

# PLAINS

Commercial Real Estate



## THE PLAZA SHOPPES AT TURTLE CREEK OFFERING MEMORANDUM

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Plains Commercial has been retained as the exclusive marketing adviser for the sale of Plaza at Shoppes at Turtle Creek.

## OFFERING INFORMATION

Address: 917-953 Cornwell Dr,  
Yukon, OK 73099

Size: ±23,000 SF

Year Built : 1986

Sales Price: Call broker for details

## OFFERING HIGHLIGHTS

- The Plaza Shoppes at Turtle Creek is a shopping center on the cross streets of Cornwell & Vandament Dr in Yukon, OK
- Tenants include H&R Block, Security Finance, OK Tag, Bath Planet, OKC Mattress Direct, Westedge Music, Tony's Pizzeria, China Panda, Treasured Hounds, Nail city, Noble Message, & Loud Flower
- 405 feet of Frontage and direct access / Sightlines of Cornwell Dr, a highly trafficked thoroughfare in the market of Yukon
- 81.9% Leased
- Strong Population Density and Demographics
- 71% of the parking lot is owned by The Plaza Shoppes at Turtle Creek

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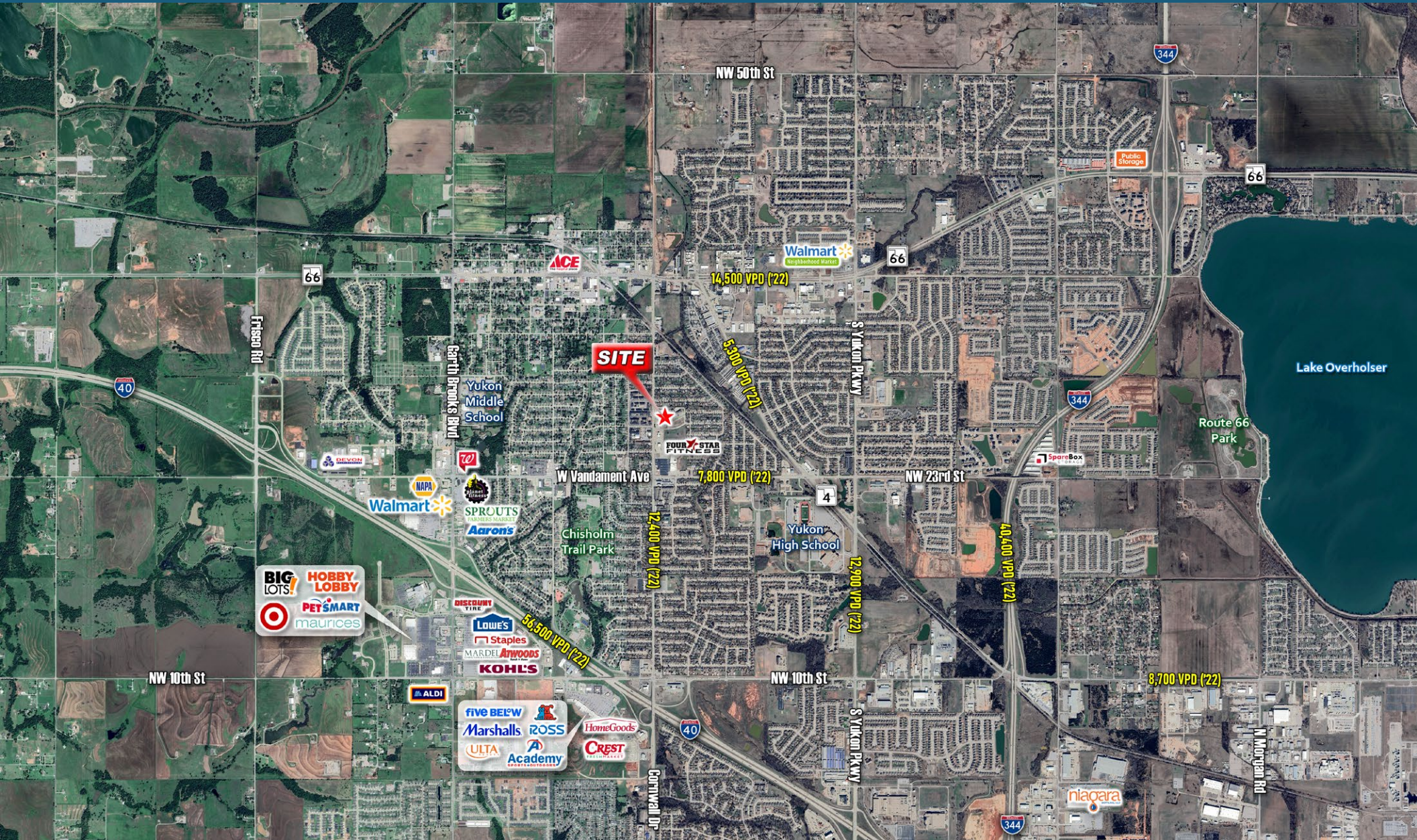
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PLAZA AT SHOPPES AT TURTLE CREEK | WIDE AERIAL



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## ABOUT YUKON

Yukon, Oklahoma, is a charming and vibrant city located just a few miles west of Oklahoma City. Known for its rich heritage and small-town feel, Yukon offers residents and visitors a unique blend of modern amenities and historic charm. Founded in the late 19th century by A.N. Spencer, a cattleman from Texas, Yukon has grown from its humble beginnings as a milling town into a thriving community with a population of over 25,000.

One of Yukon's most distinctive features is its strong Czech heritage. Each year, the city hosts the Oklahoma Czech Festival, one of the largest ethnic festivals in the state, celebrating Czech culture with traditional music, dance, food, and costumes. This event draws visitors from all over, creating a lively atmosphere that showcases the community's pride in its roots. Along with the festival, Yukon's historic Main Street is lined with charming shops, restaurants, and murals that pay homage to the city's past.

In addition to its cultural offerings, Yukon boasts a variety of recreational opportunities. The city is home to numerous parks, including the expansive Chisholm Trail Park, which features walking trails, playgrounds, and a large pond. For those who enjoy sports and outdoor activities, Yukon has a range of facilities, from golf courses to sports complexes. The Yukon Community Center

and the Dale Robertson Center provide spaces for community events, fitness classes, and social gatherings, fostering a strong sense of community among residents.



## YUKON ACCOLADES:

- Yukon named a Certified Healthy Community (January 2021 - Oklahoma State Department of Health)
- Oklahoma City ranks No. 13 for best run cities in America (August, 2021 - WalletHub)
- Yukon Public Schools recognized for academic excellence (April 2021 - Oklahoma State Department of Education)
- Chisholm Trail Park awarded for excellence in design and community impact (May 2021 - Oklahoma Recreation and Park Society)
- Oklahoma Czech Festival recognized as one of the largest ethnic festivals in the state (October 2021 - TravelOK)
- Yukon Community Support Programs acknowledged for robust resident services (June 2021 - Community Action Partnership)
- Freedom Fest featured as a top Independence Day celebration (July 2021 - Oklahoma Tourism & Recreation Department)
- Yukon ranked among the safest cities in Oklahoma (March 2021 - SafeWise)

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