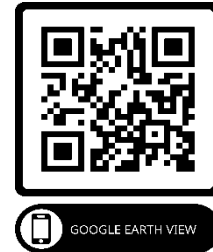


NW 10TH STREET & MUSTANG ROAD OKLAHOMA CITY, OK 73099

Industrial Land For Sale
64.84 Acres MOL
\$11,000,000 (\$3.89/SF)



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REAL ESTATE

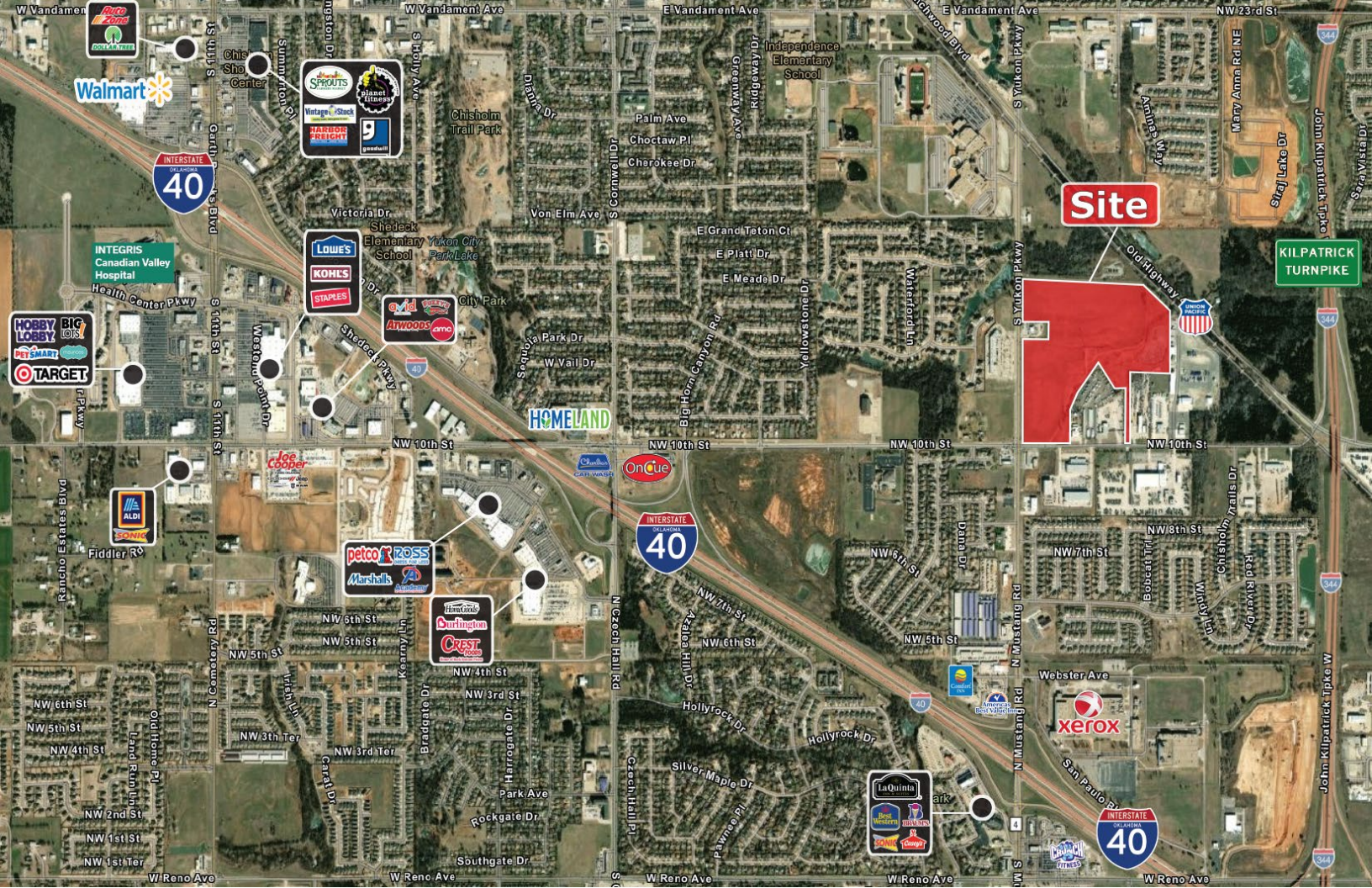


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405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY HIGHLIGHTS

- Adjacent to Union Pacific Rail Line
- Site appears to afford low-cost rail connectivity
- Level Ground
- Water & Sewer Lines Along NW 10th Street
- Great for Industrial Development
- Retail Development Possible Along Mustang Road/Yukon Parkway
- Zoned: I-2 Moderate Industrial

LOCATION HIGHLIGHTS

- Within 1 Mile of I-40 Entrance/Exit
- Within 1 Mile of Kilpatrick Turnpike

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Oklahoma City
Water
Utilities Trust

ATLAS

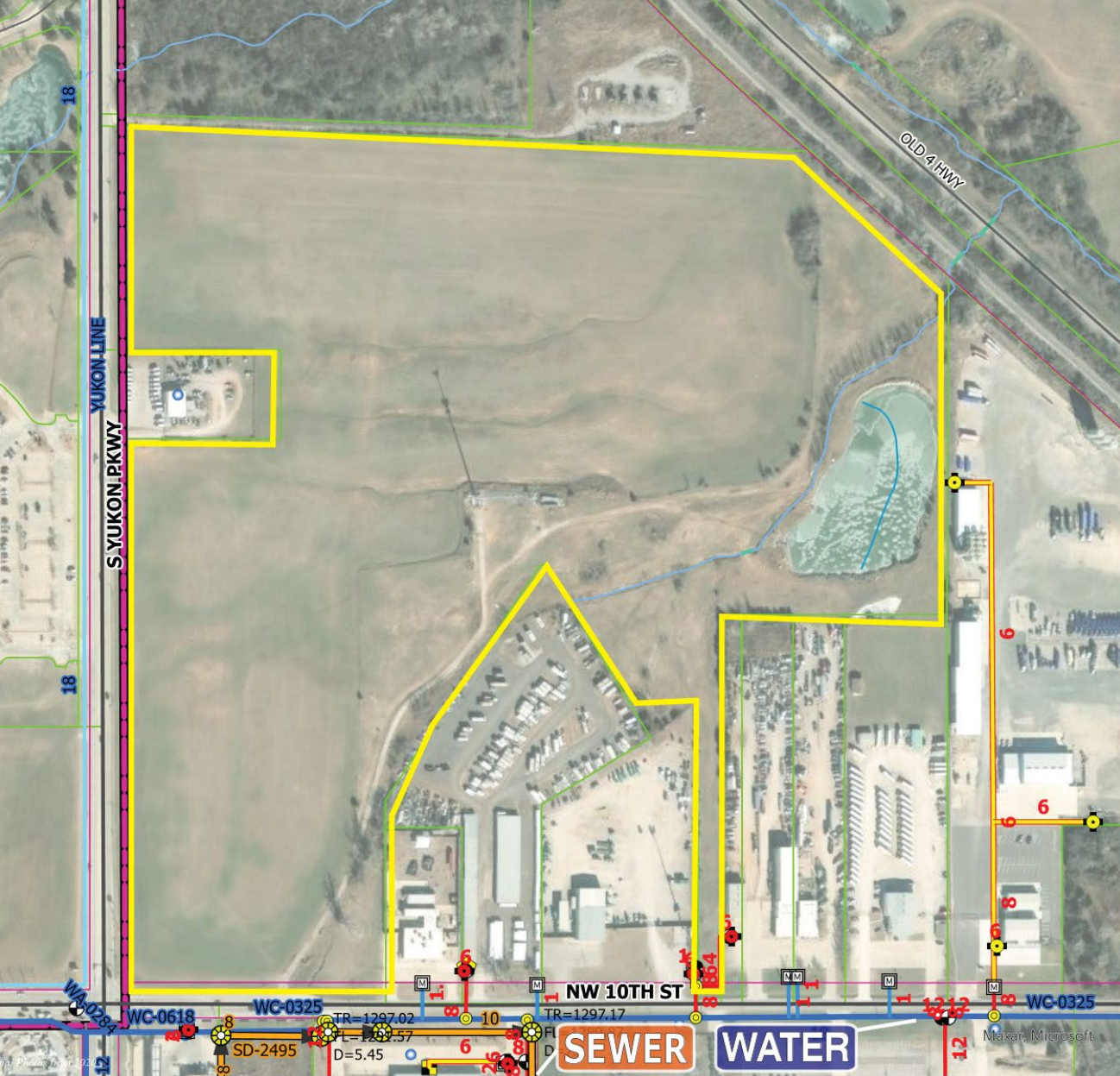
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0 240 480
Feet

Legend

- Wastewater Main
- Fire Hydrant
- Private Hydrant
- Abandoned
- Water Main
- Yukon Main
- Storm Drain



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,025	70,590	111,653
AVERAGE HOUSEHOLD INCOME	\$97,773	\$87,846	\$86,605
TOTAL HOUSEHOLDS	1,956	27,071	42,328

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