

PRICE EDWARDS
AND CO.

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SW 15TH & MUSTANG ROAD

PREPARED BY:

CORDELL BROWN, CCIM

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SW 15TH ST & MUSTANG ROAD SITE INFORMATION

This 15.38 acre site lays on the northwest corner of SW 15th and Mustang Road (Ok State Highway 4). Over the last three years this intersection has begun to develop as a major retail area in the Mustang/ Yukon and west Oklahoma City metro. The site is ideally located with a Mustang grade school and Middle school located approximately 1/2 mile east of the site and an on/off ramp for the Kilpatrick Turnpike approximately 3/4 mile east of the site. Additional access is the Interchange of I-40 and Mustang Road approximately one mile north of the site.

The site offers approximately 540 feet of frontage on SW 15th Street and over 1200 feet of frontage on Mustang Road. Approximately 2 acres of the north end of the site lies within the 100-year flood plain which includes a floodway in the 2 acres. A survey of the site is included in this package. Approximately 13.38 acres of the site is buildable.

While the site is in Canadian County, it is within the Oklahoma City limits and is zoned for commercial use under PUD 824 (C-3) and is the only corner of the intersection that has not been developed. This fact will prove to be a benefit to the developer who can take advantage of the haphazard development of the other corners of the intersection. Other developments include the 295 acre Mustang Crossing on the Northeast Corner of the Intersection. It's frontage development of convenience, gas, carwash, and fast food leave room for more upscale development of dine-in, office and attractive, upscale retail development. The southeast corner is a credit union and urgent care location and the southwest corner is a poorly designed strip center that is a mix of retail uses.

PURCHASE PRICE: \$8,160,000.00

ZONING: PUD 824 (C-3) OKLAHOMA CITY

LAND SIZE: 15.38+/- ACRES (WITH BUILDABLE LAND OF APPROXIMATELY 13.38 ACRES)

AERIAL MAP



SURROUNDING RETAILERS,
MULTIFAMILY UNITS AND BUSINESSES

Mustang Road

SN 15th Street





66,300 cars/day



MUSTANG ROAD

19,336 cars/day

PROPERTY SITE

NEW DEVELOPMENT

SW 15TH ST
5,091 cars/day

Crunch Fitness - Yukon

Crunch Fitness

Dynamic ATA
Martial Arts

A Place to
Grow Pediatrics

Canadian Valley
Baptist Church

Church

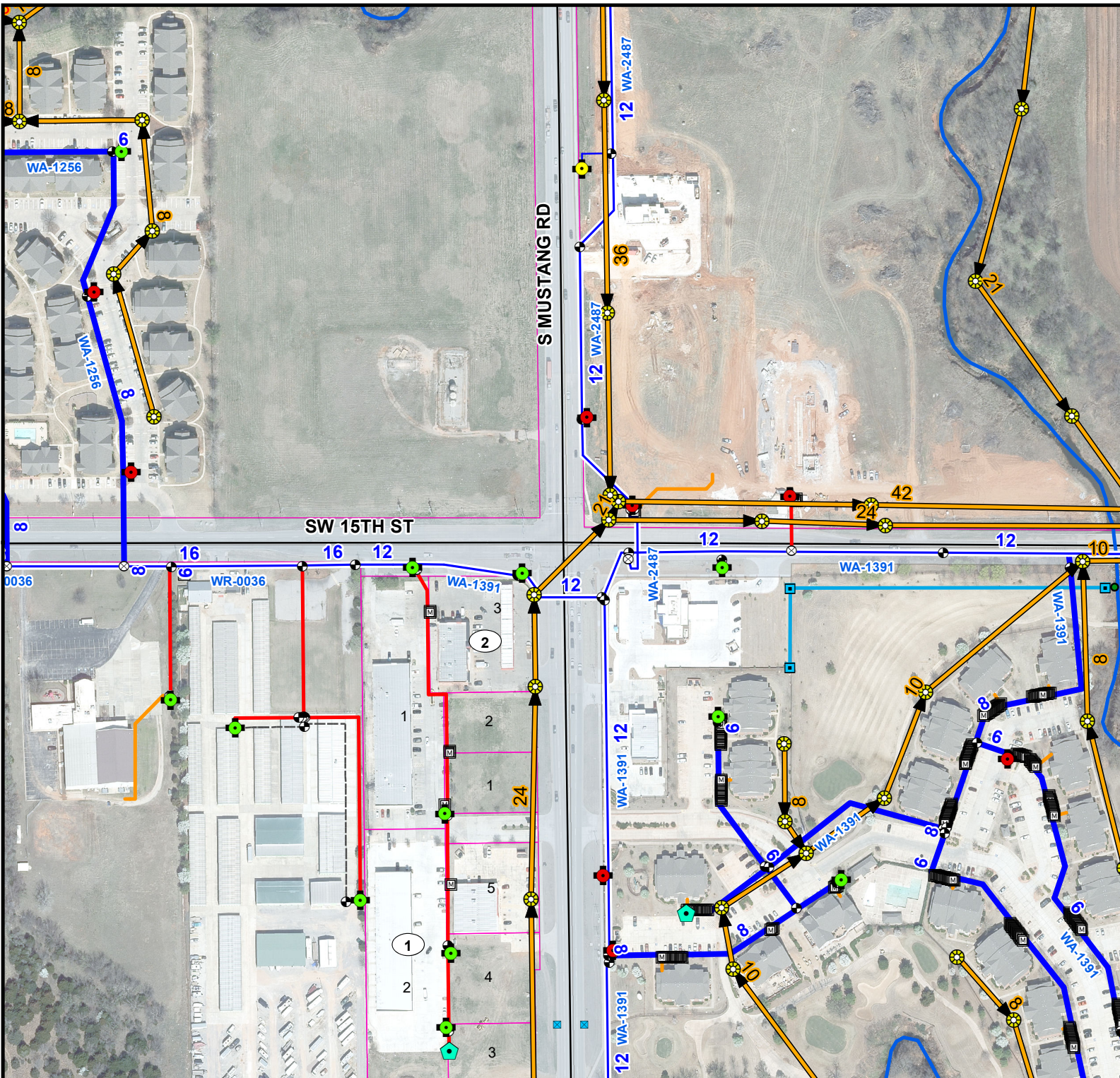
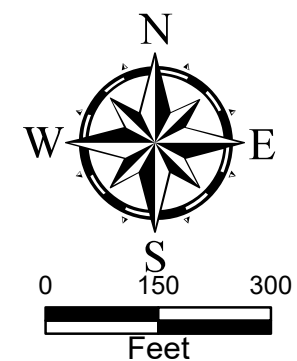
La Petite Academy
of Yukon



Legend

- Sewer Manhole
- Wastewater Main
- Hydrant
- Dead End Hydrant
- Water Meter
- Water Main

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Executive Summary

SW 15th St & S Mustang Rd, Yukon, Oklahoma, 73099
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.44986
Longitude: -97.72464

	1 mile	3 miles	5 miles
Population			
2010 Population	5,823	30,211	81,588
2020 Population	11,039	46,793	109,879
2022 Population	11,796	50,420	115,936
2027 Population	12,893	55,989	125,979
2010-2020 Annual Rate	6.61%	4.47%	3.02%
2020-2022 Annual Rate	2.99%	3.37%	2.41%
2022-2027 Annual Rate	1.79%	2.12%	1.68%
2022 Male Population	48.8%	48.8%	48.7%
2022 Female Population	51.2%	51.2%	51.3%
2022 Median Age	33.7	35.7	36.8

In the identified area, the current year population is 115,936. In 2020, the Census count in the area was 109,879. The rate of change since 2020 was 2.41% annually. The five-year projection for the population in the area is 125,979 representing a change of 1.68% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	67.3%	69.8%	69.6%
2022 Black Alone	4.9%	3.6%	4.3%
2022 American Indian/Alaska Native Alone	3.2%	3.5%	3.7%
2022 Asian Alone	6.0%	6.3%	4.4%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	4.7%	4.0%	5.0%
2022 Two or More Races	13.7%	12.7%	12.9%
2022 Hispanic Origin (Any Race)	11.7%	10.3%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	67	82	79
2010 Households	2,292	11,159	30,632
2020 Households	4,519	17,335	41,056
2022 Households	4,751	18,609	43,271
2027 Households	5,165	20,588	46,907
2010-2020 Annual Rate	7.02%	4.50%	2.97%
2020-2022 Annual Rate	2.25%	3.20%	2.36%
2022-2027 Annual Rate	1.69%	2.04%	1.63%
2022 Average Household Size	2.48	2.71	2.67

The household count in this area has changed from 41,056 in 2020 to 43,271 in the current year, a change of 2.36% annually. The five-year projection of households is 46,907, a change of 1.63% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2020. The number of families in the current year is 31,638 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

SW 15th St & S Mustang Rd, Yukon, Oklahoma, 73099
Rings: 1, 3, 5 mile radii

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Latitude: 35.44986
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	12.4%	12.5%	12.9%
Median Household Income			
2022 Median Household Income	\$79,404	\$83,039	\$77,407
2027 Median Household Income	\$86,471	\$90,443	\$84,304
2022-2027 Annual Rate	1.72%	1.72%	1.72%
Average Household Income			
2022 Average Household Income	\$97,855	\$101,330	\$95,385
2027 Average Household Income	\$109,635	\$112,936	\$107,379
2022-2027 Annual Rate	2.30%	2.19%	2.40%
Per Capita Income			
2022 Per Capita Income	\$39,370	\$37,441	\$35,636
2027 Per Capita Income	\$43,876	\$41,569	\$40,020
2022-2027 Annual Rate	2.19%	2.11%	2.35%

Current median household income is \$77,407 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$84,304 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$95,385 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$107,379 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,636 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,020 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	182	183	178
2010 Total Housing Units	2,537	11,885	32,865
2010 Owner Occupied Housing Units	1,228	8,628	22,815
2010 Renter Occupied Housing Units	1,064	2,530	7,817
2010 Vacant Housing Units	245	726	2,233
2020 Total Housing Units	4,916	18,325	43,628
2020 Vacant Housing Units	397	990	2,572
2022 Total Housing Units	5,190	19,719	46,081
2022 Owner Occupied Housing Units	2,663	14,083	31,588
2022 Renter Occupied Housing Units	2,088	4,526	11,683
2022 Vacant Housing Units	439	1,110	2,810
2027 Total Housing Units	5,639	21,805	49,951
2027 Owner Occupied Housing Units	2,909	15,690	34,654
2027 Renter Occupied Housing Units	2,256	4,898	12,253
2027 Vacant Housing Units	474	1,217	3,044

Currently, 68.5% of the 46,081 housing units in the area are owner occupied; 25.4%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 43,628 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.46%. Median home value in the area is \$189,806, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.90% annually to \$218,945.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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