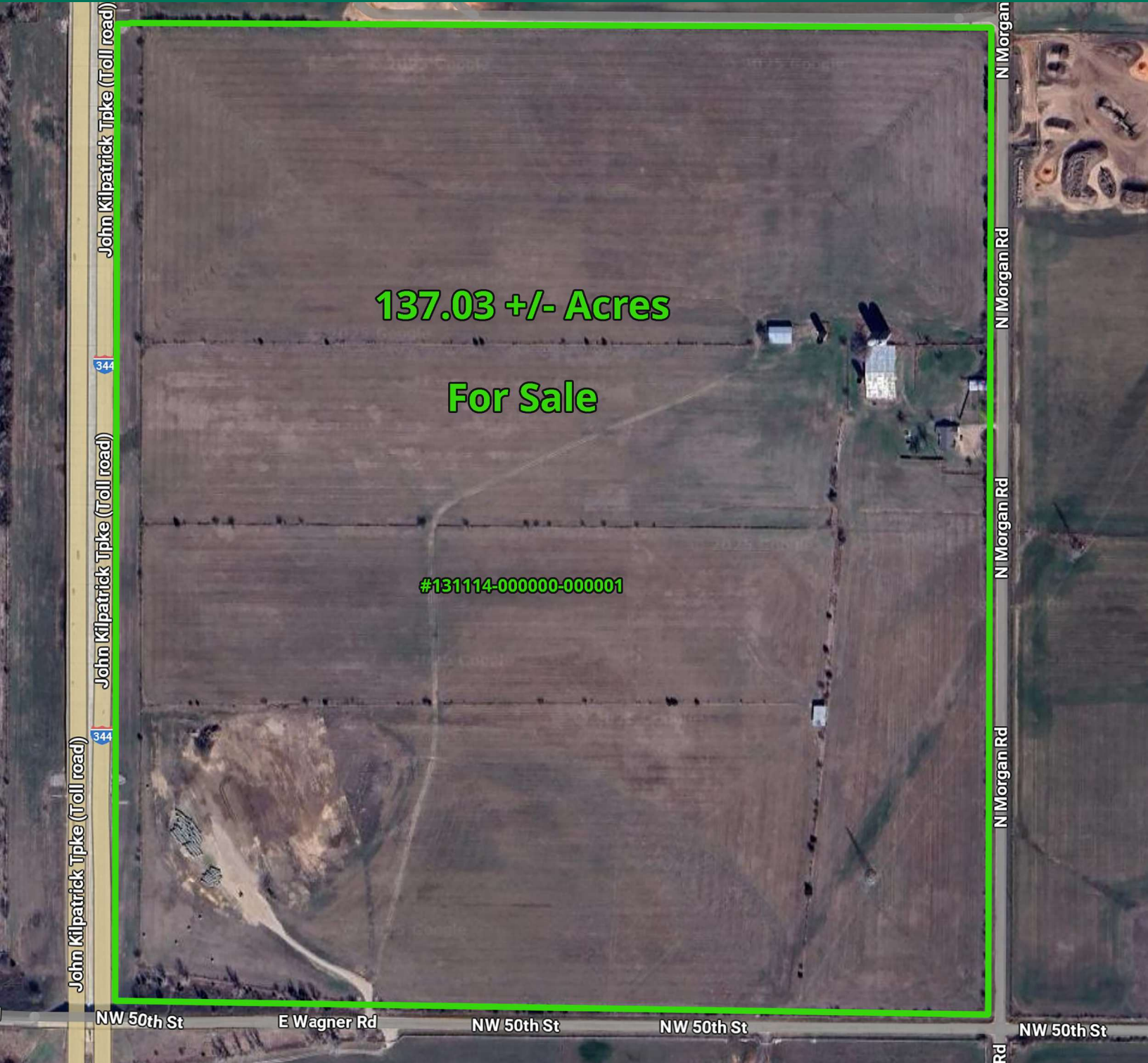


## 137 ACRES FOR SALE

5500 N MORGAN ROAD, YUKON, OK 73099



### GIRMA MOANING

retail investment specialist  
gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

**Sale Price**  
\$3,900,000

## 137 ACRES FOR SALE

5500 N MORGAN ROAD, YUKON, OK 73099



### PROPERTY DESCRIPTION

Boasting proximity to City of OKC utilities, Kilpatrick Turnpike frontage, and placement within the acclaimed Yukon Public School District, this property is ideal for forward-thinking investors seeking a lucrative opportunity. Whether you're looking to expand your land portfolio or are considering other investment avenues, this property presents numerous possibilities.

### PROPERTY HIGHLIGHTS

- Located in the Yukon area
- City of OKC Utilities Nearby
- Kilpatrick Turnpike Frontage
- Yukon Public School District
- AA Zoning
- 16,533 VPD

### OFFERING SUMMARY

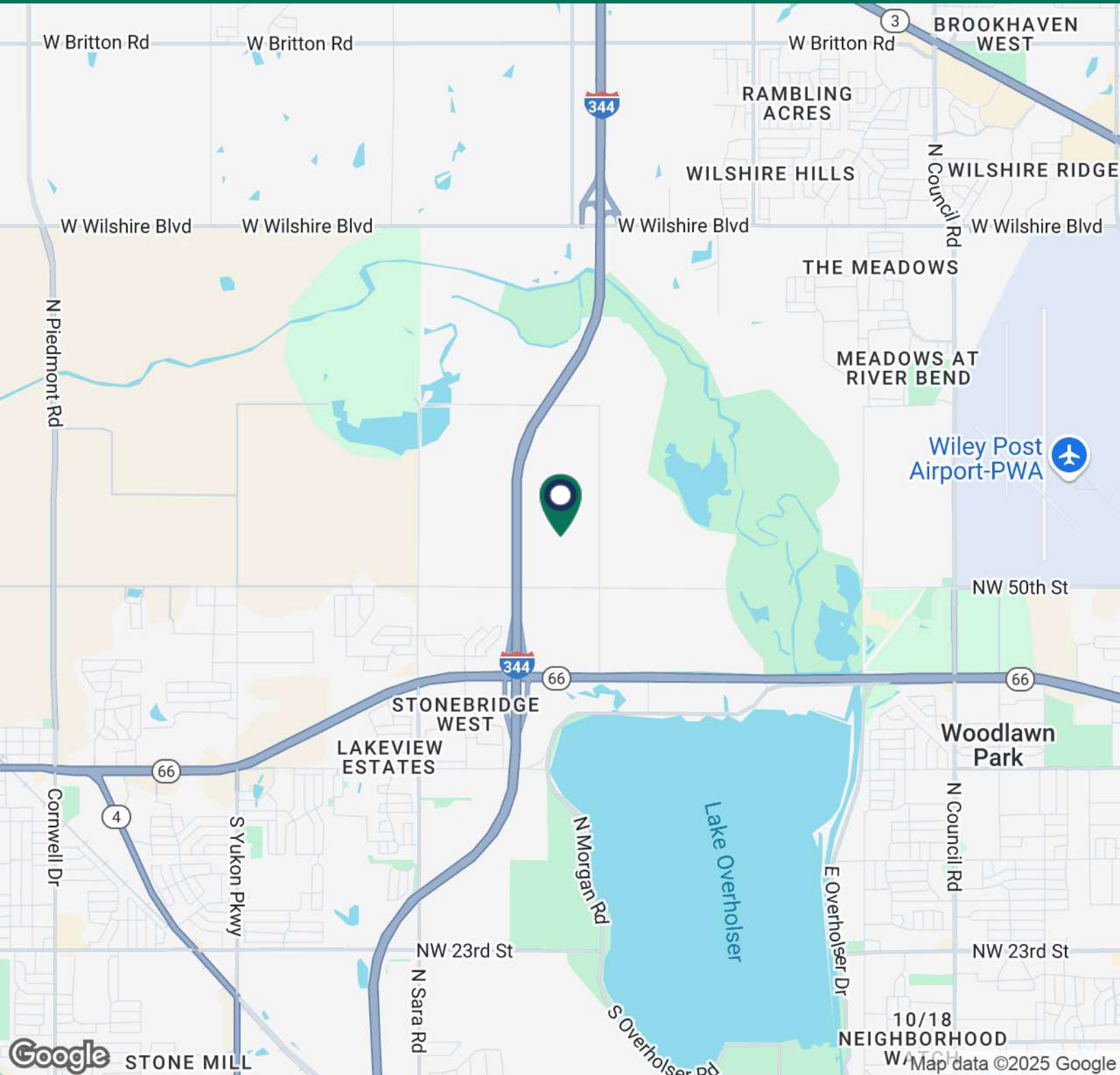
<b>Sale Price:</b>	\$3,900,000
<b>Lot Size:</b>	137.03 Acres

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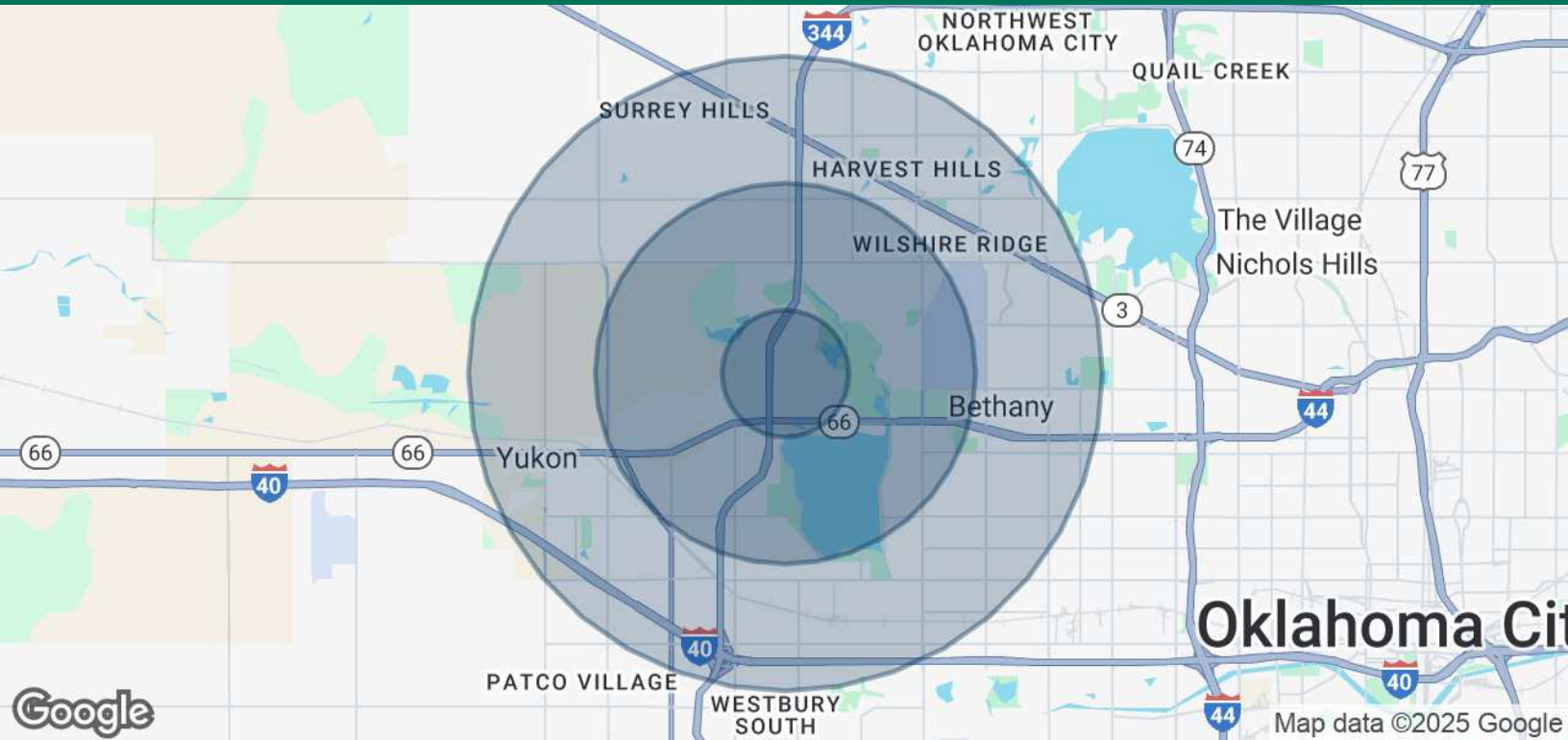
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## 137 ACRES FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,259	38,869	148,666
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	907	14,629	57,810
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$128,400	\$98,837	\$87,246
Average House Value	\$318,097	\$273,538	\$243,028

Demographics data derived from AlphaMap

03242025

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