

# 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.

Full-Service Lease Rate (covers rent and all operating expenses, including gas, electric and water)

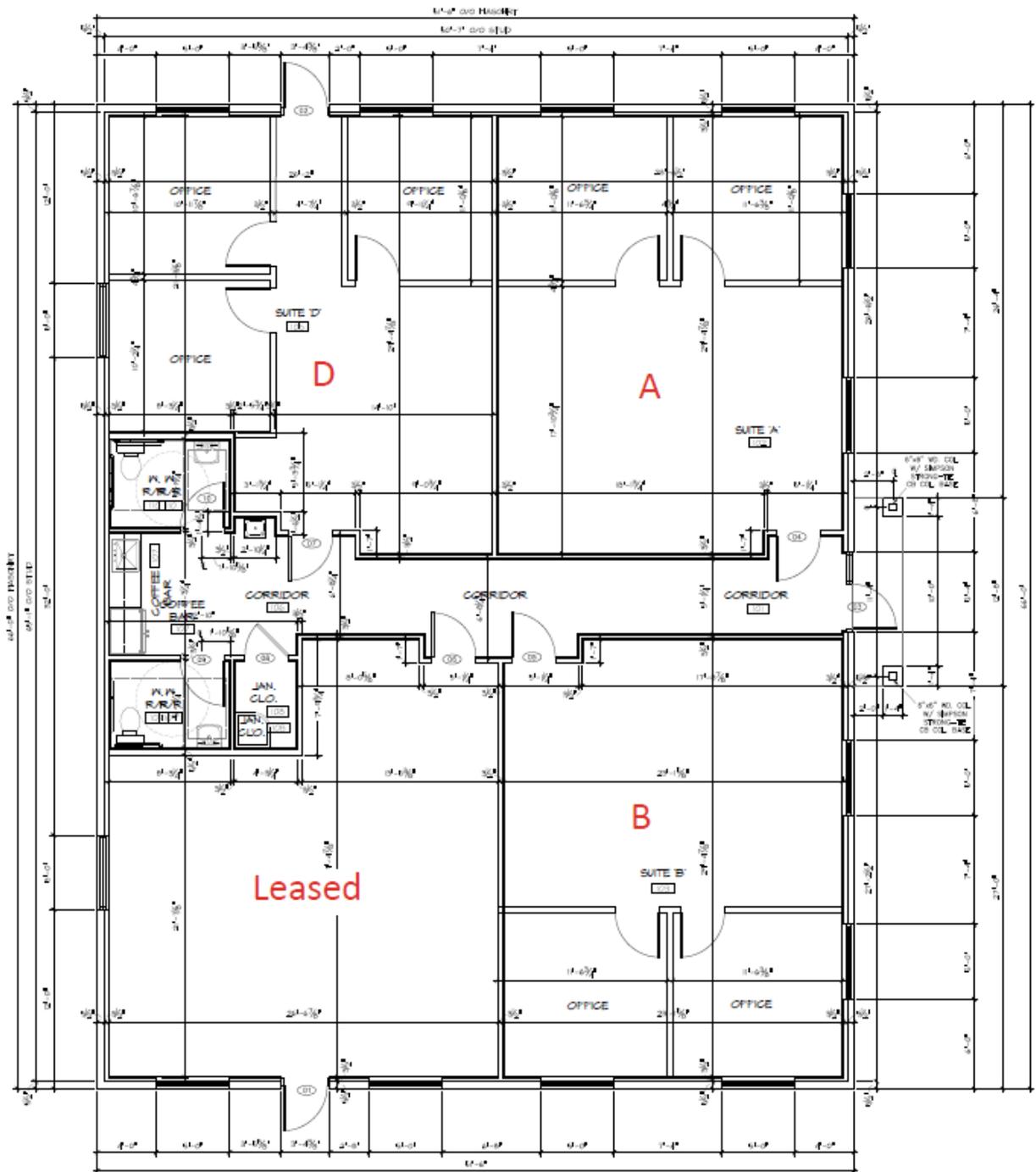
- Unit A – 858 RSF - \$2,360 a month
- Unit B – 844 RSF – \$2,321 a month
- Unit C – LEASED
- Unit D – 855 RSF - \$2,351 a month



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# 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'

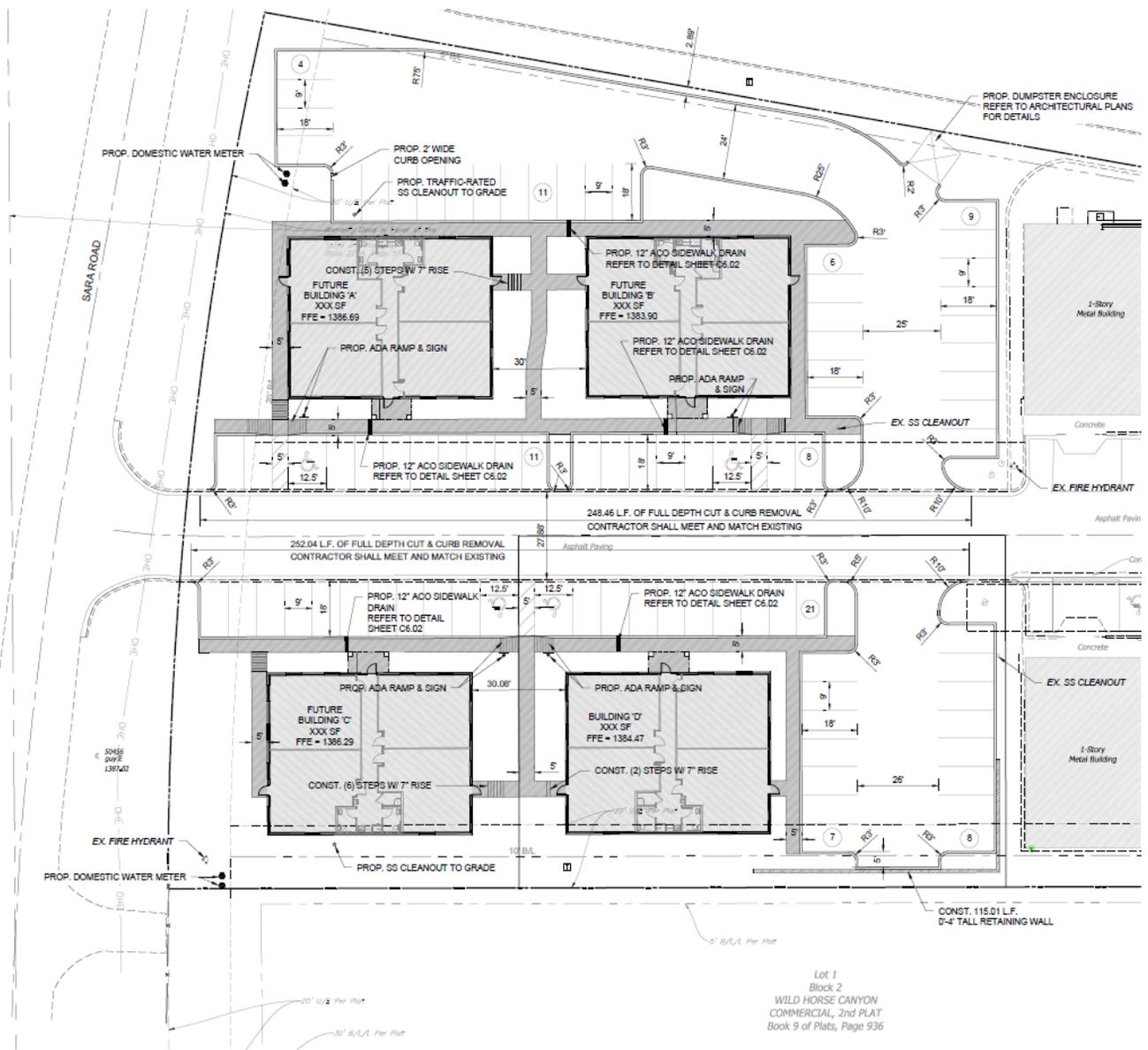
(3) Offices – 10' x 11'



# 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. 12" ACO SIDEWALK DRAIN  
REFER TO DETAIL SHEET C6.02  
FUTURE BUILDING 'B'  
XXX SF  
FFE = 1383.90

PROP. ADA RAMP & SIGN

PROP. ADA RAMP & SIGN

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

PROP. ADA RAMP & SIGN

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

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

PROP. 12" ACO SIDEWALK  
DRAIN  
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

PROP. ADA RAMP & SIGN  
BUILDING 'D'  
XXX SF  
FFE = 1384.47

CONST. (6) STEPS W/ 7" RISE

CONST. (2) STEPS W/ 7" RISE

PROP. SS CLEANOUT TO GRADE

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

SARA ROAD

EX. FIRE HYDRANT

PROP. DOMESTIC WATER METER

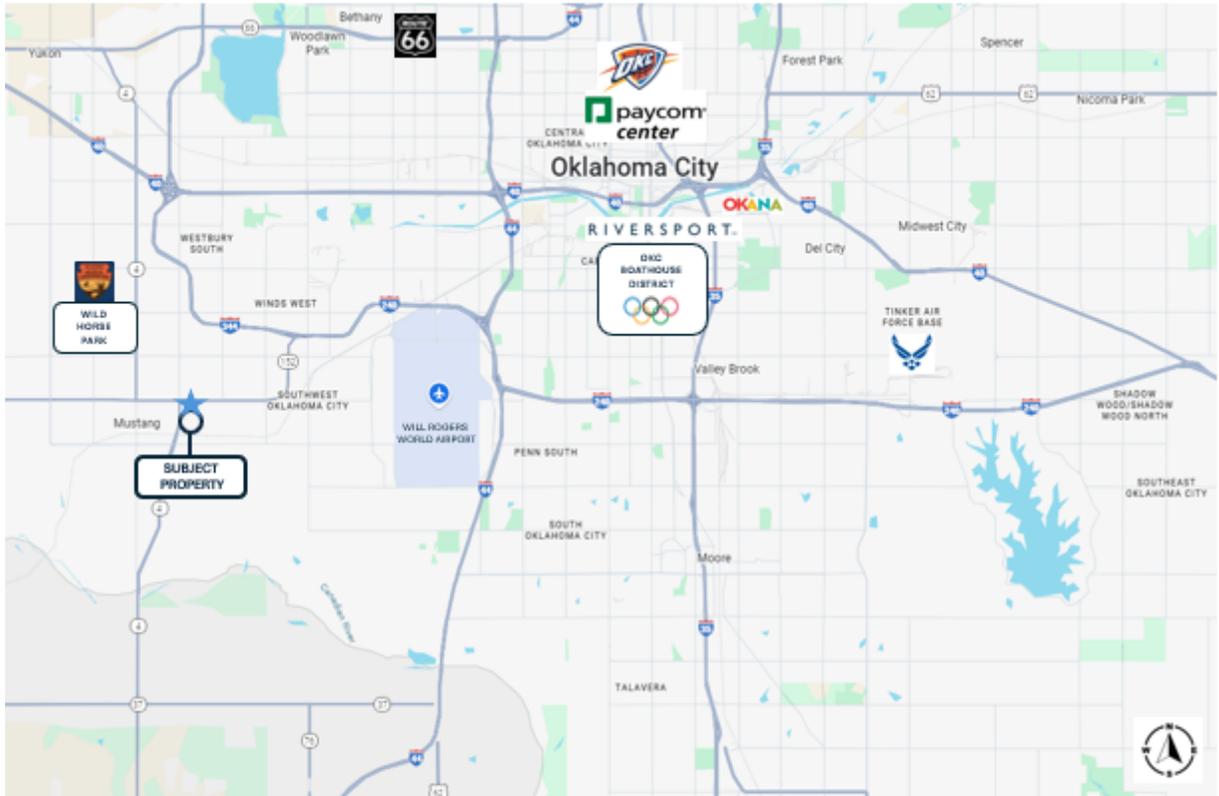
5' G.A.A. Per Plot

30' W/2 Per Plot

30' B.A.A. Per Plot

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





### 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