

Mustang South Business Park

1120 S Sara Rd, Mustang, OK 73064

MCGEE 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)

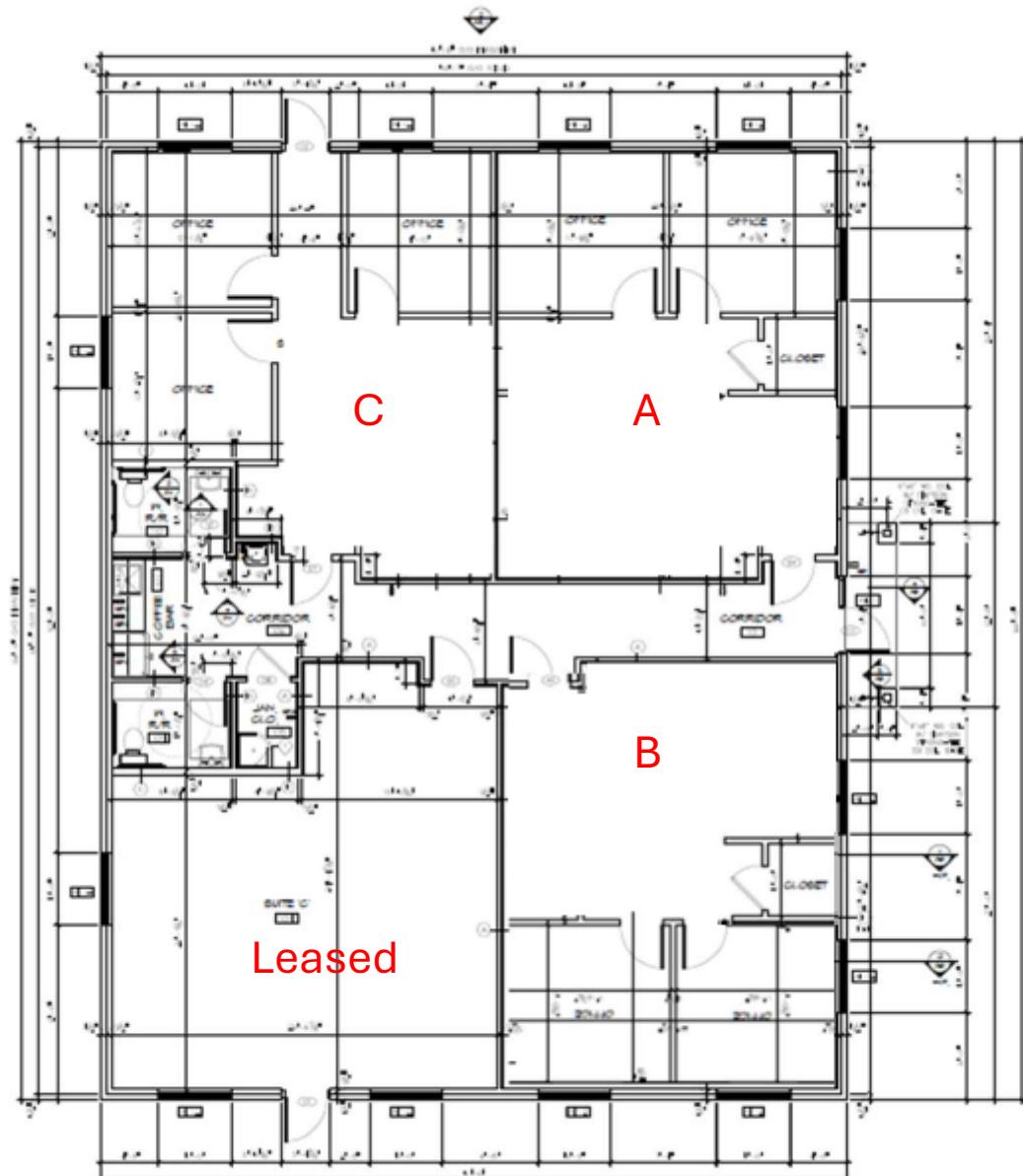
- Unit A – 858 RSF - \$2,360 a month
- Unit B – 844 RSF – \$2,321 a month
- Unit C – LEASED
- Unit D – 855 RSF - \$2,351 a month



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TOTAL BUILDING FLOORPLATE 10,500 SF
 TOTAL GROSS SF 10,500 SF
 OCCUPANCY LOAD = 1,000 SF/10,500 SF
 HIGHLIGHTED PATH OF TRAVEL DISTANCE TO EXIT

FLOOR PLAN



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'

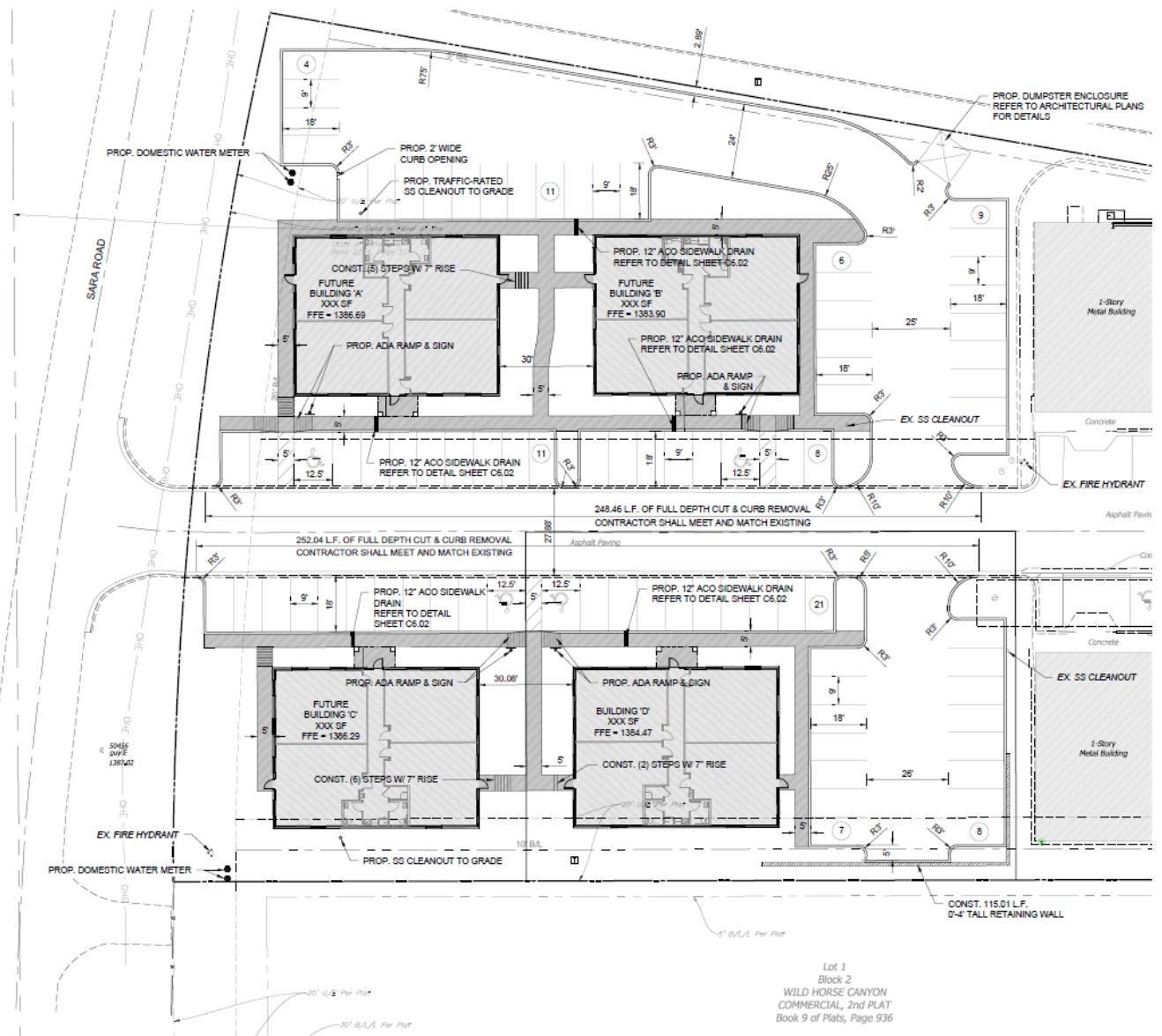
(3) Offices – 10' x 11'



Common Area

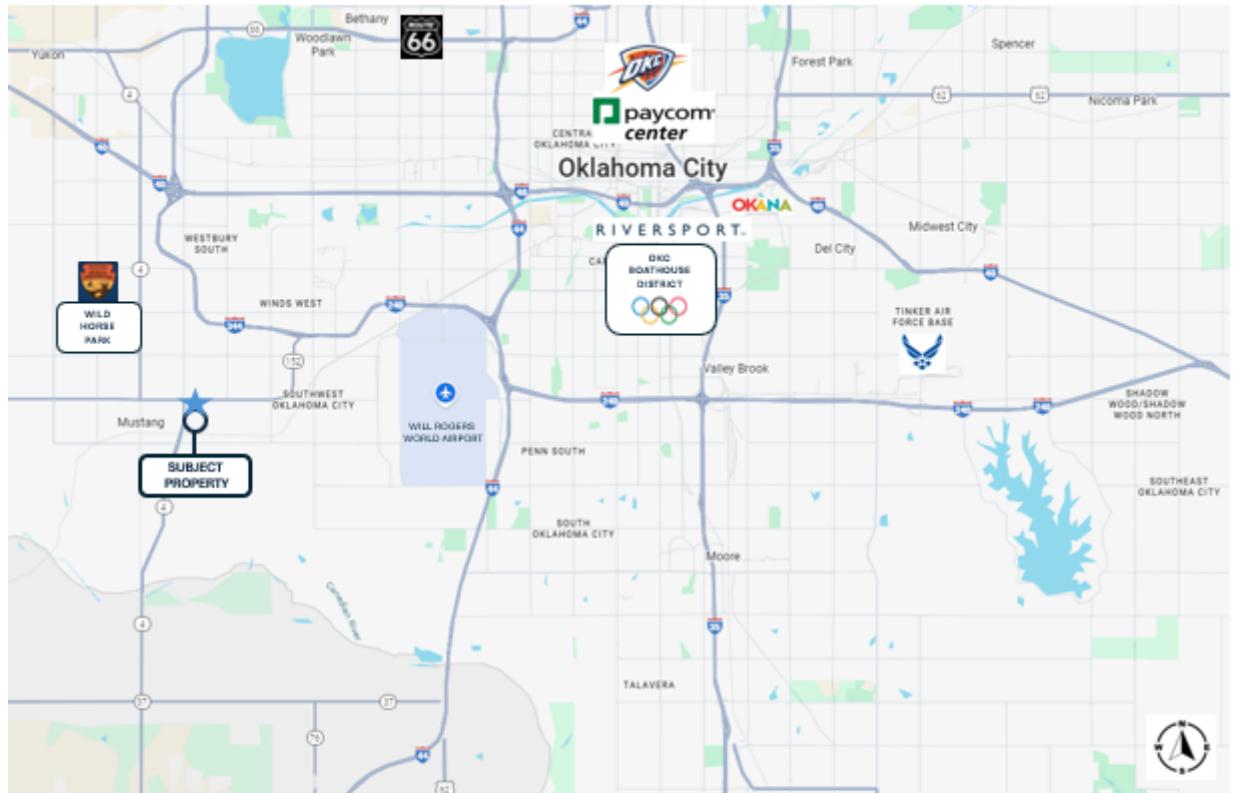
501 SF





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