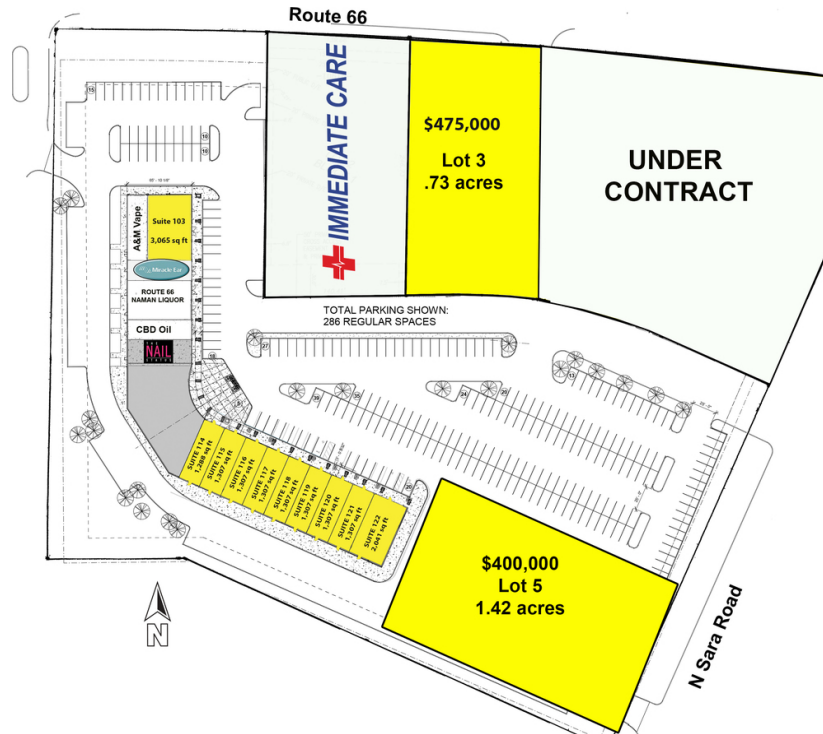


ROUTE 66 PLAZA - PAD SITES FOR SALE

Highway 66 & Sara Road, Yukon, OK 73099 (4301 N Sara Rd, OKC)



Pad Site Space now available

Sale Price Per Lot:

Lot 3 - \$475,000 - 0.73 Acres
 Lot 5 - \$400,000 - 1.42 Acres

Lot Sizes Available

.73 Acres - 1.50 Acres MOL

Build-To-Suits Available:

5,000 SF - 15,000 SF

Zoning:

C-2

Cross Streets:

Highway 66 & Sara Rd

PROPERTY OVERVIEW

Two Lots available: Lot 3 - .73 Acres; Lot 5 - 1.42 Acres MOL - are available For Sale, Lease or Build-To-Suit.

This tract is located at the southwest corner of Highway 66 & Sara Rd, Yukon, OK with great access to Kilpatrick Turnpike which offers easy access to North Oklahoma City.

This is a fast growing Retail and Residential area with high incomes, high traffic counts and excellent visibility. Ideal for any use!

One space is left in Phase I of 3,065 sf. Miracle Ear, Route 66 Naman Liquor, The Nail Station and local retailers make up this Phase I building.

Phase 2 is under construction - offering Suites ranging from 1,229 sf to 2,041 sf.

All utilities to Site.

040319

ROSHA WOOD

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ROUTE 66 - AVAILABLE - FOR SALE - FOR LEASE OR BUILD TO SUIT

Highway 66 & Sara Road, Yukon, OK 73099



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	86,351
Population Density	86,351
Median Age	36.5
Median Age (Male)	36.1
Median Age (Female)	37.9
Total Households	33,010
# of Persons Per HH	2.6
Average HH Income	\$65,440
Average House Value	\$142,794

TRAFFIC COUNTS (per ACOG)

Route 66	east	22,191
Route 66	west	18,034
N Sara Rd	north/south	6,635

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.