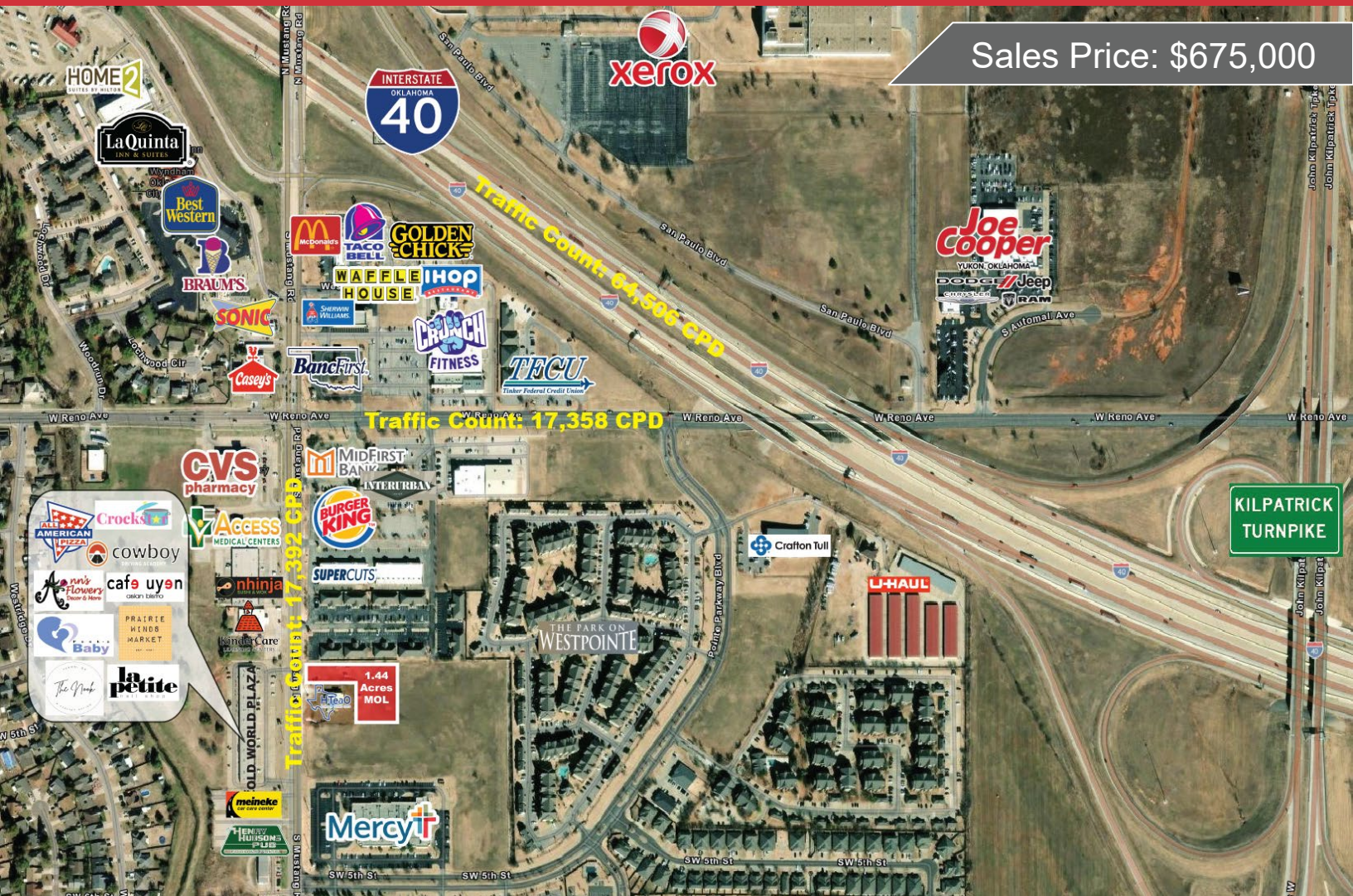


Sales Price: \$675,000

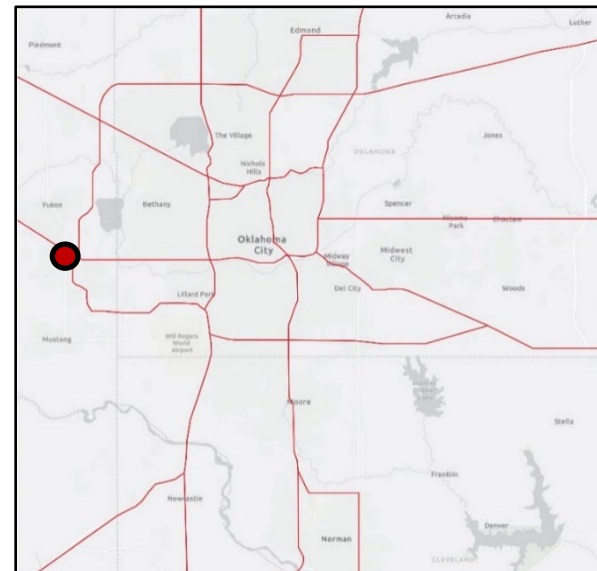


## 500 S. Mustang Road

Yukon, Oklahoma 73099

### PROPERTY HIGHLIGHTS

- **1.44 Acres MOL**
- Zoned: SPUD-1255
- C-3 Base Zoning
- 100' of Frontage on High Traffic Mustang Road
- Just South of I-40
- Next to the new HTeaO on S Mustang Road
- Across from Old World Plaza



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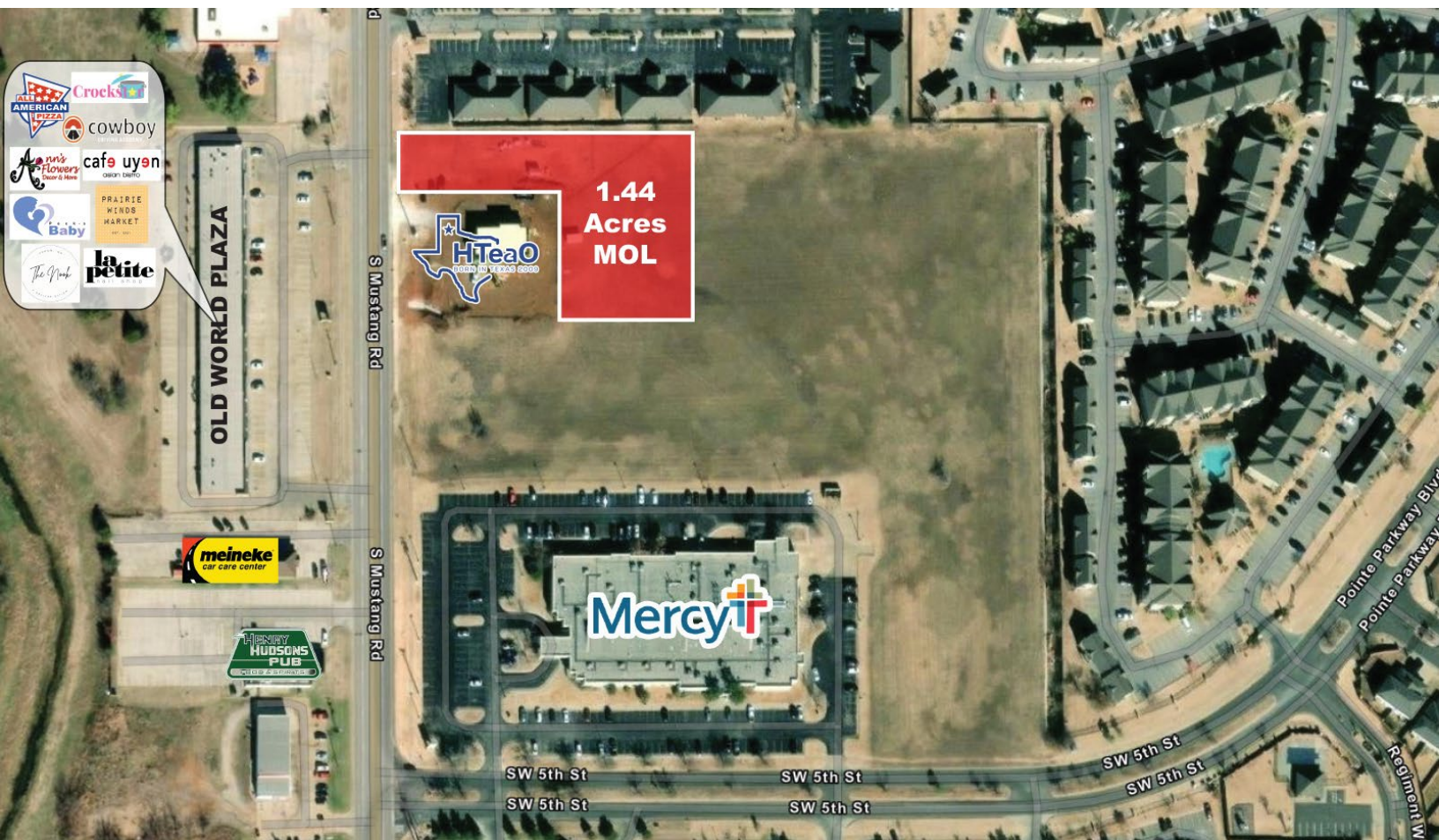
### EXECUTIVE SUMMARY

We are offering for sale this land parcel zoned 1.44 acres of Prime Retail land at 500 S. Mustang Road in Yukon, Oklahoma.

This parcel has 100' of frontage on Mustang Road with a shared 3 lane ingress/egress already in place. The parcel is zoned in a SPUD-1255 through the City of Oklahoma City with an underlying zoning in the C-3 Retail zoning classification.

We believe this parcel can accommodate up to an additional 8,200 square feet of retail buildings (see architectural drawings). The property is priced at \$675,000.00 for the 62,726 square feet which would be about \$10.76 per square foot. Water and Sewer are along S. Mustang Road.

There are many local and national retailers along S. Mustang Road which brings the traffic count in this area to 17,392 cars per day, setting a great demographic for this area.



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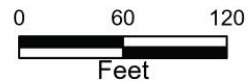




Oklahoma City  
Water  
Utilities Trust

ATLAS

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#### Legend

- Wastewater Main
- Fire Hydrant
- Water Main
- Storm Drain

Population	1 Mile: 10,902	3 Miles: 57,765	5 Miles: 109,441
Average Household Income	1 Mile: \$85,790	3 Miles: \$87,131	5 Miles: \$86,442
Total Households	1 Mile: 4,027	3 Miles: 21,665	5 Miles: 41,265

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