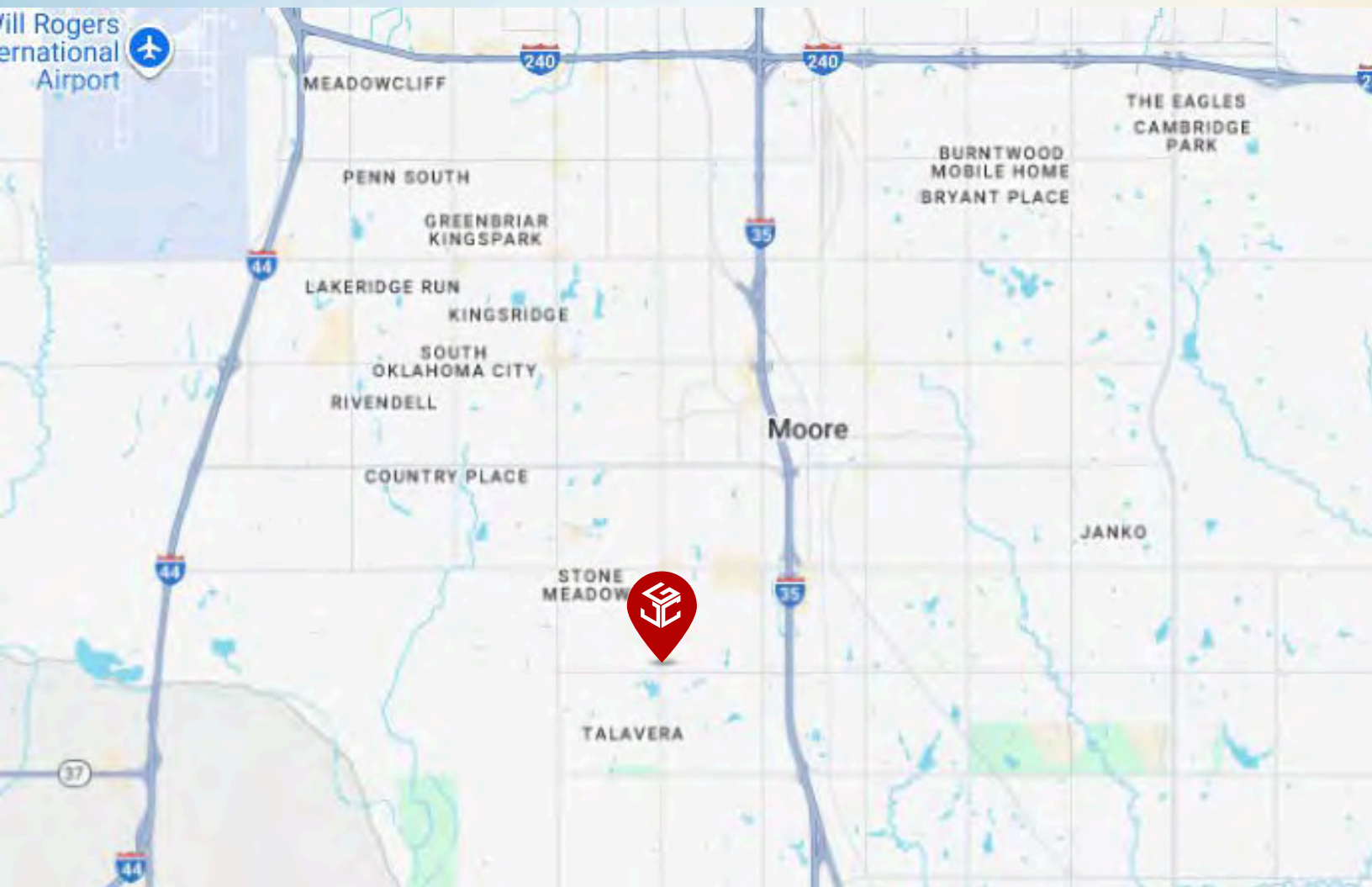
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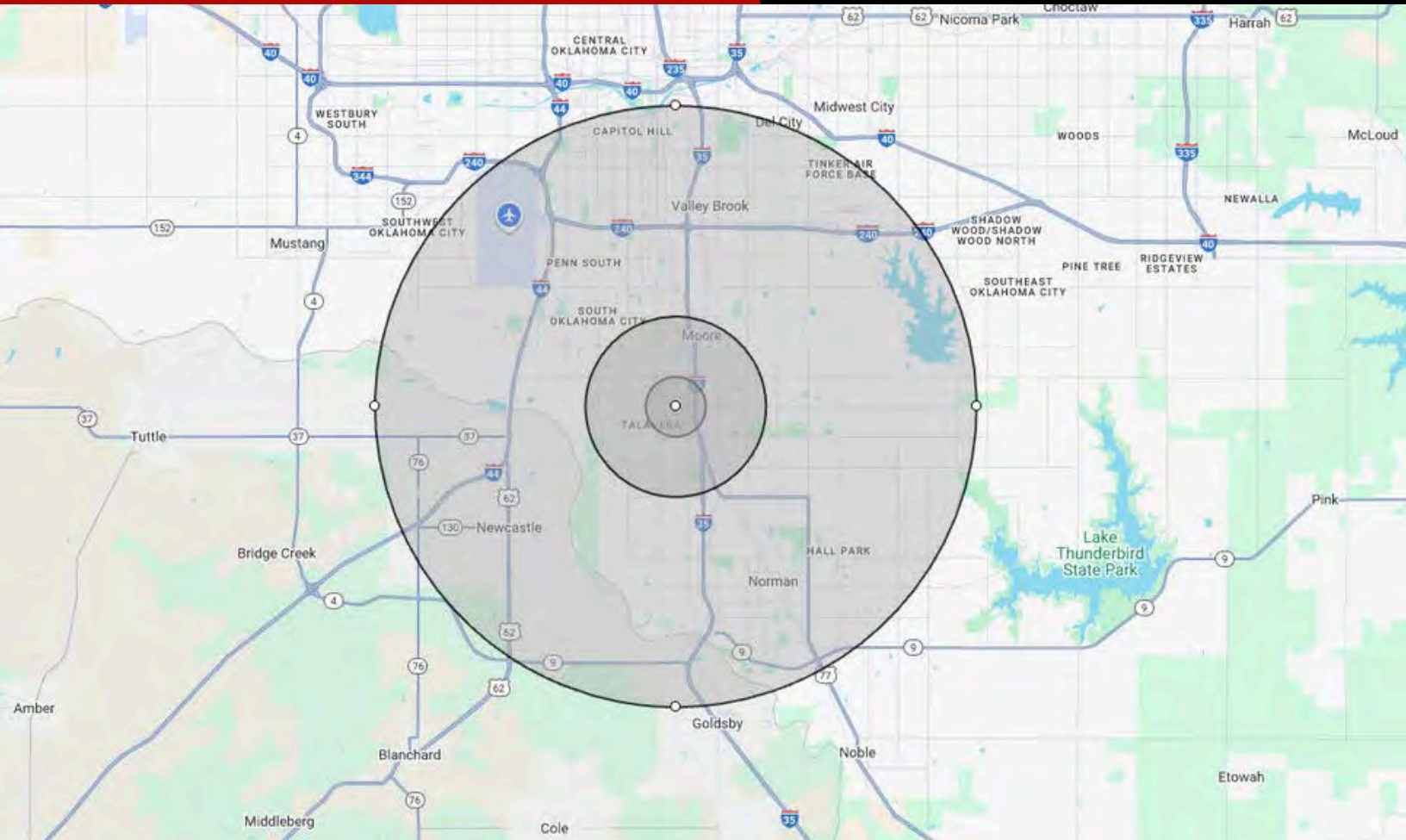
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Demographics	1 MILE	3 MILE	10 MILE
Population	9,530	54,235	421,489
Average Age	37	36	35
Employment	616	16,743	178,141
Households	3,546	20,655	158,260
Ave. Household Income	\$102,259	\$95,925	\$84,704
Median Home Value	\$268,680	\$236,227	\$223,389

Traffic Count

Average Daily Volume

4,031 Vehicles

Information Provided By CoStar

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