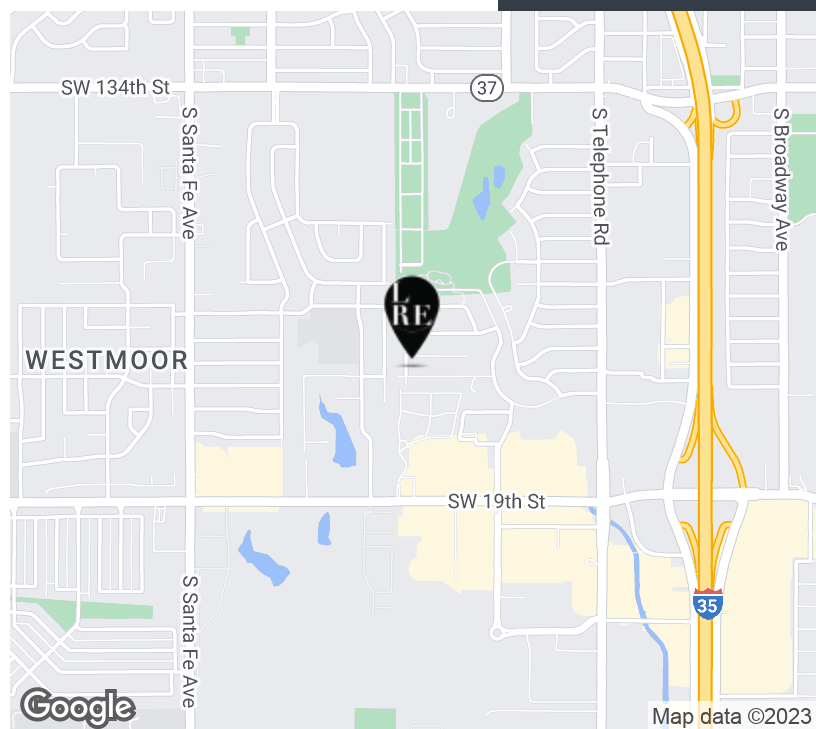


FOR SALE

TRIPLEX RESIDENTIAL - 775, 777, 779 SW 14TH MOORE, OK 73160  
775, 777, 779 SW 14TH, MOORE, OK 73160



## OFFERING SUMMARY

Building Size:	4,183 SF
Available SF:	
Lot Size:	1 Acres
Number Of Units:	3
Price / SF:	\$121.92
Cap Rate:	8.0%
Year Built:	2017
Zoning:	Residential
Market:	Oklahoma Metropolitan
Submarket:	Moore

## PROPERTY OVERVIEW

Beautiful Triplex for lease. This is an amazing investment. Built-in 2017 this opportunity offers modern fixtures, spacious closet, walk-in shower, large fenced in backyard with sitting area, one-car garage for each unit, modern aesthetic with lots of natural light. Each unit offers 3 bed 1.5 Baths. Located within the Moore School District, this property offers a fantastic location as well as easy access to I-35, the 19th street retail corridor with The Warren Theater, Target, Walmart Supercenter, Home Depot, Holli's Steakhouse, and @Home.

## PROPERTY HIGHLIGHTS

**AARON DIEHL**  
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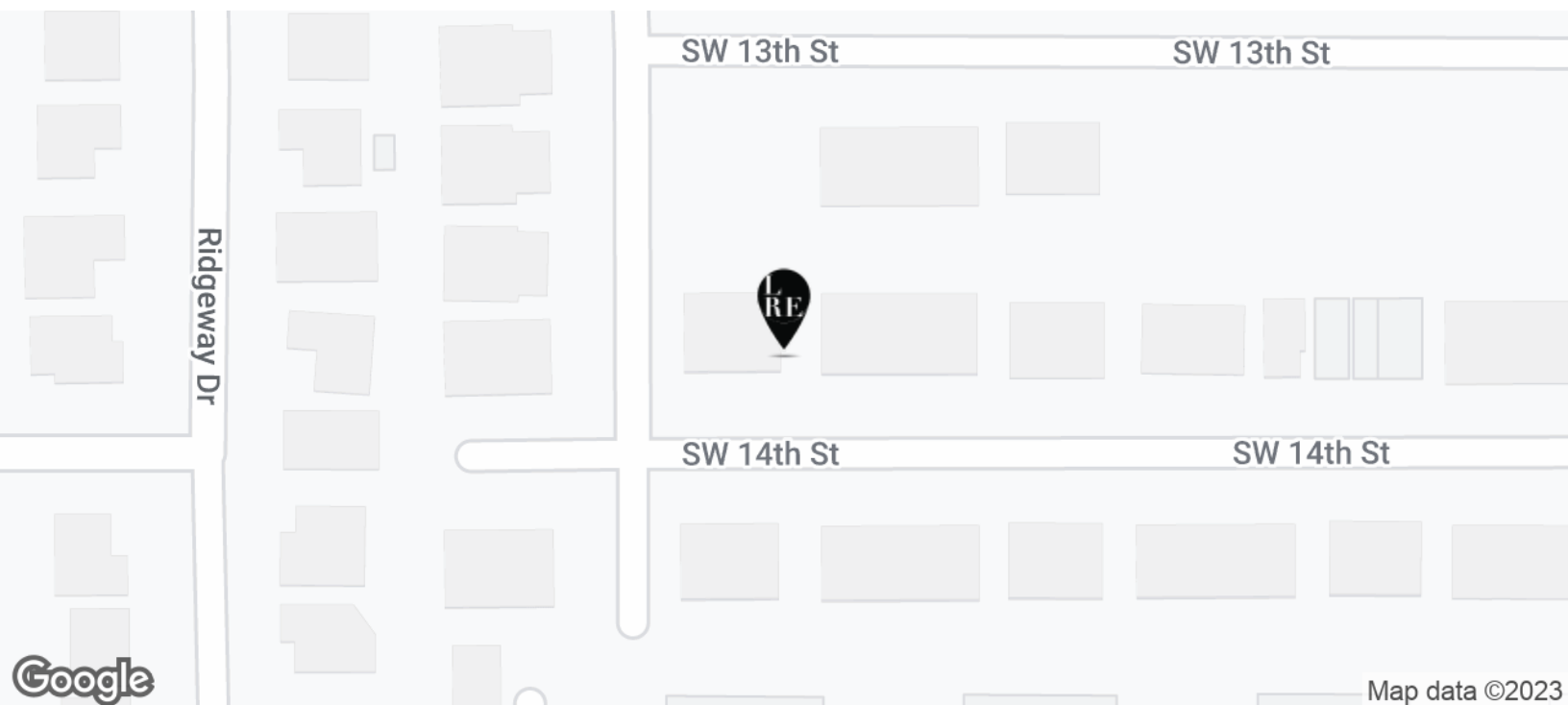
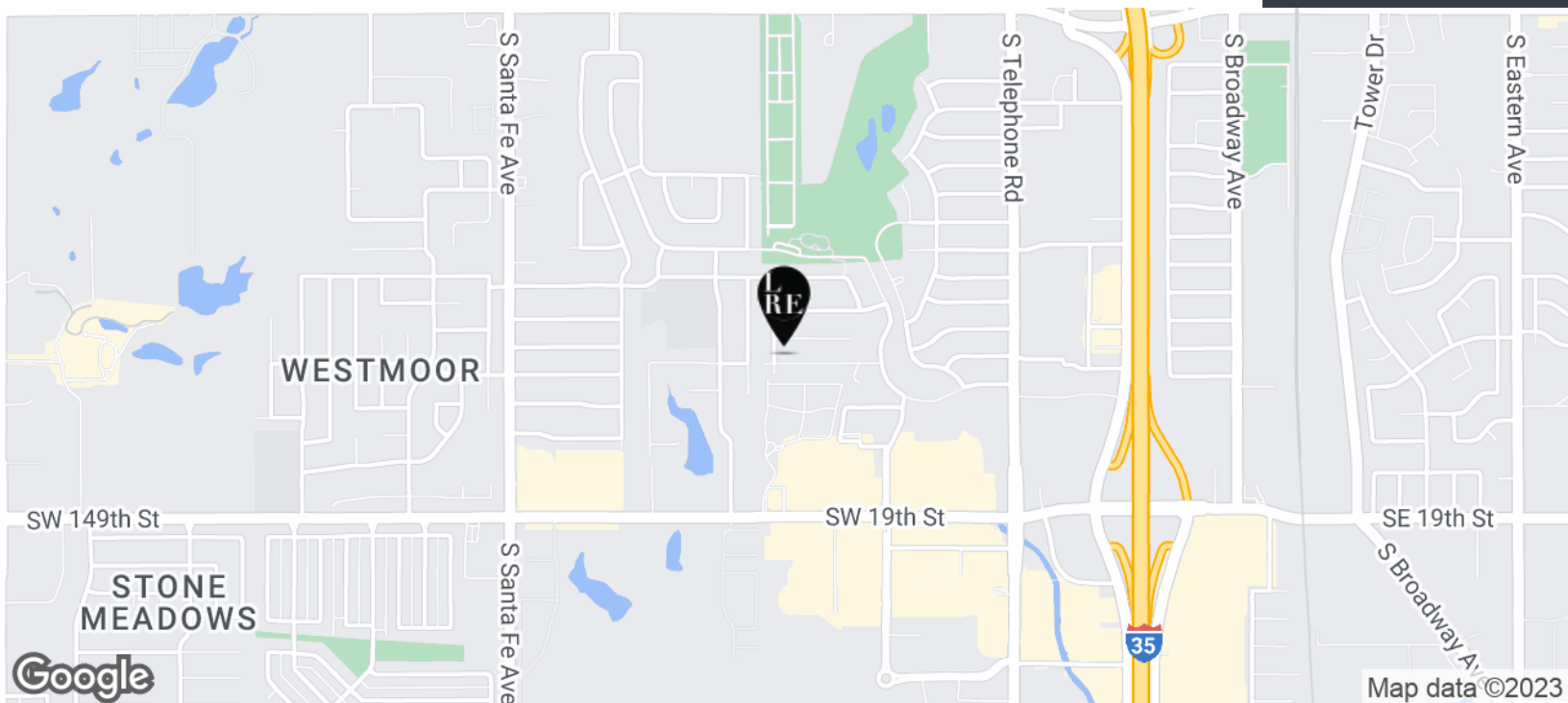
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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	SECURITY DEPOSIT
A	3	1.1	1,420	\$1,250	\$1,250
B	3	1.1	1,371	\$1,250	\$1,250
C	3	1.1	1,394	\$1,250	\$1,250
Totals/Averages			4,185	\$3,750	\$3,750

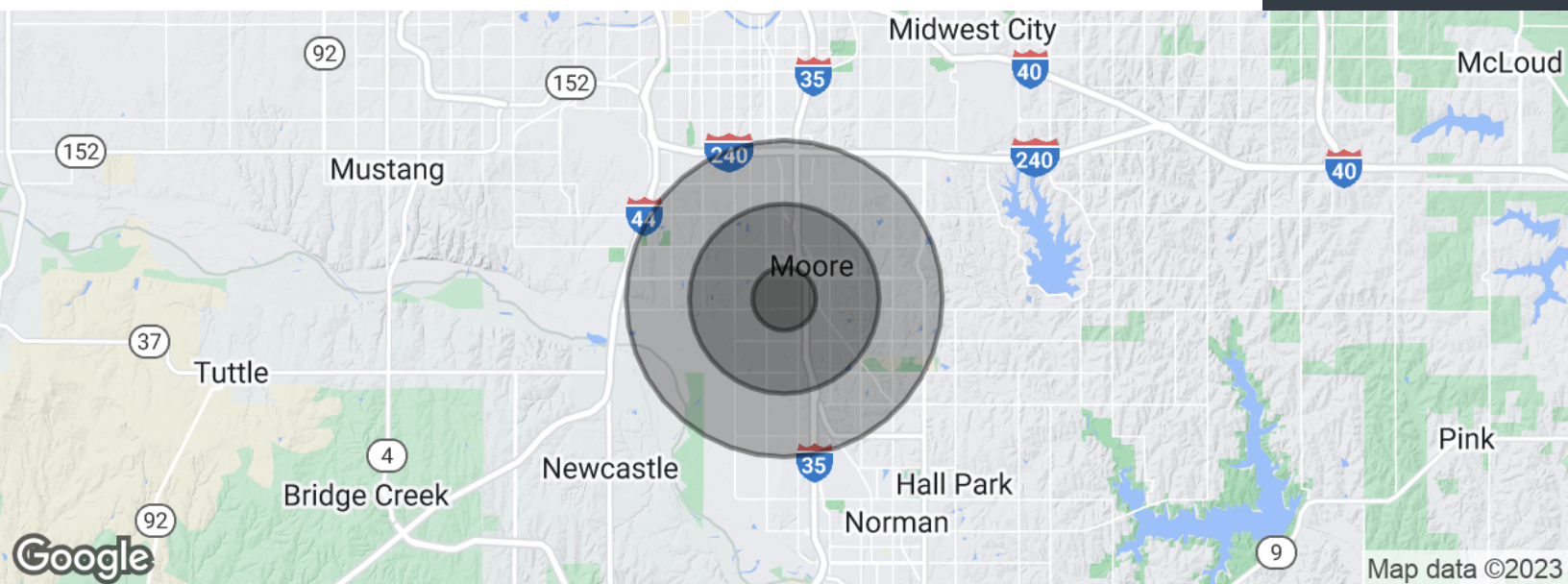
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,108	67,940	128,331
Median age	30.6	32.4	34.4
Median age (Male)	30.4	31.5	33.4
Median age (Female)	30.8	33.2	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,301	25,597	48,833
# of persons per HH	2.8	2.7	2.6
Average HH income	\$58,331	\$64,626	\$69,450
Average house value	\$118,347	\$135,007	\$152,381

\* Demographic data derived from 2020 ACS - US Census

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