

Mustang South Business Park

1120 S Sara Rd, Mustang, OK 73064

MC GEE COMMERCIAL REAL ESTATE



Garden Office D is located in the Mustang South Development off Hwy 4, just south of Hwy 152 in Mustang, OK. It consists of 3,399 square feet of rentable area and can be leased to one or multiple tenants.

Shared common area includes two restrooms and a kitchenette.

The gross land area is .40 acres and includes 17 parking spaces.

Rate includes utilities, building services and property expenses

- Unit A – 858 RSF - \$2,109 a month
- Unit B – 844 RSF – \$2,075 a month
- Unit C – LEASED
- Unit D – 855 RSF - \$2,102 a month



Eric Williams
ewilliams@mcgeecre.com
(405)819-1638

McGee Commercial Real Estate
4324 Grant Blvd, Suite C
Yukon, OK 73099

MC GEE COMMERCIAL REAL ESTATE

Unit A – 858 RSF

Full Service - \$2360 a month

Includes:

Waiting Room – 23 x 17

(2) Offices – 11' x 11'



Unit B – 844 RSF

Full Service - \$2321 a month

Includes:

Waiting Room – 23' x 17'

(2) Offices – 11' x 11'



Unit D – 855 RSF

Full Service - \$2351 a month

Includes:

Waiting Room – 14' x 17'

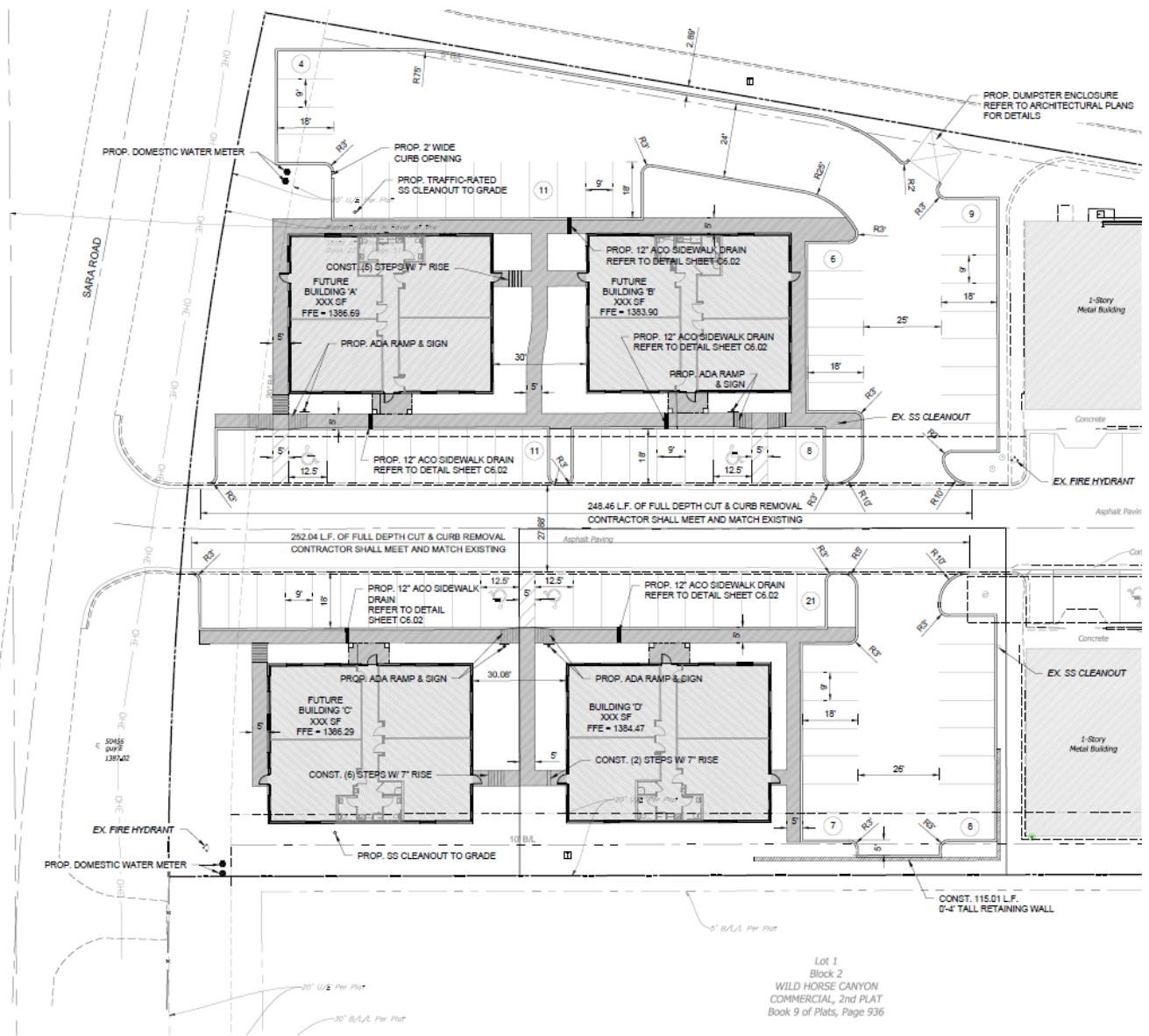
(3) Offices – 10' x 11'



Common Area

501 SF





PROP. DUMPSTER ENCLOSURE
REFER TO ARCHITECTURAL PLANS
FOR DETAILS

PROP. DOMESTIC WATER METER

PROP. 2' WIDE
CURB OPENING

PROP. TRAFFIC-RATED
SS CLEANOUT TO GRADE

CONST. (5) STEPS W/ 7" RISE

FUTURE BUILDING 'A'
XXX SF
FFE = 1386.69

PROP. ADA RAMP & SIGN

PROP. 12" ACO SIDEWALK DRAIN
REFER TO DETAIL SHEET C6.02

FUTURE BUILDING 'B'
XXX SF
FFE = 1383.90

PROP. ADA RAMP & SIGN

PROP. 12" ACO SIDEWALK DRAIN
REFER TO DETAIL SHEET C6.02

EX. SS CLEANOUT

EX. FIRE HYDRANT

252.04 L.F. OF FULL DEPTH CUT & CURB REMOVAL
CONTRACTOR SHALL MEET AND MATCH EXISTING

248.46 L.F. OF FULL DEPTH CUT & CURB REMOVAL
CONTRACTOR SHALL MEET AND MATCH EXISTING

PROP. 12" ACO SIDEWALK
REFER TO DETAIL SHEET C6.02

PROP. 12" ACO SIDEWALK DRAIN
REFER TO DETAIL SHEET C6.02

PROP. ADA RAMP & SIGN

FUTURE BUILDING 'C'
XXX SF
FFE = 1386.29

CONST. (6) STEPS W/ 7" RISE

PROP. ADA RAMP & SIGN

BUILDING 'D'
XXX SF
FFE = 1384.47

CONST. (2) STEPS W/ 7" RISE

PROP. SS CLEANOUT TO GRADE

EX. SS CLEANOUT

EX. FIRE HYDRANT

EX. SS CLEANOUT

CONST. 115.01 L.F.
0'-4" TALL RETAINING WALL

Lot 1
Block 2
WILD HORSE CANYON
COMMERCIAL, 2nd PLAT
Book 9 of Plats, Page 936

SARA ROAD

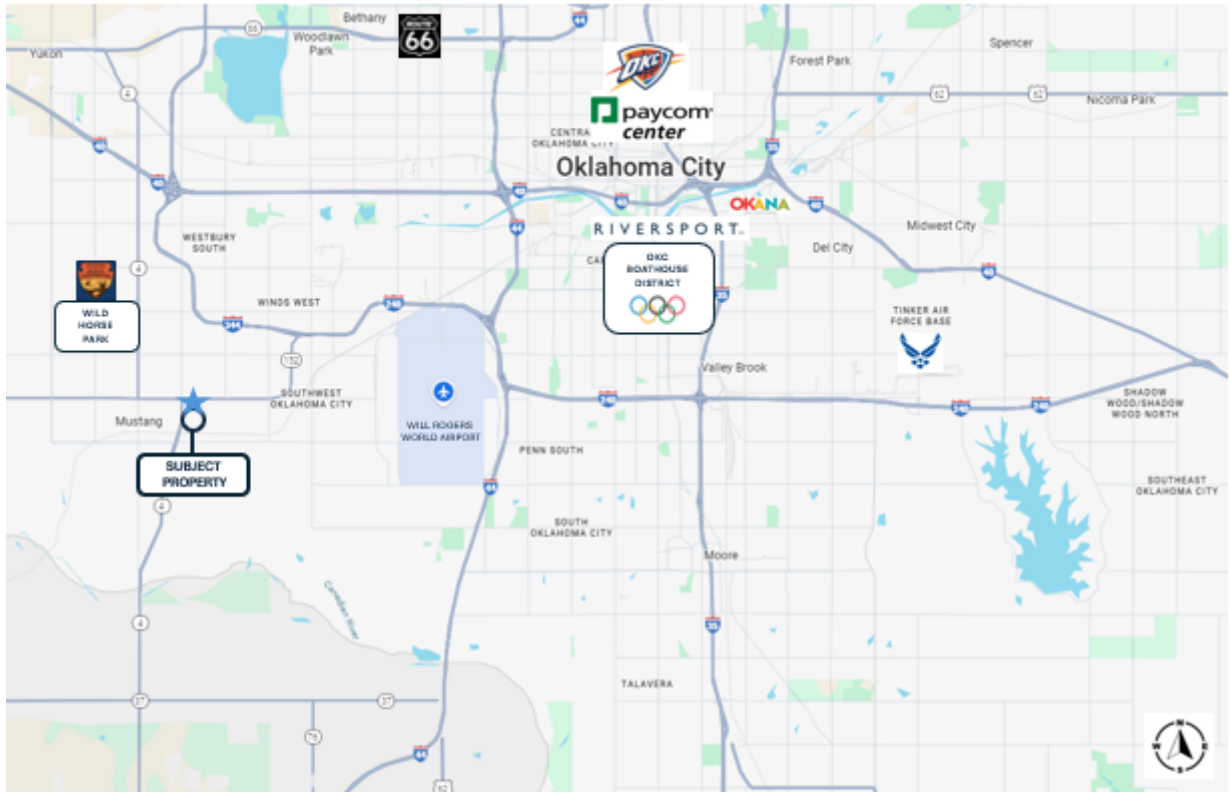
0445
0472
137542

30' W/2 Per Plat

30' B/A Per Plat

5' B/A Per Plat





CANADIAN COUNTY

CANADIAN COUNTY POPULATION
GROWTH INCREASE OF 3.37% IN 2024

CANADIAN COUNTY WAS THE FASTEST
GROWING COUNTY IN OKLAHOMA WITH
A 20.52% INCREASE SINCE 2020

PROJECTED GROWTH RATE OF 12.6% OVER
THE NEXT FIVE YEARS

CITY OF MUSTANG

CITY OF MUSTANG POPULATION
GROWTH INCREASE OF 3.30% IN 2024

PROJECTED GROWTH RATE OF 13% OVER
THE NEXT FIVE YEARS