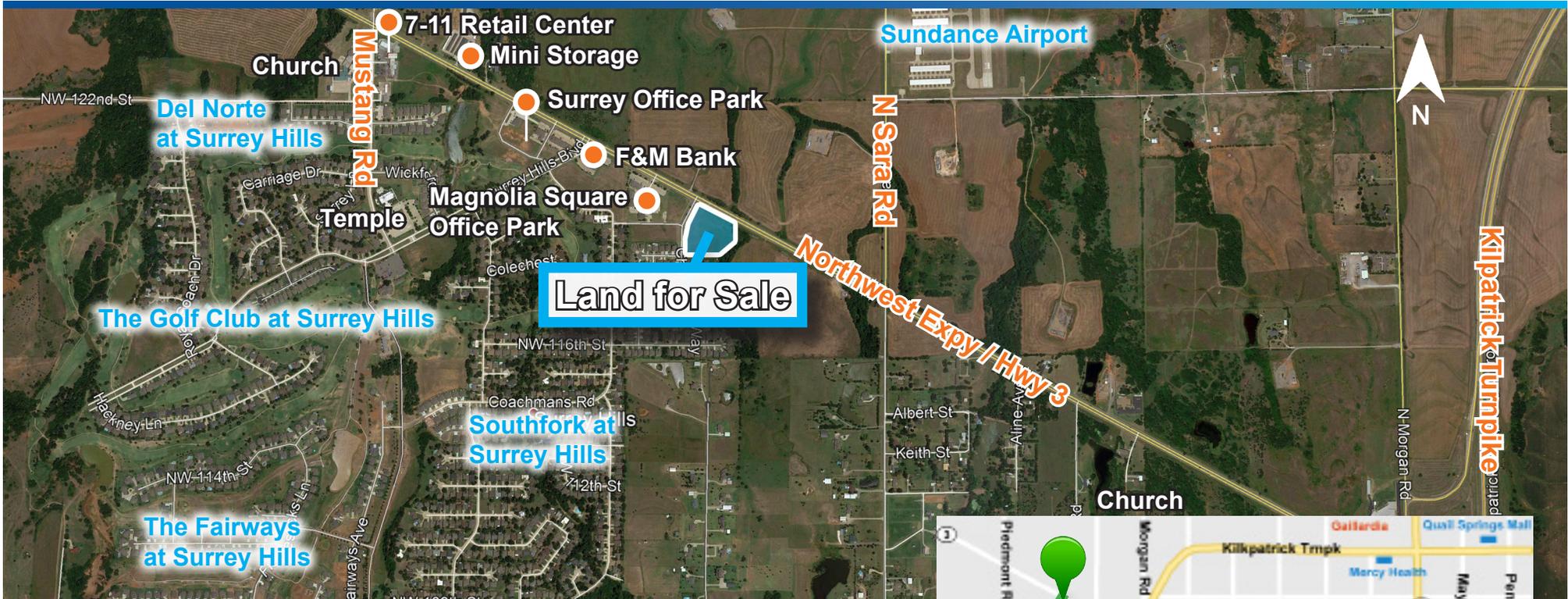


Land for Sale / Lease / Build-to-Suit

# Hwy 3 and Charleston Way

Yukon, OK 73099

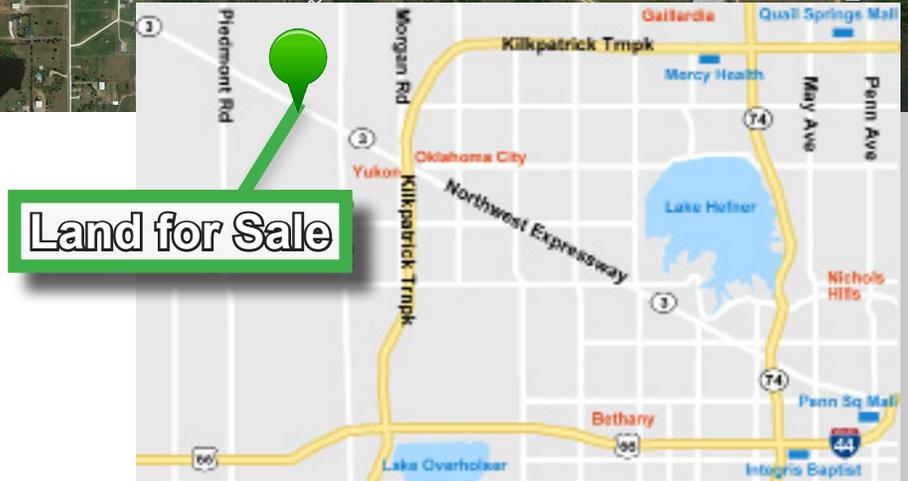


## Land for Sale

Surrey Hills / Piedmont

- |                  |                    |                   |                                  |
|------------------|--------------------|-------------------|----------------------------------|
| <b>Price:</b>    | Negotiable         | <b>Access:</b>    | NW Expressway and Charleston Way |
| <b>Size:</b>     | 1.12 Acres         | <b>Zoned:</b>     | UC (urban commercial)            |
| <b>Frontage:</b> | 168' NW Expressway | <b>Utilities:</b> | All to Site                      |

Traffic Counts: 28,195 cpd (2017) Hwy 3 | 1,267 cpd (2016) Mustang Rd



Call Grant Stewart, CCIM, today at **405.842.0100**

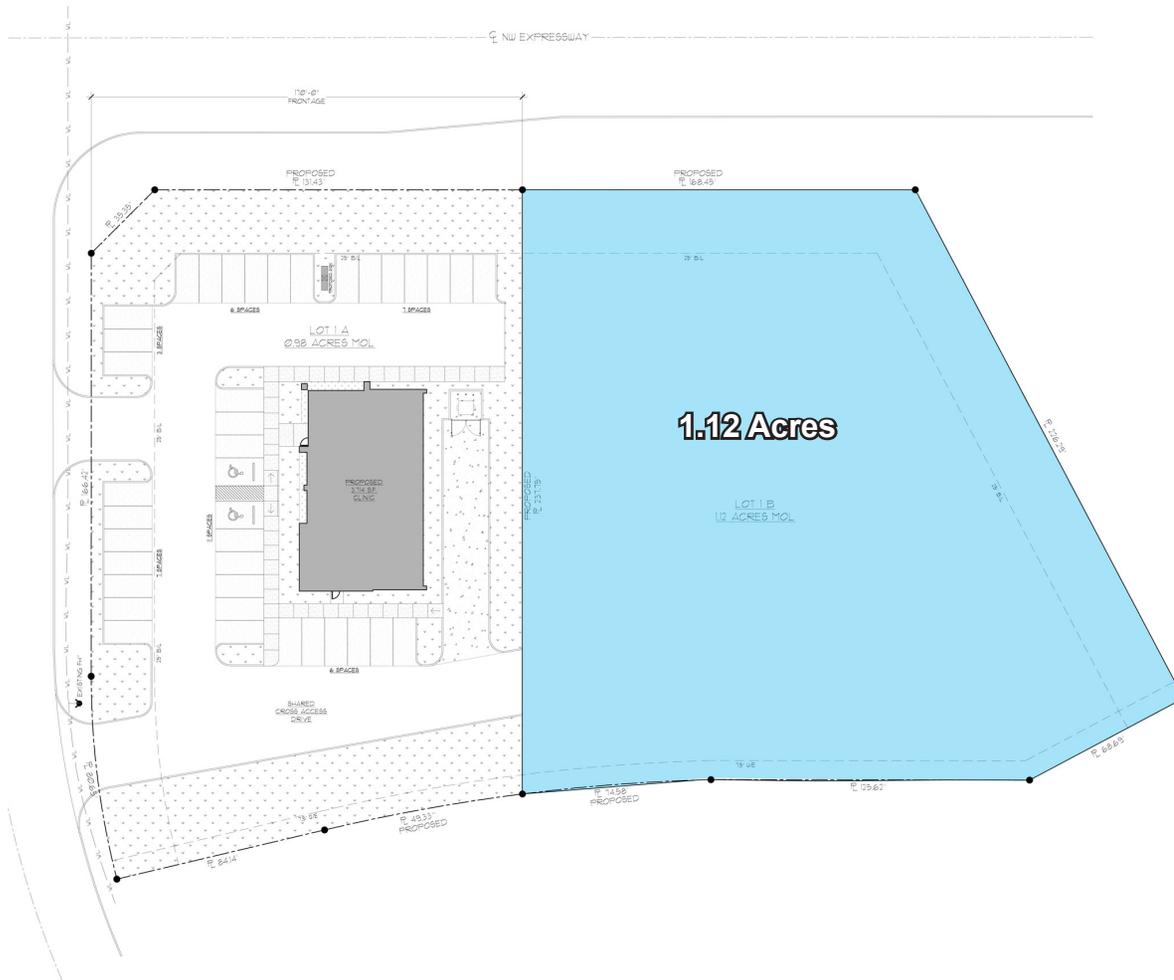
Grant Stewart [gstewart@wiggprop.com](mailto:gstewart@wiggprop.com) | [wiggprop.com](http://wiggprop.com)

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# Hwy 3 and Charleston Way

Yukon, OK 73099

## Site Plan



## Location

The property is located in a growth area that is expected to see 19% growth in population, 11% growth in income and 21% growth in housing units by 2020. Minutes from the Kilpatrick Turnpike puts the entire metro area, including Edmond to the north, within an easy commute for local residents. An area traffic generator is the Golf Course at Surrey Hills. The club's new ownership brought in an Oak Tree Country Club alumnus as general manager and PGA pro Jeff Tucker to transform the property into a championship course.

## Demographics

2021	<a href="#">1 mile</a>	<a href="#">3 miles</a>	<a href="#">5 miles</a>
Population	3,802	11,748	53,200
Average HH Income	\$102,448	\$104,161	\$99,925
Median HH Income	\$83,522	\$86,733	\$80,899
Total Households	1,412	4,208	20,124

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