

# WEST MOORE DEVELOPMENT LAND

824 SW 134th Street. Moore, OK 73170



Sale Price

**\$1,455,000**

## OFFERING SUMMARY

Lot Size:	4.8 Acres
Price / Acre:	\$303,125
Zoning:	C-3
Market:	South Oklahoma City
Submarket:	West Moore
Traffic Count:	21,007

## PROPERTY OVERVIEW

The site has been rezoned to C-3. Water and sewer infrastructure improvements have enabled much swifter site preparation for a future development. The site is divisible. At present there are three physical address.

## PROPERTY HIGHLIGHTS

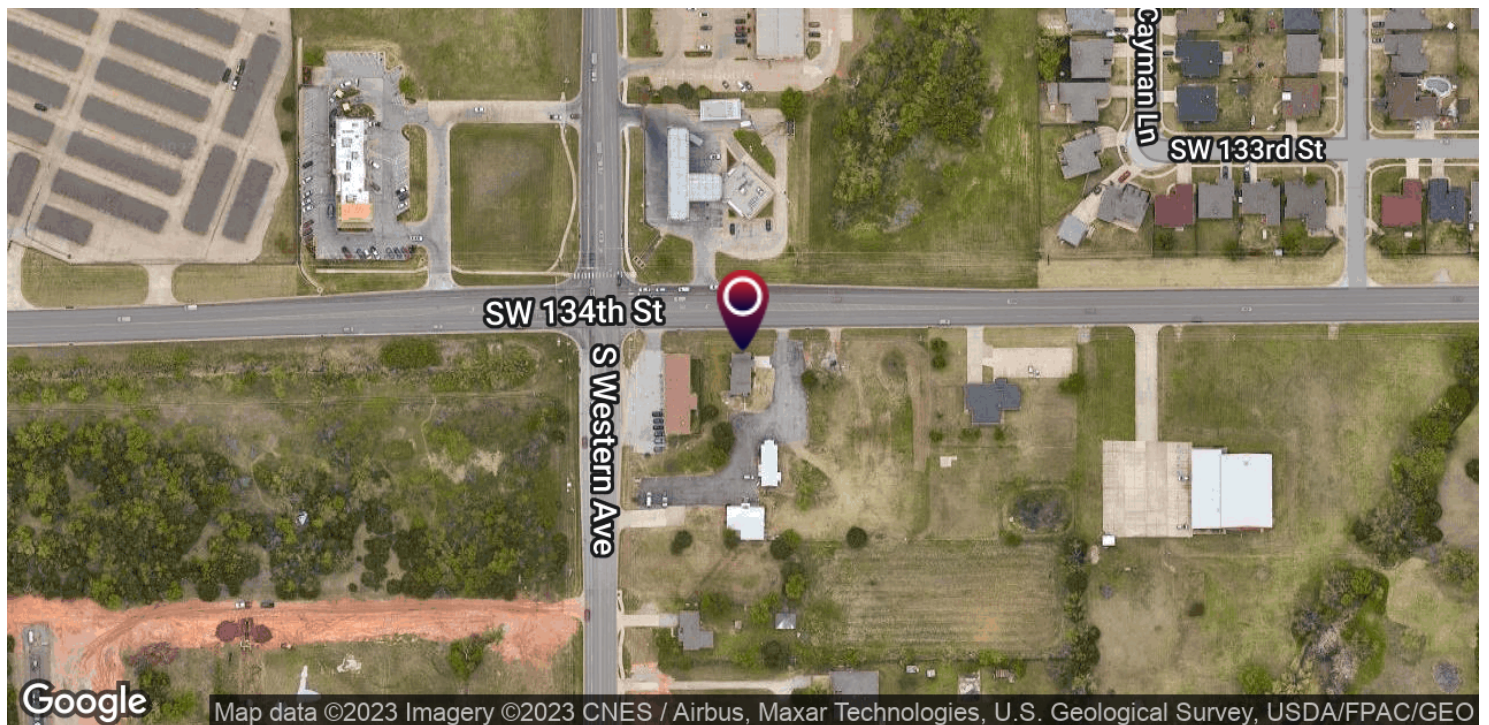


Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

Ian Duty-Dean  
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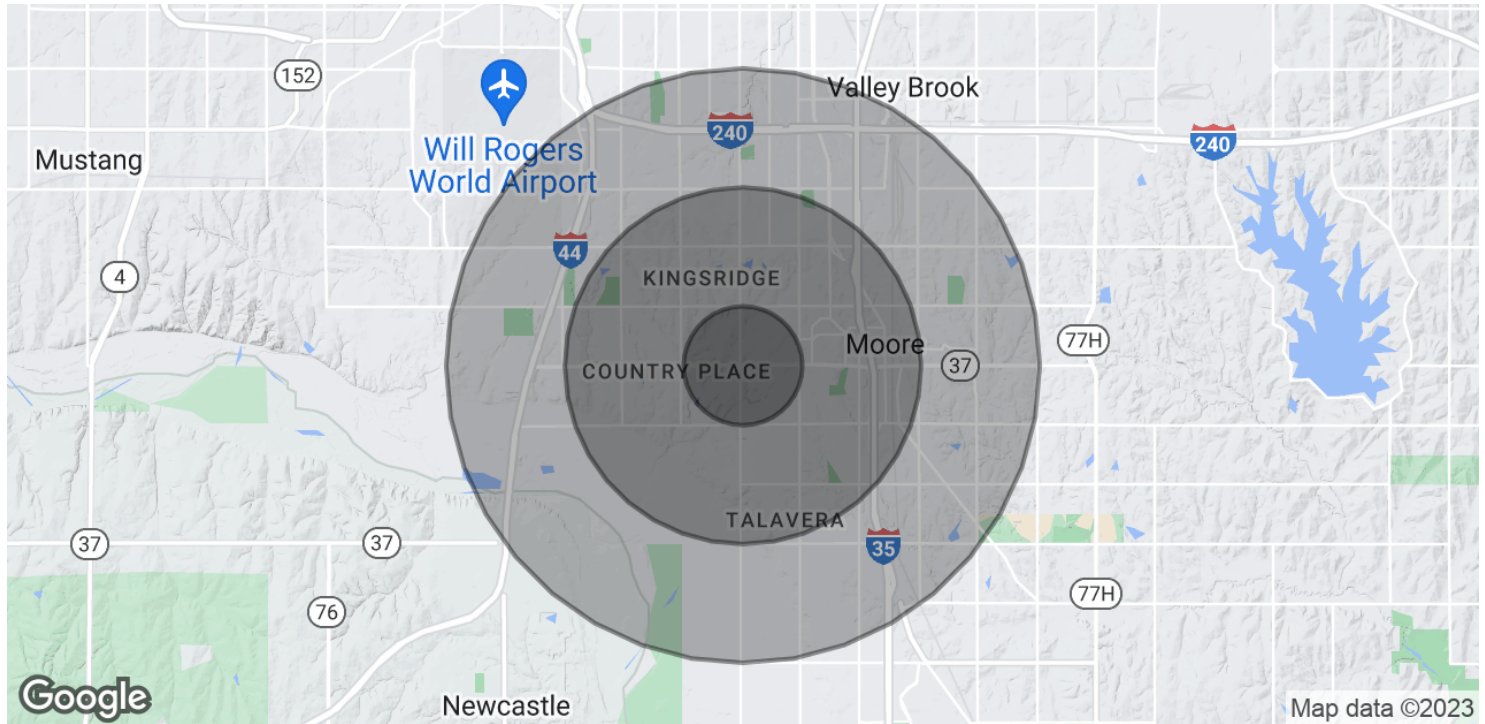
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,756	71,058	150,239
Average age	34.7	34.1	34.5
Average age (Male)	31.9	32.7	33.5
Average age (Female)	35.7	35.4	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,014	27,230	57,816
# of persons per HH	2.6	2.6	2.6
Average HH income	\$75,740	\$70,187	\$65,105
Average house value	\$139,575	\$151,910	\$145,632

\* Demographic data derived from 2020 ACS - US Census



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## IAN DUTY-DEAN

Advisor

ian@adeptcre.com

**Direct:** 405.642.4677

OK #123546

## PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assists clients with their retail, office, and industrial needs small and large.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

## MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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