



LAND SPACE NOW AVAILABLE

Ground Lease Minimum 5 Acres / price to be determined

Lot Size: Devisable Into Two Lots Of 7.64 Acres Each 15.28 Acres

APN# PUD 824 (C-3)

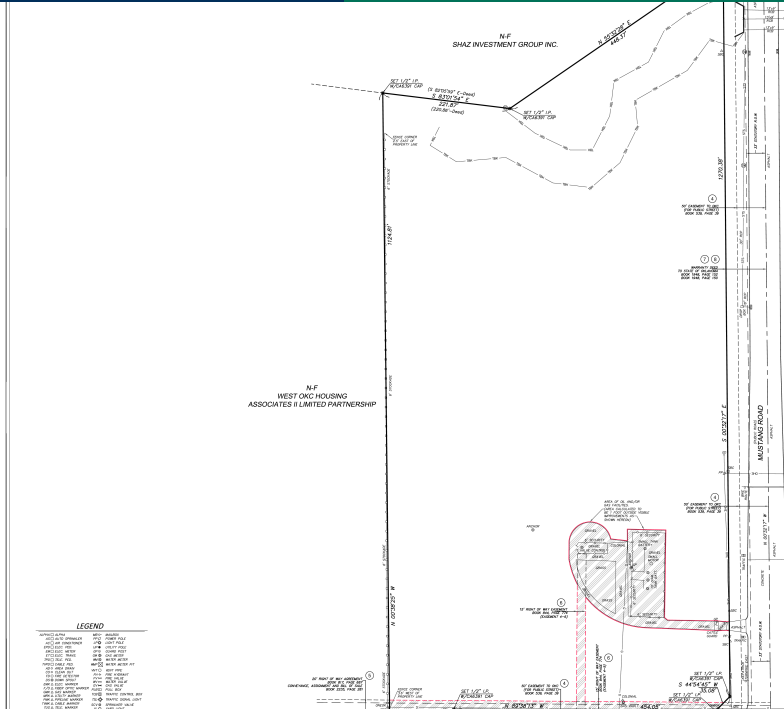
PROPERTY OVERVIEW

Excellent location for retail development. Site has all utilities and is zoned for commercial use. The site offers approximately 1270 feet frontage on Mustang Road and approximately 564 feet frontage on SW 15th Street. Former oil well and tank site have been removed with surface rights reverting to the land owner.

LOCATION OVERVIEW

NW Corner of SW 15th Street and Mustang Road. Major development of Mustang Creek Crossing is on the east side of Mustang Road. Approximately one mile south of the interchange of I-40 and Mustang Road. A Mustang Middle School and a Mustang Grade School are located approximately 1/2 mile east of the property on SW 15th Street. An off / on ramp to the Kilpatrick Turnpike is on SW 15th Street approximately 3/4 mile east of the property. Major development of the area is underway with OnCue, Wendy's, 7-Eleven, O'Reilly's, and numerous other major retailers under development.

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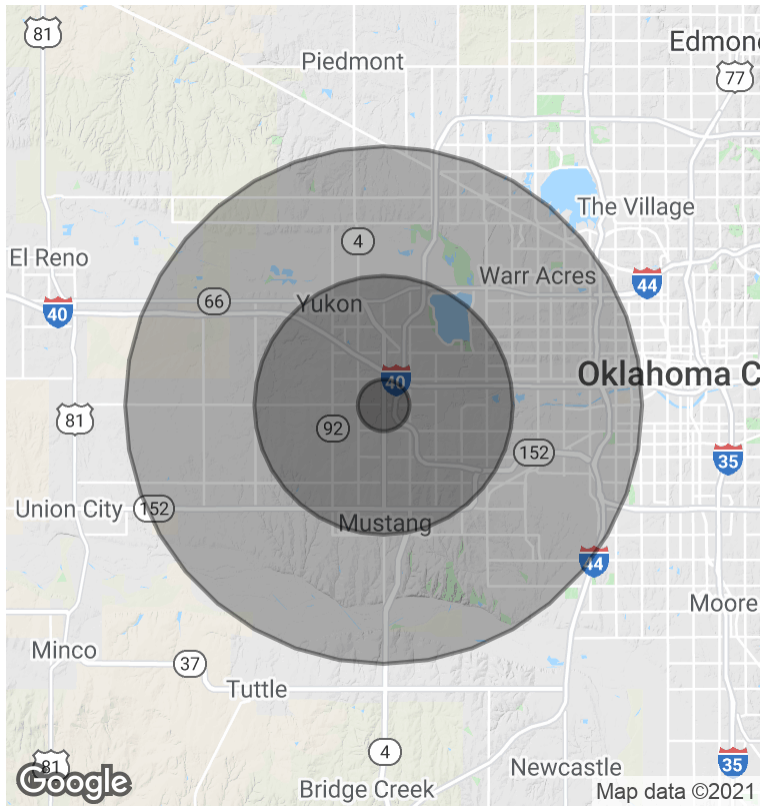
CERTIFICATE OF SURVEY

DATE OF SURVEY: 08/14/2021
 I, the undersigned, a duly Licensed Professional Engineer in the State of Oklahoma, have surveyed the above described land and have found the same to be as shown on the attached plat. I have also found that the same is not subject to any other survey or claim of right. I have also found that the same is not subject to any other survey or claim of right. I have also found that the same is not subject to any other survey or claim of right.

Handwritten Signature
 [Professional Engineer Seal]

- GENERAL NOTES:**
- The bearing of this plat is based on the north-south line of the Section 16, Township 22 North, Range 10 East, Oklahoma County, Oklahoma, which is the true meridian.
 - All distances are in feet and inches, rounded to the nearest hundredth of a foot.
 - The survey was made by the undersigned on the 14th day of August, 2021.
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NO.	DATE	REVISION
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10		



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	225,630
Population Density	225,630
Median Age	35.0
Median Age (Male)	34.8
Median Age (Female)	35.9
Total Households	86,681
# of Persons Per HH	2.6
Average HH Income	\$60,389
Average House Value	\$143,169

TRAFFIC COUNTS (per ACOG)

SW 15th - West	8,052 Cars/Day
SW 15th - East	5,091 Cars/Day
S Mustang Road - North	19,336 Cars/Day
S Mustang Road - South	18,100 Cars/Day

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