

# I-35 Land for sale – .42 acres

2500 N. Broadway St.  
Moore, Ok 73170



For Sale: \$165,000



## OFFERING SUMMARY

Price:	\$165,000
Lot Size:	.42 acres
Zoning:	commercial
Utilities:	city water - sewer
Market:	Moore, Oklahoma
Sub Market:	South OKC
Price / SF:	\$9.00/psf
I-35 Frontage:	130'

Traffic Counts:	107,300	North	I-35
	105,800	South	I-35
	14,179	NE 27 <sup>th</sup> (e)	
	16,309	NE 27 <sup>th</sup> (w)	

## PROPERTY OVERVIEW

THIS HIGHLY VISIBLE I-35 COMMERCIAL LAND is available for sale at the remarkably REDUCED price of \$165,000. It is .42 acres, level with all utilities to the site. Zoned commercial.

## LOCATION OVERVIEW

FRONTING ON THE EAST SIDE OF I-35 just south of NE 27<sup>th</sup> Street, in Moore, Oklahoma. Surrounded by Hotels, mini-storage, medical and many other businesses. Incredible visibility.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	4,713	29,003	69,780
Total Population	11,651	83,944	205,299
Average HH Income	\$62,111	\$72,554	\$72,966

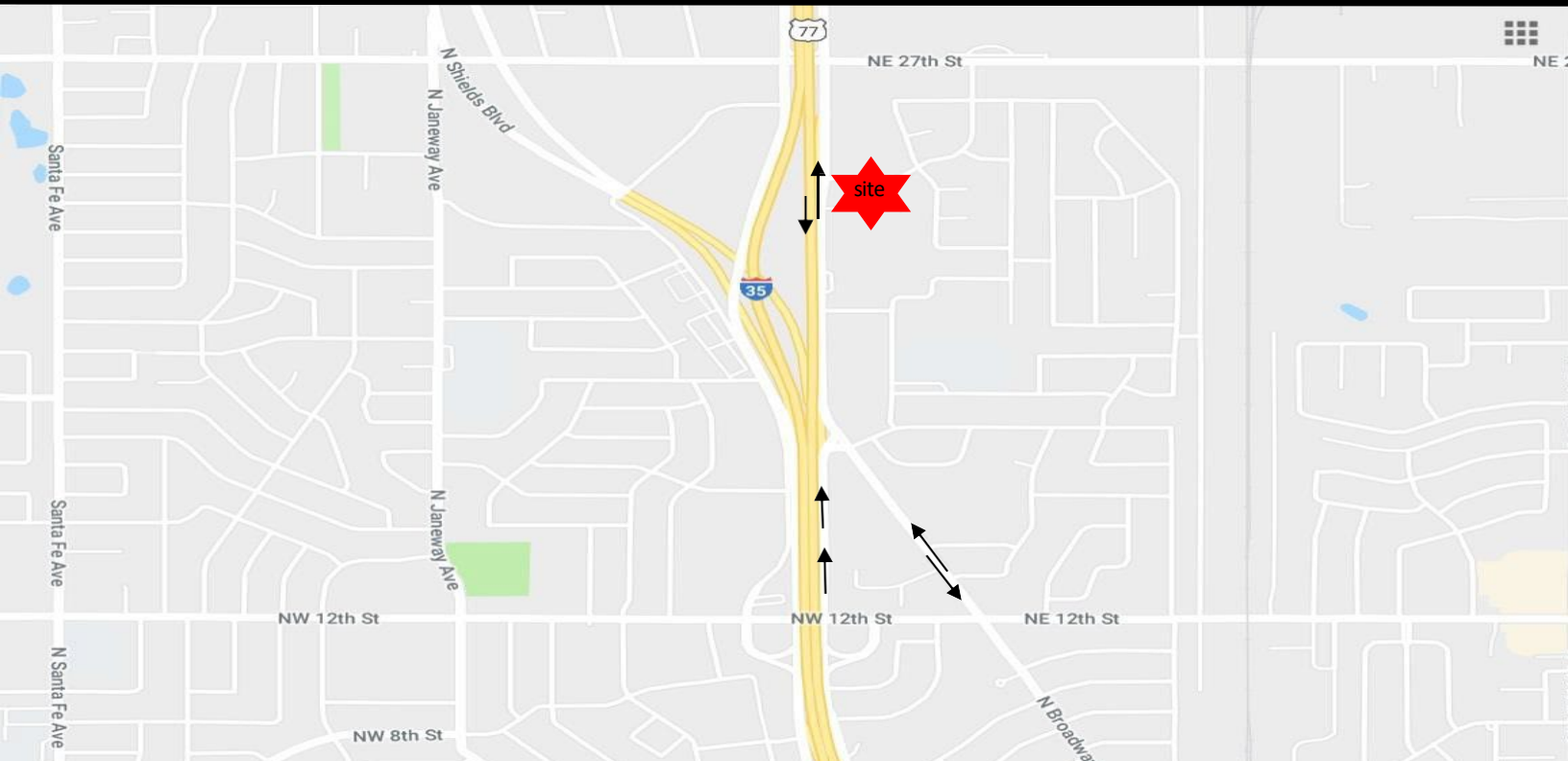
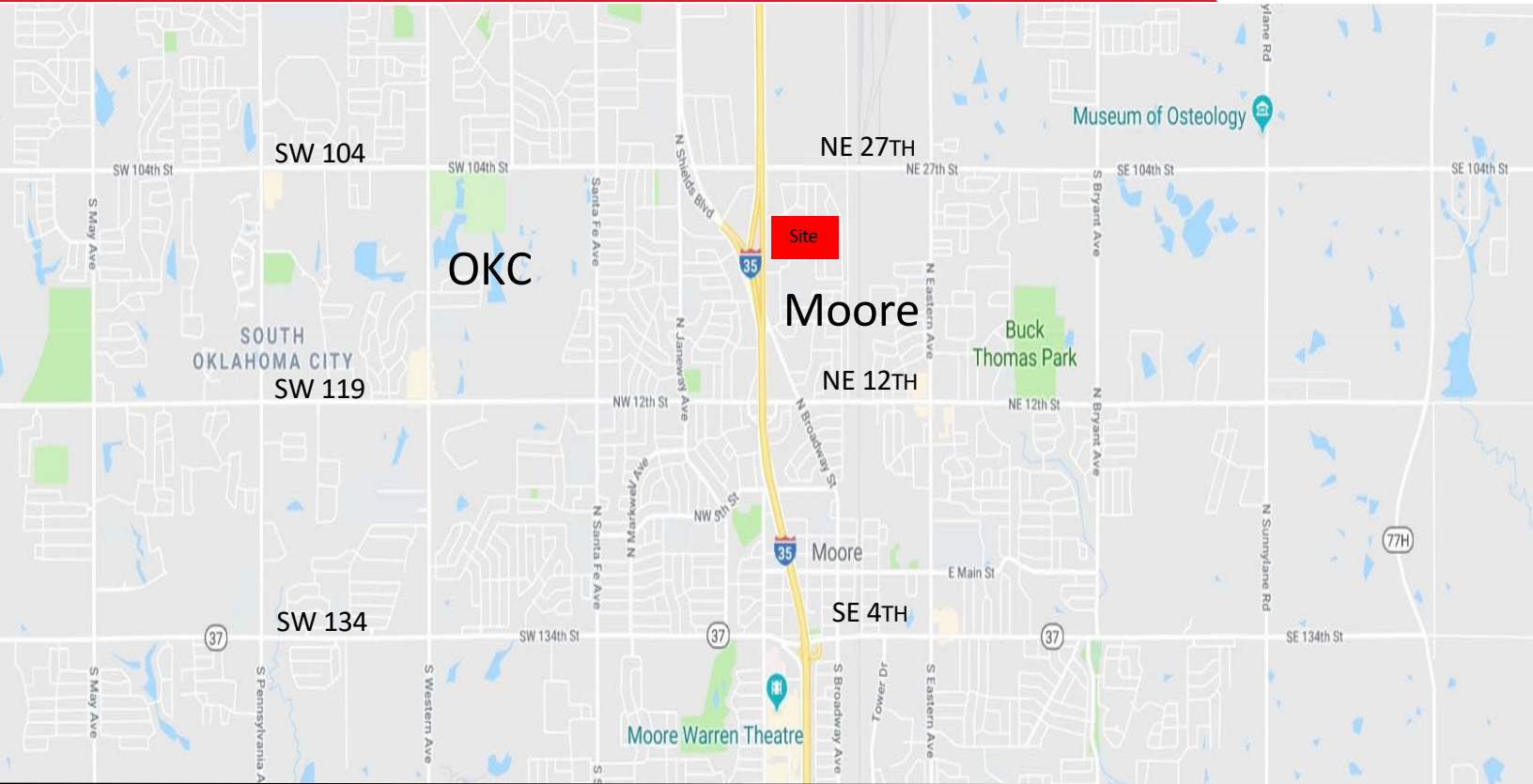
## CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker  
HCB COMMERCIAL REAL ESTATE CO, LLC  
P.O. BOX 639, NORMAN, OK 73070  
(405) 473-7653 (direct) | (405) 447-7124 (fax)  
[scott.heiple@hbccommercial.com](mailto:scott.heiple@hbccommercial.com) - (email)

[www.hbccommercial.com](http://www.hbccommercial.com) - (web)



# Area Location Map



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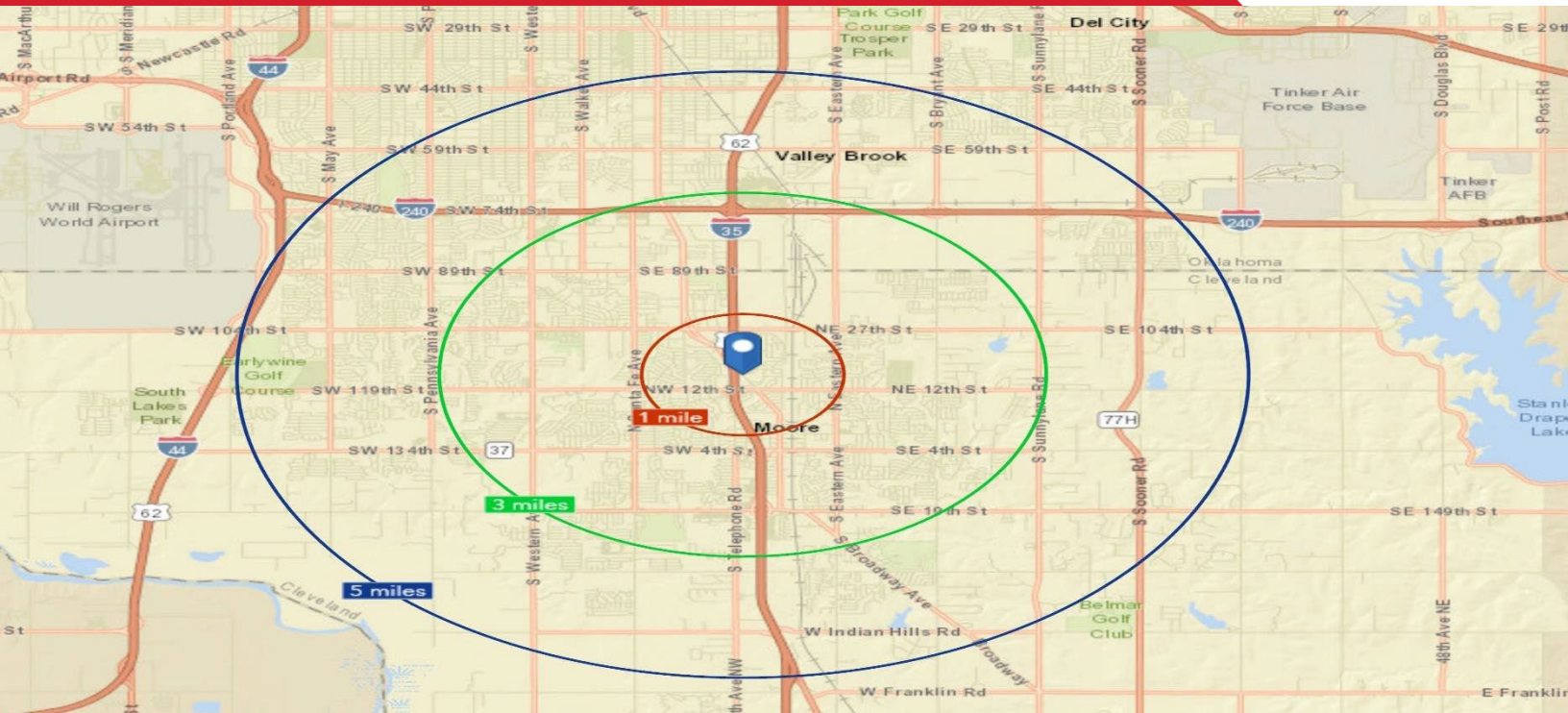
[www.hcbcommercial.com](http://www.hcbcommercial.com) - (web)



# I-35 commercial land



## Demographics



### POPULATION

	1 Mile	3 Miles	5 Miles
Total population	11,651	83,994	205,299
Median age	30.6	32.2	32.9
Median age (male)	29.7	31.3	34.9
Median age (Female)	31.6	33.2	

### HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
Total households	4,713	29,003	69,780
# of persons per HH	2.65	2.68	2.64
Average HH income	\$62,111	\$72,554	\$72,996
Average house value	\$188,433	\$175,321	\$172,675

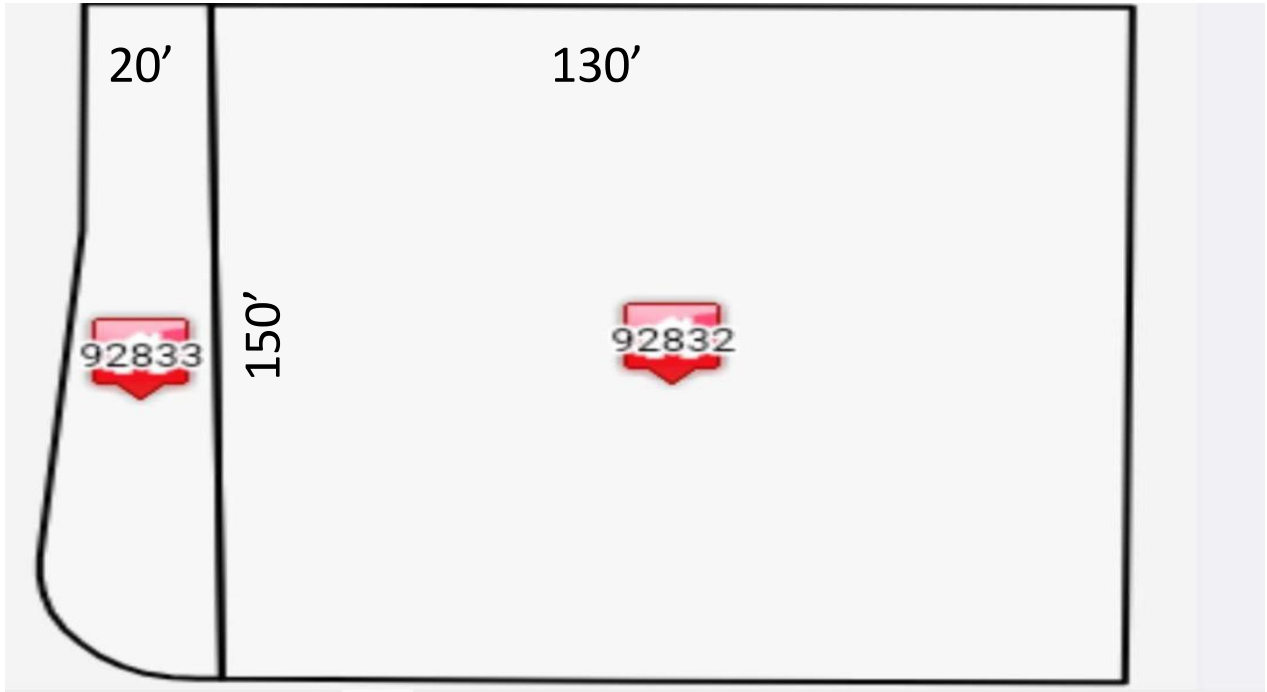
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# Site Description



# Utility Locations

