

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Development Site

805 S. Eastern Avenue
Moore, OK 73160

Presented by:

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LIST PRICE: \$850,000

INVESTMENT HIGHLIGHTS

- High-quality storage development site in Moore, OK, located in the Oklahoma City MSA
- Strong demographics (3-Mile AHHI of \$89,000; 3-Mile Population of 73,706)
- 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'





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