

WEST MOORE DEVELOPMENT LAND

824 SW 134th Street, Moore, OK 73170

LAND FOR SALE



PROPERTY DESCRIPTION

This property is a prime location for a retail or office development. This 4.8-acre site offers a rare opportunity for developers to establish a footprint in one of the fastest-growing residential and commercial corridors in Moore. With strong demographics, schools, and infrastructure support, the property is well-positioned for a variety of uses.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commission paid.
- Rapidly growing area
- Access on Western and 134th
- C-3 Zoning
- Utilities to site
- Minutes from I-35 & South OKC retail hubs
- Nearby Anchors: Walmart, Aldi, Crest Foods, Moore High School
- Traffic Count (SW 134th): ±21,295 VPD

OFFERING SUMMARY

SALE PRICE:	\$324,100 - \$1,465,300
PRICE/SF	\$6-8
LOT SIZE TOTAL	4.8 Acres
820 SW 134TH ST	.93 Acre - \$324,100
824 SW 134TH ST	1.49 Acre - \$519,200
13600 S WESTERN AVE	2.38 Acre - \$622,00

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,040	32,356	57,438
TOTAL POPULATION	10,103	83,421	149,317
AVERAGE HH INCOME	\$85,964	\$90,669	\$89,796

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

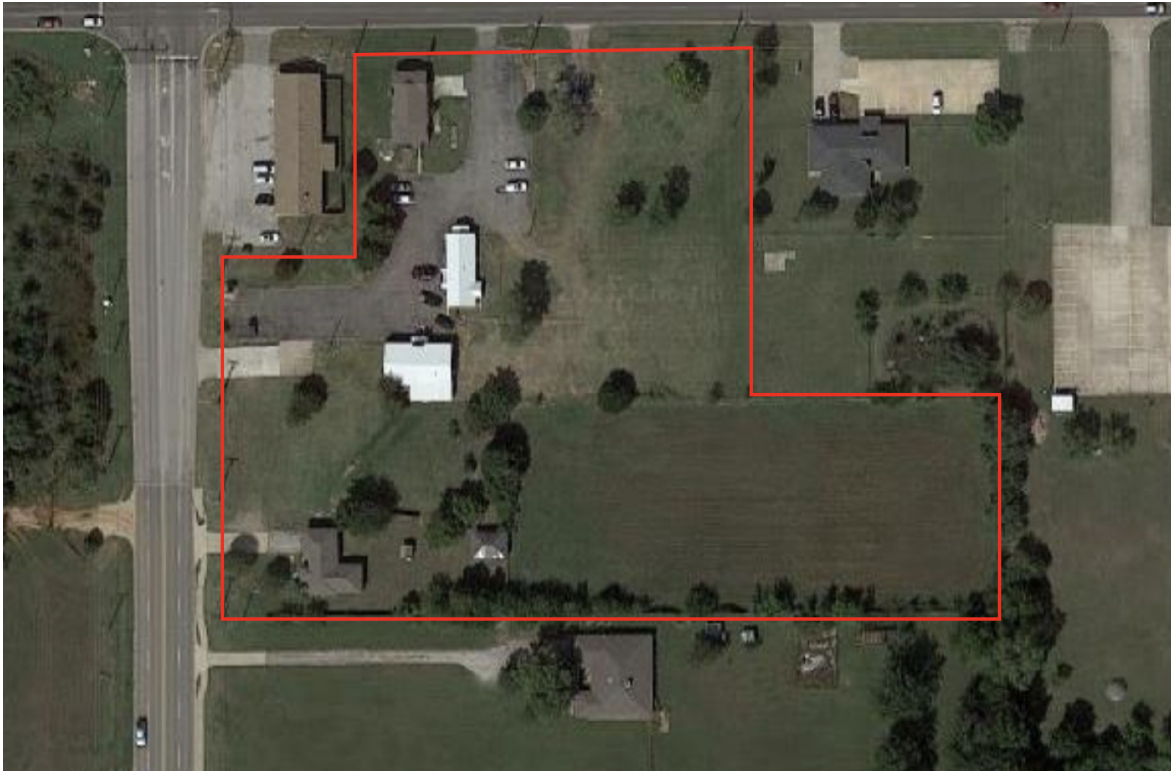


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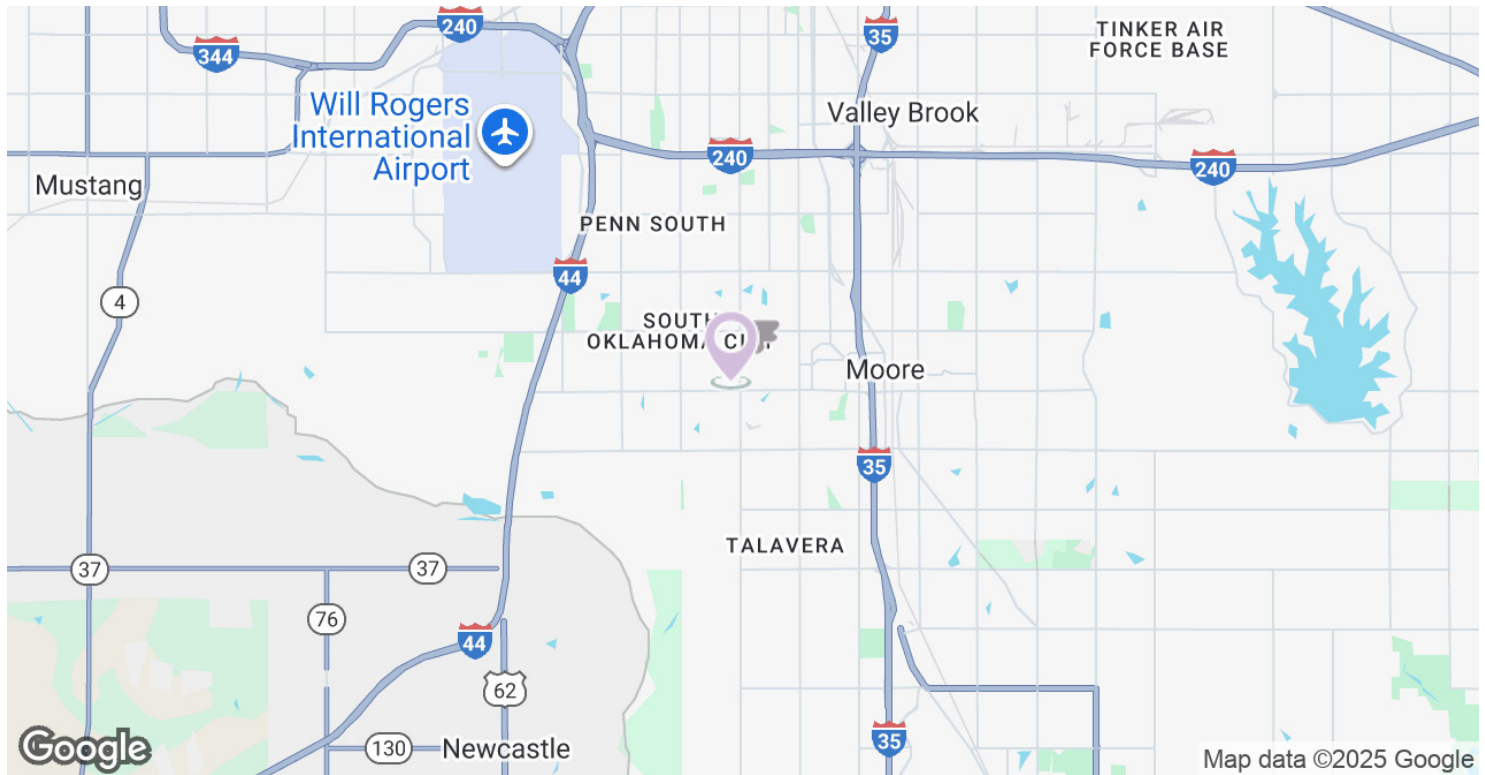


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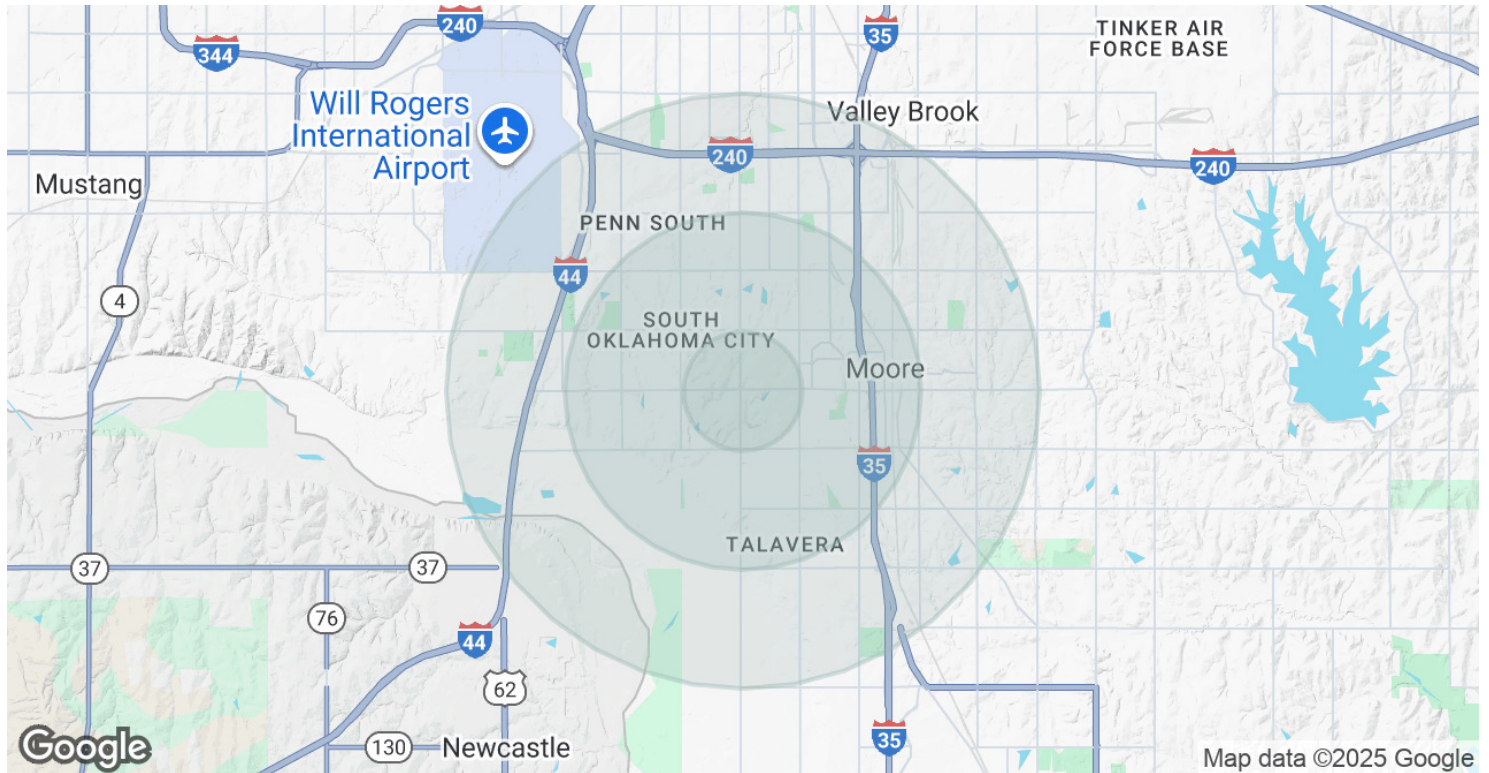


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,103	83,421	149,317
AVERAGE AGE	41	39	38
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	42	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,040	32,356	57,438
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$85,964	\$90,669	\$89,796
AVERAGE HOUSE VALUE	\$248,357	\$250,773	\$242,020

Demographics data derived from AlphaMap

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IAN DUTY-DEAN

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PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute
Commercial Real Estate Council of Oklahoma City
International Council on Shopping Centers
YMCA of Greater OKC - Downtown District Advisory Council
Automobile Alley Board of Directors
Oklahoma Contemporary Arts Center - Facilities Committee

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