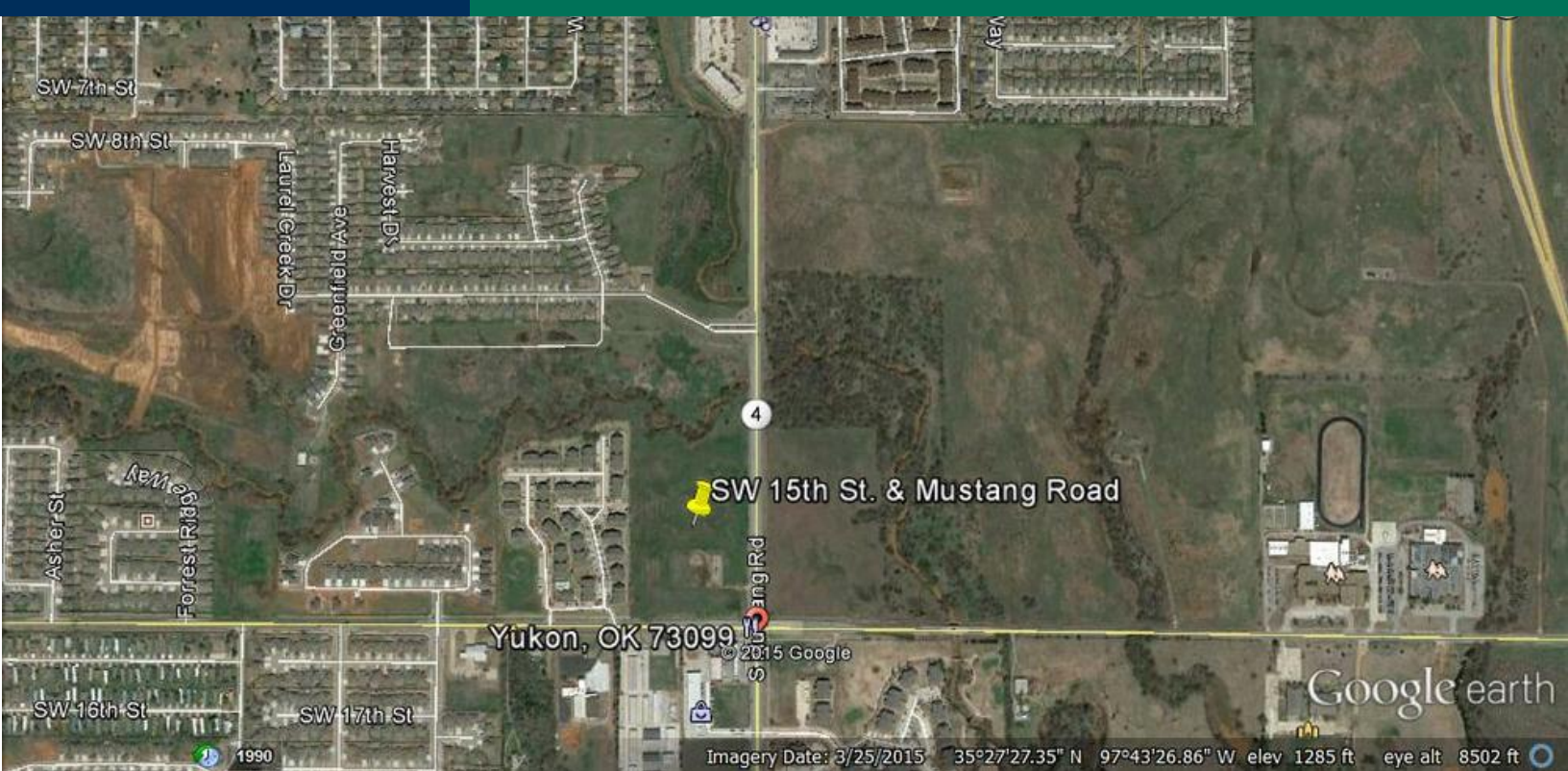


# SW 15th & Mustang Road

Yukon, OK 73099



## LAND SPACE NOW AVAILABLE

Sale Price:	\$3,225,000
Lot Size:	12.34 Acres
APN #:	PUD 824

## PROPERTY OVERVIEW

Excellent location for retail development. Site has all utilities and is zoned for commercial use. Acreage is net of oil well site and flood plain at the north end of the property. 1270 feet frontage on Mustang Road and 450 feet frontage on SW 15th Street.

## LOCATION OVERVIEW

NW Corner of SW 15th Street and 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. NO MAJOR GROCERY STORES IN THE AREA (over two miles away).

**CORDELL C. BROWN, CCIM, CIPS**

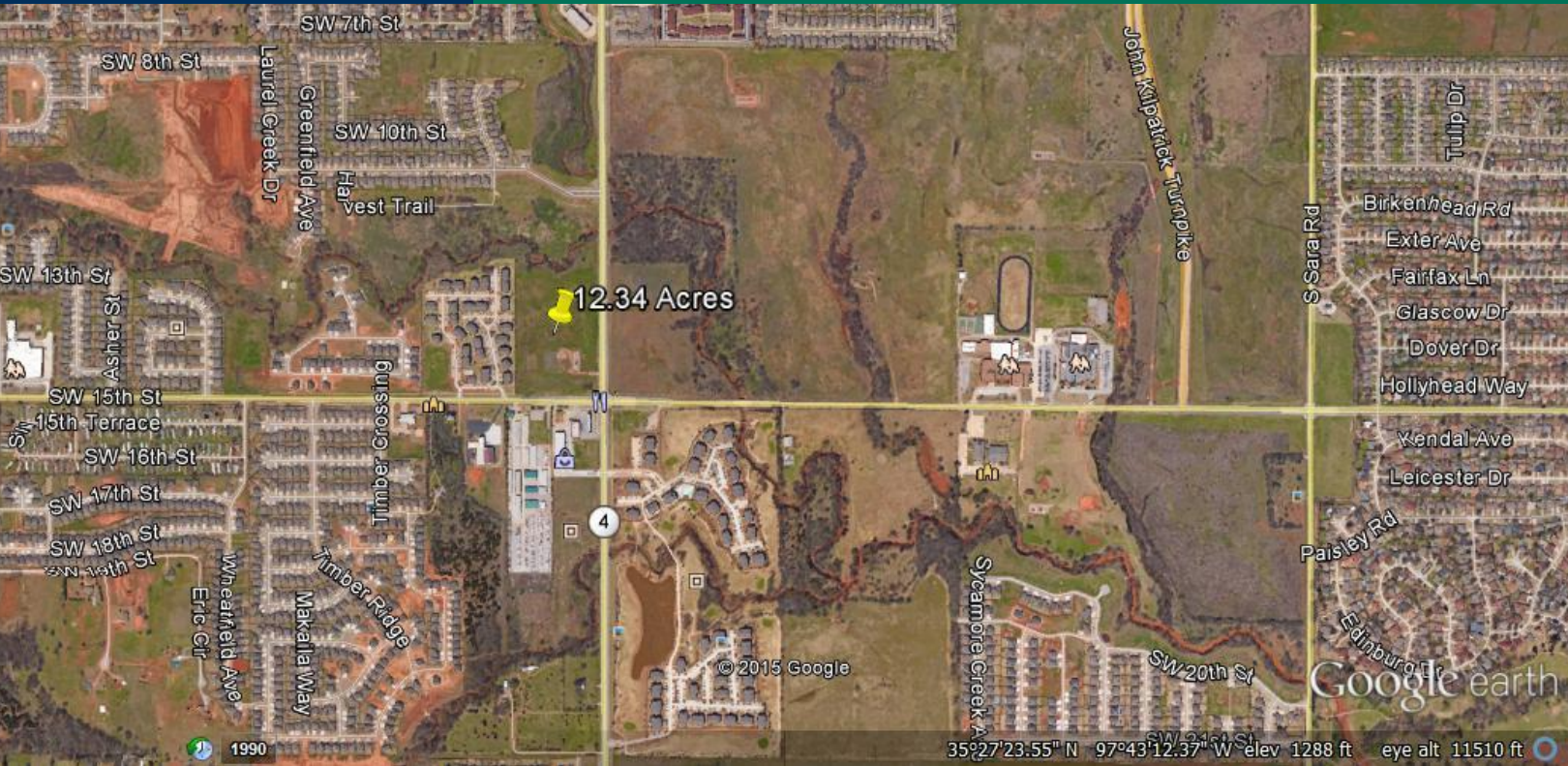
405.239.1222

cbrown@priceedwards.com

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.

# SW 15th & Mustang Road

Yukon, OK 73099



## 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

**CORDELL C. BROWN, CCIM, CIPS**

405.239.1222

cbrown@pricedwards.com

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.