

# Mustang & Reno | 3.033 Acres Land

**FOR SALE**

S Mustang Rd & Reno Ave , Oklahoma City, OK 73099



Brandy Rundel

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**PRICE  
EDWARDS**  
AND COMPANY

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## Details

<b>Sale Price:</b>	Negotiable
<b>Lot Size:</b>	3.033 Acres
<b>Cross Streets:</b>	S Mustang Rd & Reno Ave

## Highlights

- Signalized hard corner at Mustang Rd and Reno Avenue with four corner retail anchors
- Legal access via easement from adjacent CVS with existing curb cuts and drive aisles in place
- Utilities available to the site
- Surrounded by established and growing residential neighborhoods driving daily demand
- Supports household goods, service retail, and entertainment uses
- Ideal for fuel, quick service restaurant, or casual dining use
- Excellent visibility along a primary east west arterial corridor

## Overview

Positioned at the signalized hard corner of S. Mustang Rd & Reno Ave, this ±3.03 acre site presents a strong development opportunity within one of the fastest growing corridors in the Oklahoma City market. The intersection is anchored by established national retailers on all four corners, creating a proven retail environment with consistent traffic and daily consumer draw.

The property benefits from utilities to the site and established access via a legal easement from the adjacent CVS. Curb cuts and internal drive aisles are already in place, allowing for efficient circulation and reducing both development time and cost.

Surrounded by established and growing residential neighborhoods, as shown on the aerial, the site benefits from a dense and expanding customer base that supports household goods, services, and entertainment uses.

The size, access, and visibility position the site well for a fuel user, while also supporting quick service or mid scale casual dining concepts seeking strong intersection presence.

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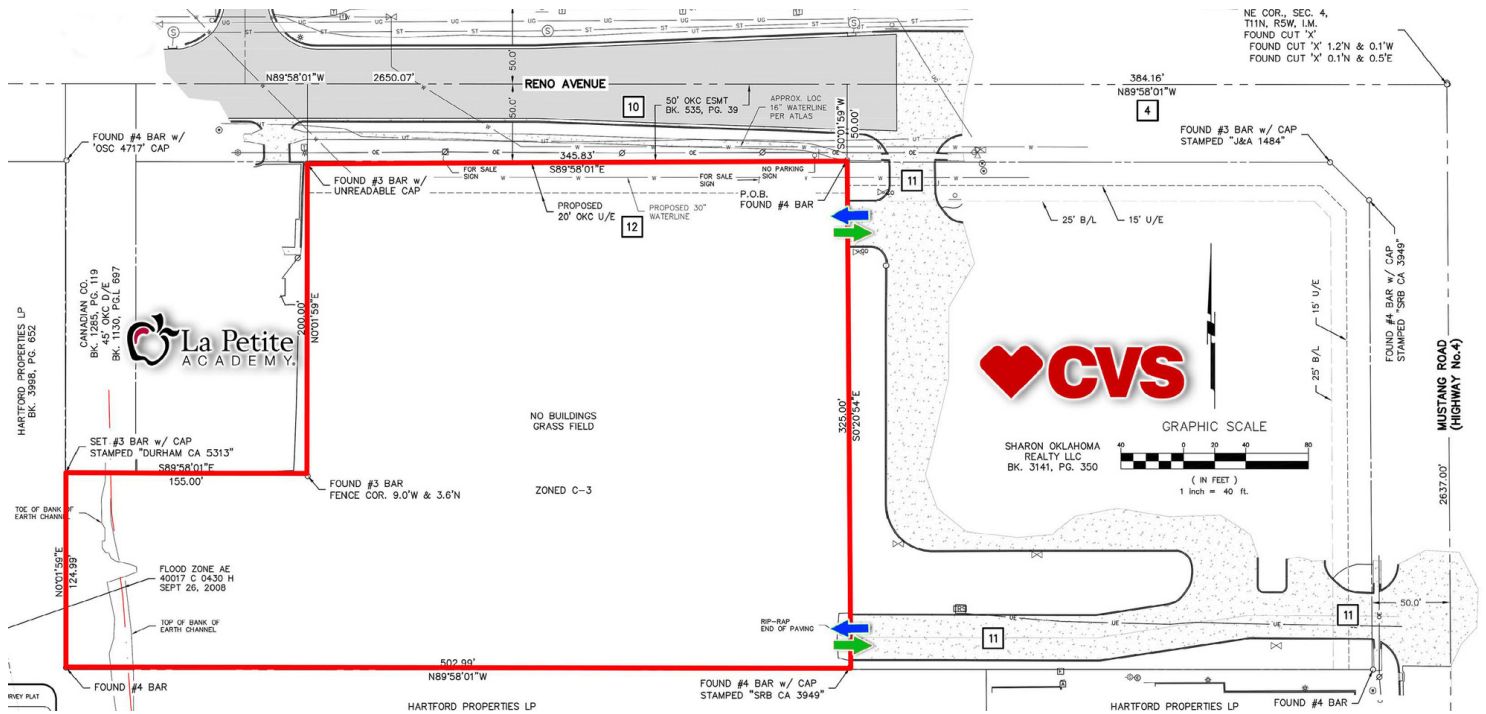
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## IMPORTANT FACT:

Zoned: C-3

"The property benefits from utilities to the site and established legal access via an easement from the adjacent CVS providing access to a primary north south corridor."

"Excellent visibility along a primary east west arterial corridor with access to a primary north south corridor."

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S Mustang Rd & Reno Ave - Intersection

Geographic Area	Population Estimate (as of July 1)						Overall	Annual Δ
	2020	2021	2022	2023	2024	2025		
<b>Oklahoma</b>	<b>3,965,243</b>	<b>3,992,760</b>	<b>4,025,327</b>	<b>4,062,716</b>	<b>4,097,758</b>	<b>4,123,288</b>	<b>158,045</b>	<b>31,609</b>
Canadian County	155,435	162,022	169,473	176,105	181,644	187,189	31,754	6,351
Cleveland County	296,253	298,188	299,819	301,462	303,401	303,973	7,720	1,544
Grady County	54,889	55,644	56,737	57,504	58,298	59,128	4,239	848
Lincoln County	33,515	33,892	34,198	34,641	35,000	35,278	1,763	353
Logan County	49,753	50,952	52,035	53,174	53,997	55,473	5,720	1,144
McClain County	41,922	43,544	45,423	47,084	48,530	49,647	7,725	1,545
Oklahoma County	798,252	800,107	805,035	811,153	818,198	822,125	23,873	4,775
Oklahoma City MSA	1,430,019	1,444,349	1,462,720	1,481,123	1,499,068	1,512,813	82,794	16,559

Geographic Area	Population Estimate (as of July 1)						Overall	Annual Δ%
	2020	2021	2022	2023	2024	2025		
<b>Oklahoma</b>	<b>Base</b>	<b>0.69%</b>	<b>0.82%</b>	<b>0.93%</b>	<b>0.86%</b>	<b>0.62%</b>	<b>3.99%</b>	<b>0.80%</b>
Canadian County	Base	4.24%	4.60%	3.91%	3.15%	3.05%	20.43%	4.09%
Cleveland County	Base	0.65%	0.55%	0.55%	0.64%	0.19%	2.61%	0.52%
Grady County	Base	1.38%	1.96%	1.35%	1.38%	1.42%	7.72%	1.54%
Lincoln County	Base	1.12%	0.90%	1.30%	1.04%	0.79%	5.26%	1.05%
Logan County	Base	2.41%	2.13%	2.19%	1.55%	2.73%	11.50%	2.30%
McClain County	Base	3.87%	4.32%	3.66%	3.07%	2.30%	18.43%	3.69%
Oklahoma County	Base	0.23%	0.62%	0.76%	0.87%	0.48%	2.99%	0.60%
Oklahoma City MSA	Base	1.00%	1.27%	1.26%	1.21%	0.92%	5.79%	1.16%

Source: <https://www.census.gov/data/tables/time-series/demo/popest/2020s-counties-total.html>

## Demographics for Oklahoma Counties

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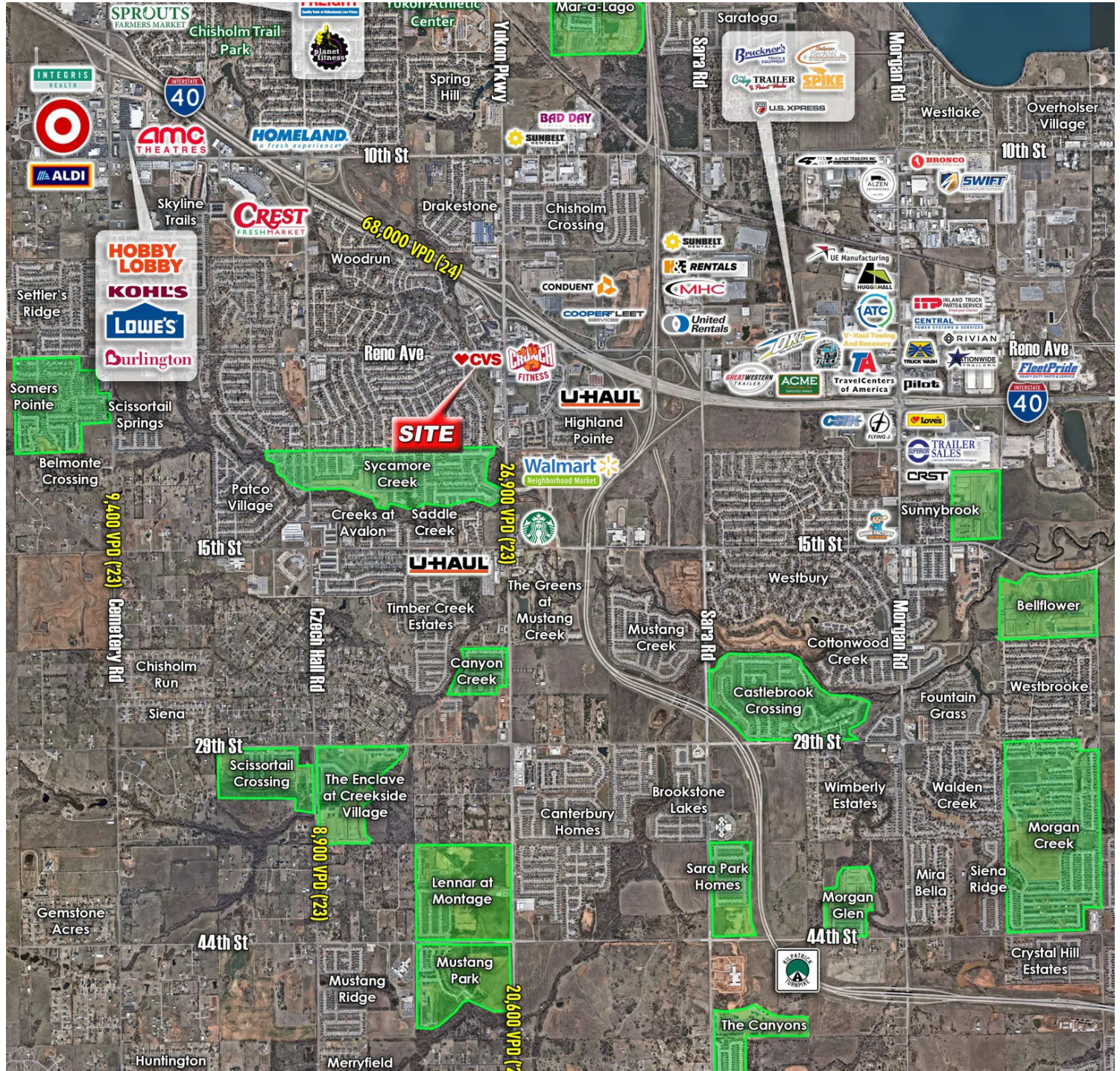
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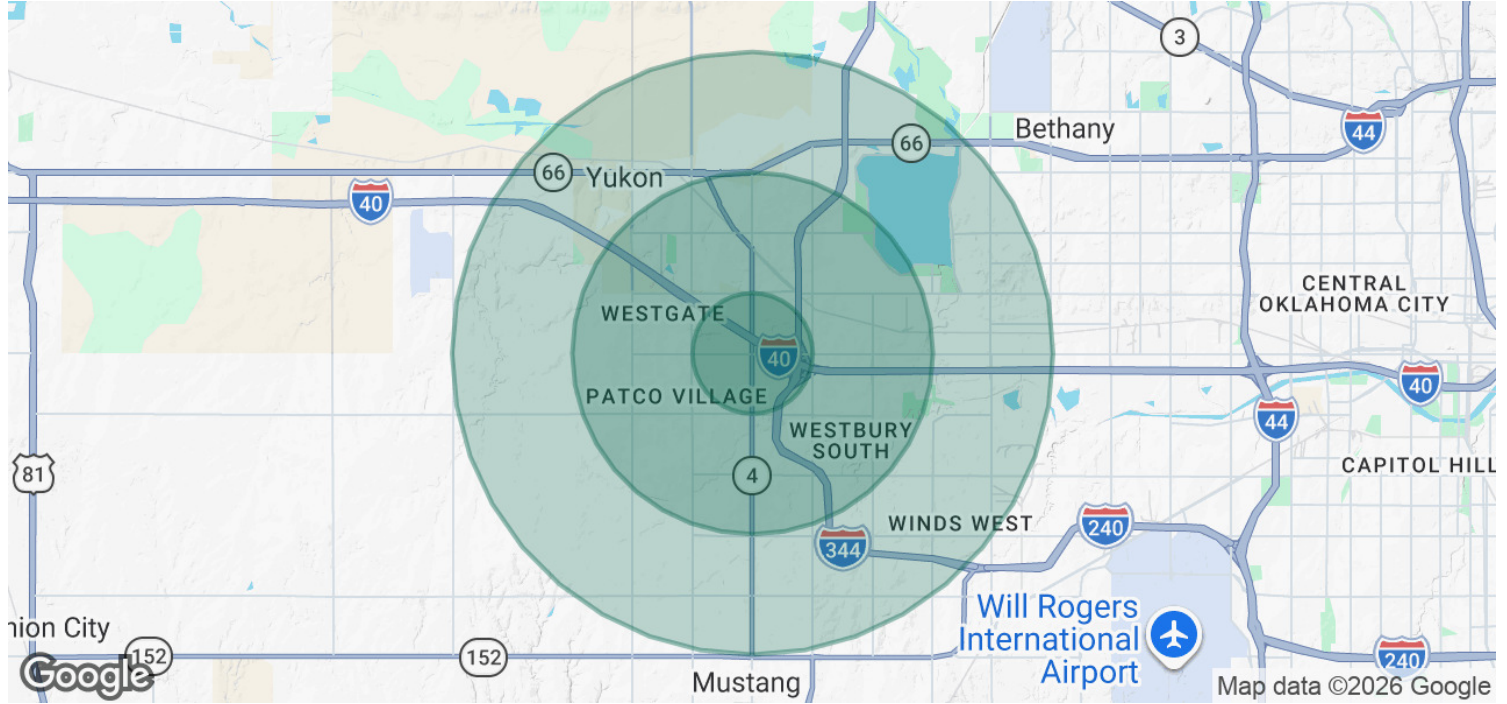
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,400	57,380	104,518
Average Age	33.8	35.6	36.1
Average Age (Male)	33.5	35.0	35.1
Average Age (Female)	33.4	36.6	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,690	21,065	38,691
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$93,265	\$96,265	\$95,939
Average House Value	\$208,930	\$222,752	\$238,114

2023 American Community Survey (ACS)

06082026

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