

LAND FOR SALE - 12.34 ACRES

SW 15th & Mustang Road Yukon, OK 73099 (Oklahoma City)



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

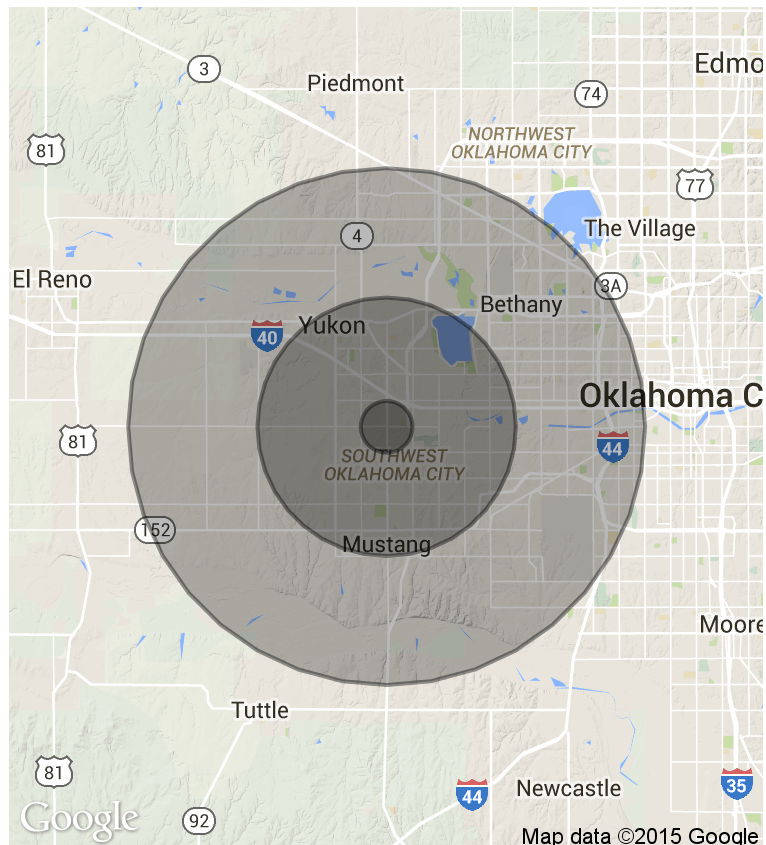
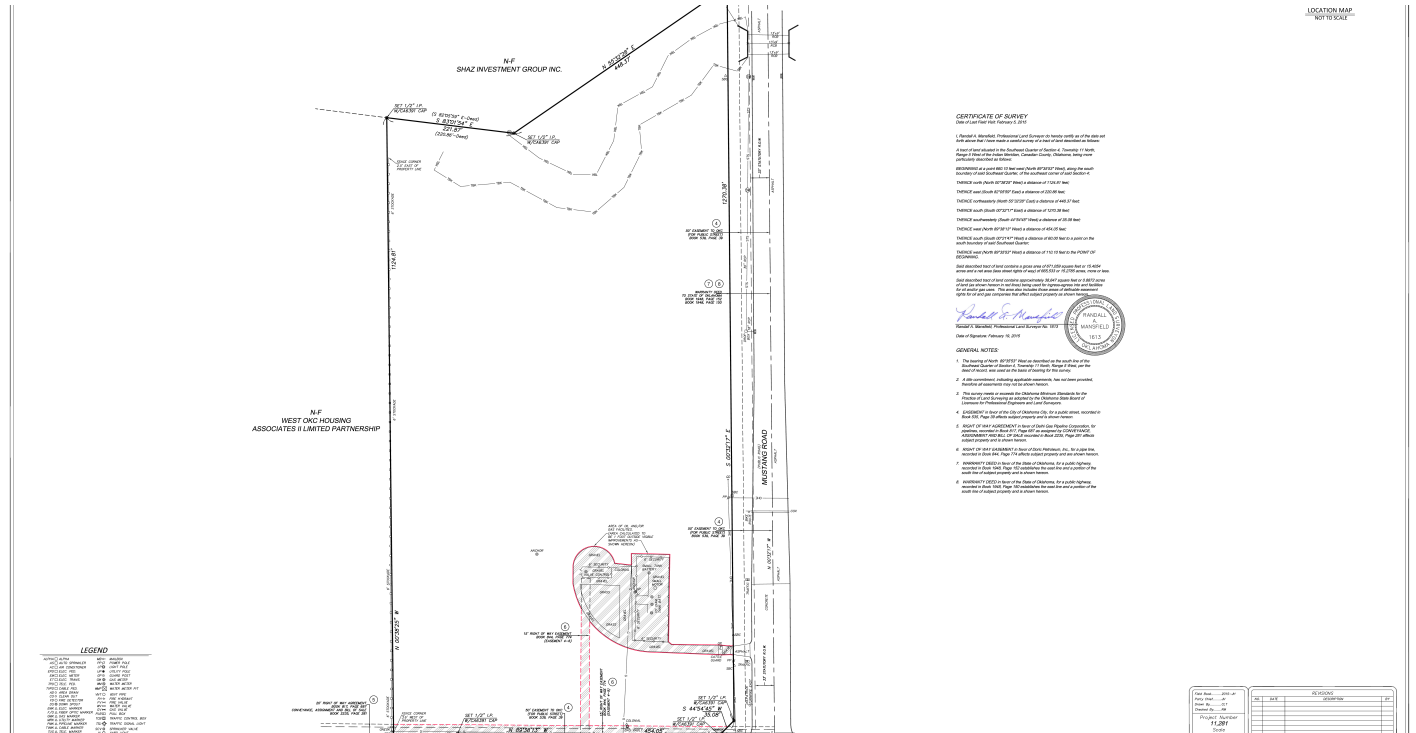
NW Corner of SW 15th Street and Mustang Road. Approximately one mile south of the interchange of I-40 and Mustang Road. A Mustang Middle School and a Mustang Grade School are located approximately 1/2 mile east of the property on SW 15th Street. An off / on ramp to the Kilpatrick Turnpike is on SW 15th Street approximately 3/4 mile east of the property. NO MAJOR GROCERY STORES IN THE AREA (over two miles away).

FOR MORE INFORMATION, CONTACT

Cordell C. Brown, CCIM, CIPS
cbrown@pricedwards.com
405.239.1222
210 Park Ave, Suite 1000
Oklahoma City, OK 73102
www.pricedwards.com

LAND FOR SALE - 12.34 ACRES

SW 15th & Mustang Road Yukon, OK 73099 (Oklahoma City)



DEMOGRAPHICS (per 2010 Census; 10 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

TRAFFIC COUNTS (per ACOG)

East - SW 15th	9,112 (14)
West - SW 15th	10,132 (15)
North - Mustang Road	18,948 (14)
South - Mustang Road	16,900 (10)

The information above has been obtained from sources believed 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.