

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Development Site

805 S. Eastern Avenue
Moore, OK 73160

Presented by:

JARED JONES, CCIM

Jones Investment Real Estate

918-948-3941

jjones@selfstorage.com



LIST PRICE: \$697,851

INVESTMENT HIGHLIGHTS

- High-quality storage development site in Moore, OK, located in the Oklahoma City MSA
- Strong demographics (3-Mile AHHI of \$90,000; 3-Mile Population of 73,458)
- Opportunity to gain additional scale by building multi-story

PROPERTY DETAILS

Proposed GSF:	66,211*
Est. RSF @ 85% Efficiency:	56,280
Est. # of Units Based on 115 RSF/Unit Average:	489
Acreage:	3.04 Acres

*1st floor gross SF, based on 50% building density per code, can build multi-story up to 35'





Argus Self Storage Advisors and Jones Investment Real Estate have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.