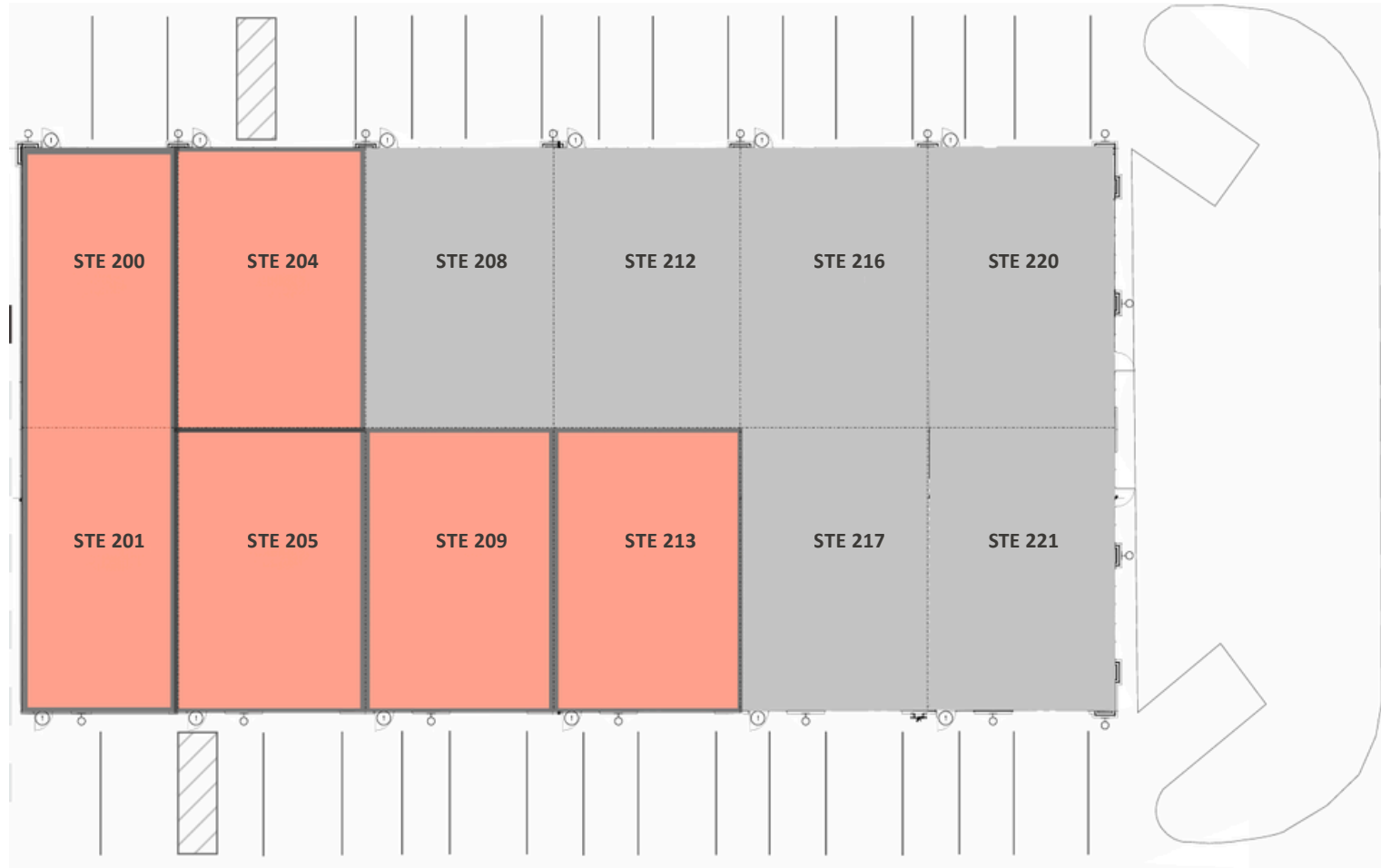
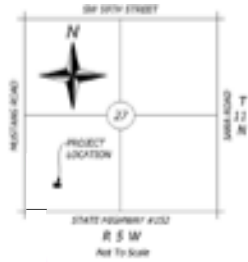


MUSTANG TRADE CENTER

317 N TRADE CENTER TERRACE



SITE PLAN



Suite #	Tenant	Unit SF
200	AVAILABLE	1,125
201	AVAILABLE	1,125
204	AVAILABLE	1,350
205	AVAILABLE	1,350
208	Blown Away Salon	1,350
209	AVAILABLE	1,350
212	Babin and Sons	1,350
213	AVAILABLE	1,350
216	S&S Wheel and Tire	1,350
217	S&S Wheel and Tire	1,350
220	S&S Wheel and Tire	1,350
221	S&S Wheel and Tire	1,350
Total		15,750

PROPERTY OVERVIEW

Mustang Trade Center is a newly constructed retail and flex space located in the heart of Mustang. The space offers tenants the opportunity to capitalize on high traffic counts, a rapidly growing population, while utilizing 12 ft. glass garage doors, 16-18' ceiling heights.



DETAILS

Shopping Center (Built in 2018)	15,750 SF
Max Contiguous	7,650 SF
Min Contiguous	1,350 SF
Lease Rate	Negotiable
Cam, Taxes, Insurance (est.)	\$3.60/SF

DETAILS

- Direct to landlord leasing
- High Traffic Counts
- Rapid Growth: within 5 mile radius, population is estimated to grow an additional 19% over the next 5 years (CoStar).
- Household income in excess of \$80,000 within 5 miles.



DEMOGRAPHICS

Population	2 Mile	5 Mile	10 Mile
2022 Total Population	20,207	66,583	258,586
2027 Population (est)	24,229	79,367	287,690
Annual Population Growth '22-'27	4.0%	3.8%	

Household	2 Mile	5 Mile	10 Mile
2022 Total Households	7,322	23,763	95,259
Household Income	\$85,408	\$93,114	\$77,508
Total Consumer Spending	\$244M	\$835M	\$2.9B

Data from Costar.com



STATE HWY 152

23,600 VPD

MUSTANG ROAD

22,939 VPD

MUSTANG TRADE CENTER

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