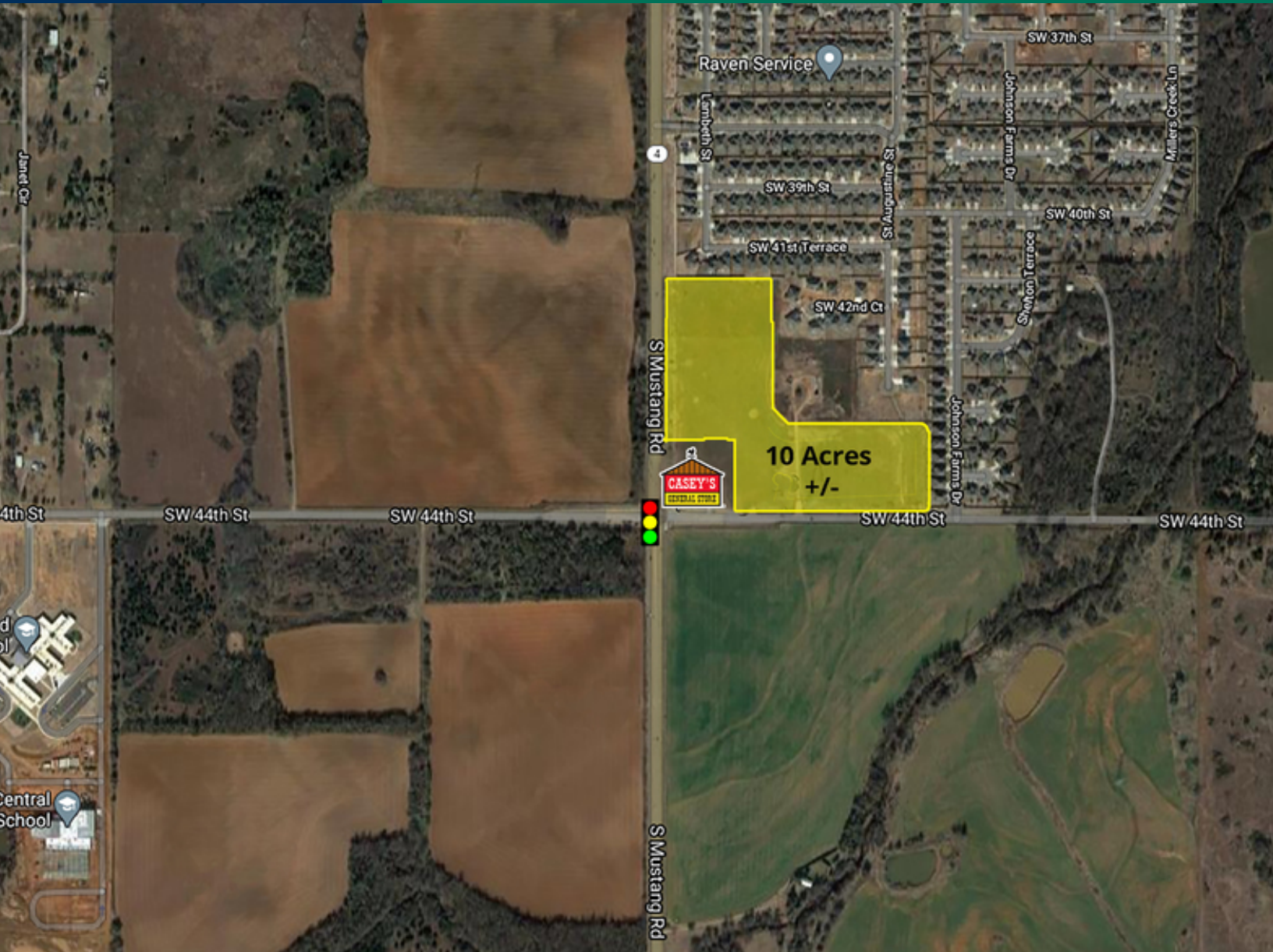


10 Acres +/- Land Parcel For Sale

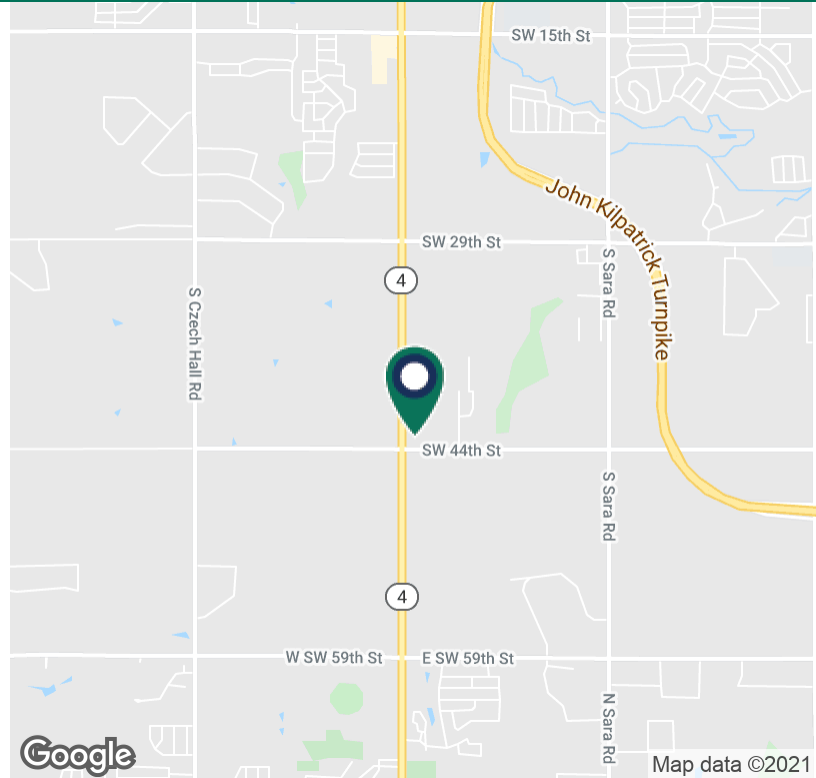
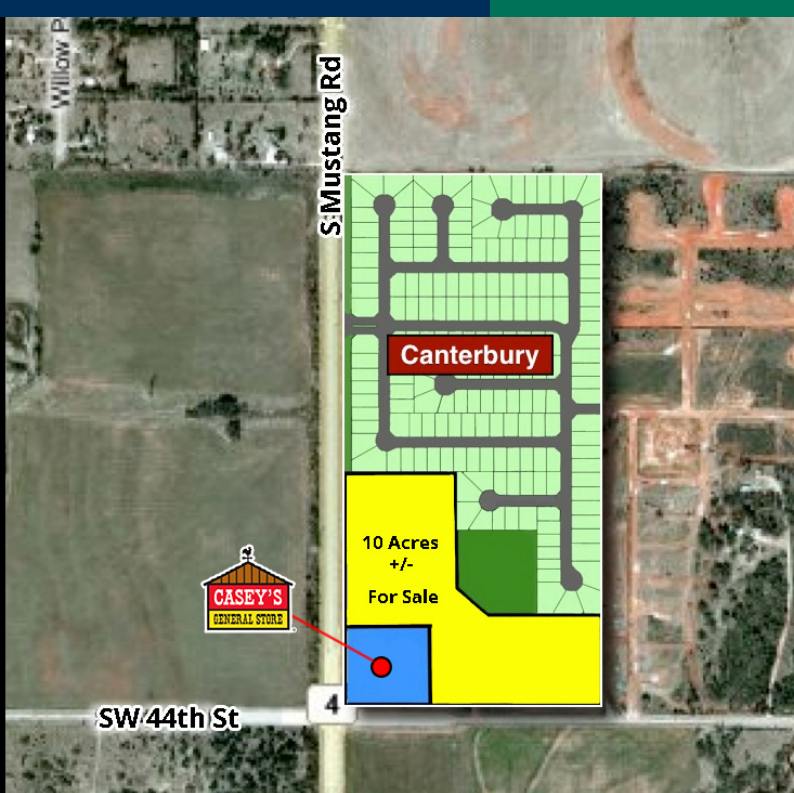
NE/corner of SW 44th & S Mustang Road Yukon, OK 73099



NE/C of SW 44th & S Mustang Rd

Yukon, Oklahoma

ROSHA WOOD
Retail Specialist
405.239.1219
rwood@priceedwards.com
priceedwards.com



OFFERING SUMMARY

Sale Price:	\$2,831,400
Lot Size:	10 Acres
Price / Acre:	\$283,140
	11102021

PROPERTY OVERVIEW

10 acres +/- ready to develop land.

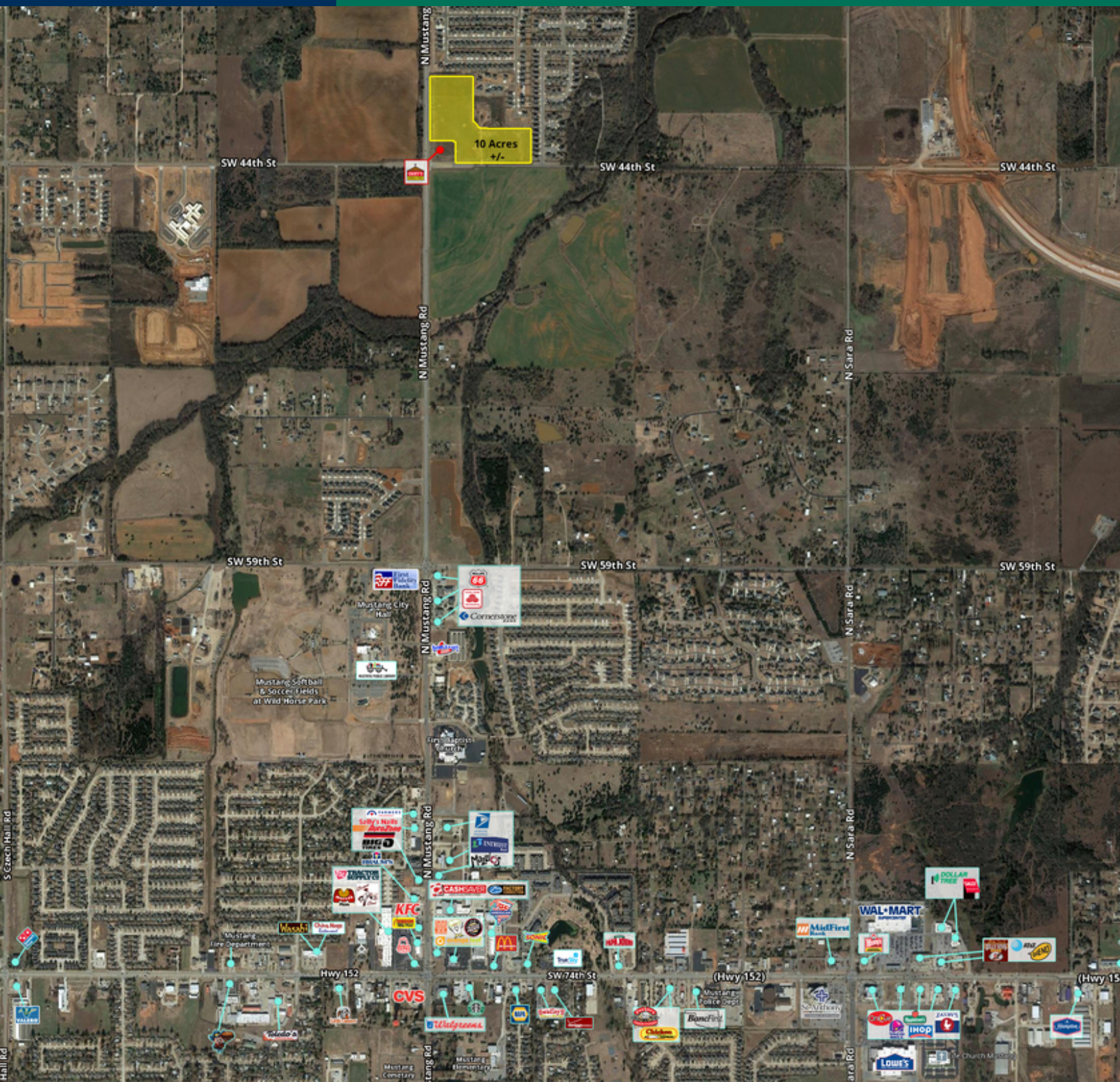
Fast growing market with a brand new Casey's General Stores being built on the hard corner.

Zoning is conducive for Retail/Mixed Use Development, Storage Facility, Fast Food concept and much more!

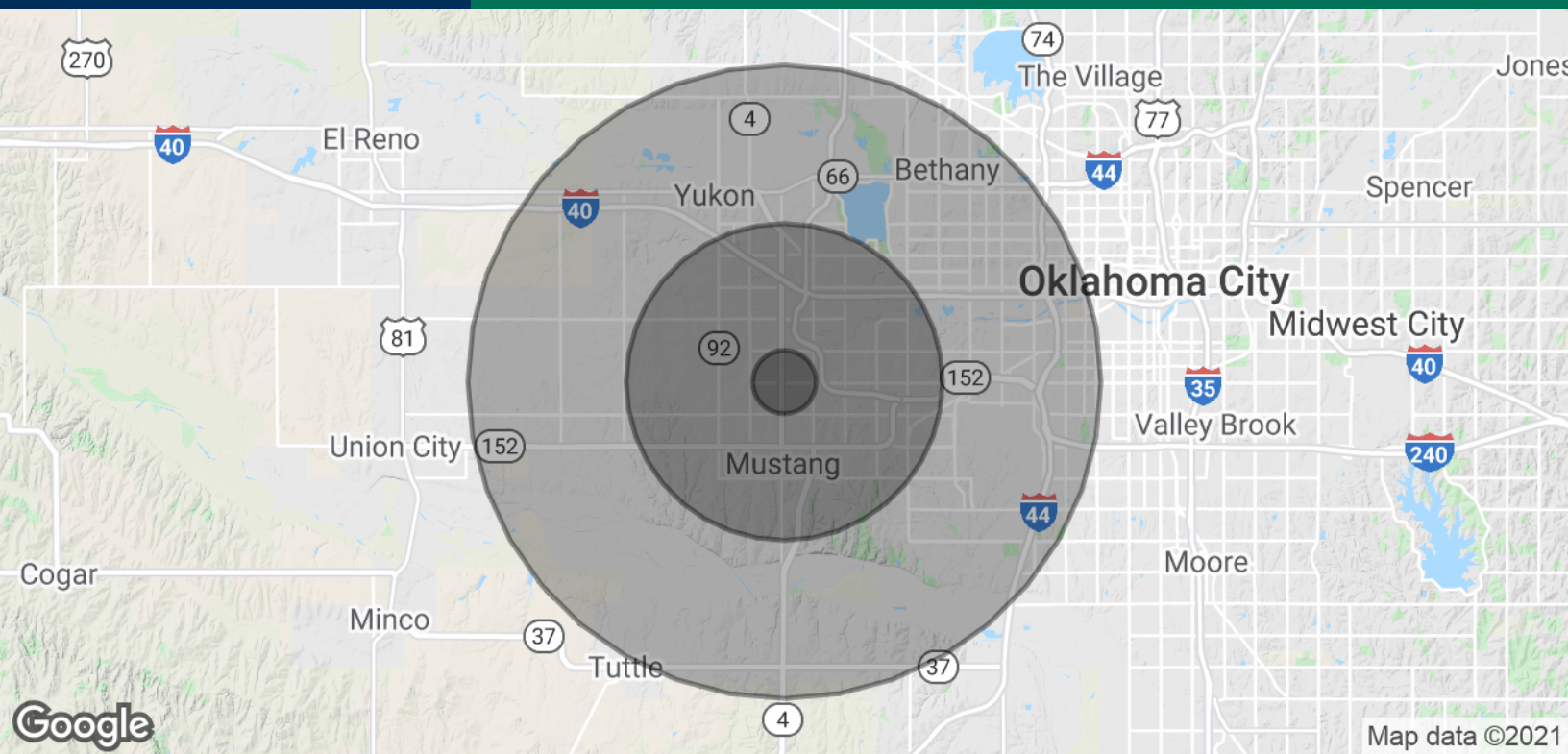
PROPERTY HIGHLIGHTS

- All utilities are in place

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	806	60,357	181,282
Average age	33.7	34.0	35.3
Average age (Male)	33.3	33.8	35.2
Average age (Female)	35.2	34.3	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	328	22,244	68,087
# of persons per HH	2.5	2.7	2.7
Average HH income	\$69,950	\$74,237	\$62,692
Average house value	\$254,400	\$177,449	\$148,428

* Demographic data derived from 2010 US Census