



PRICE: \$259,000

1225 EAST VANDAMENT AVENUE

Yukon, OK 73099

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PROPERTY SUMMARY



Property Description

Introducing an exceptional investment opportunity in Yukon, OK. This property, strategically located at 1225 E Vandament Ave, presents an ideal site for a new retail development. With its high visibility and traffic counts, this parcel offers a lucrative proposition for prospective retail investors. Its central location and proximity to Kilpatrick Turnpike provides convenient access for local and commuter traffic, ensuring maximum exposure for future retail endeavors in a centrally located trade area.

Property Highlights

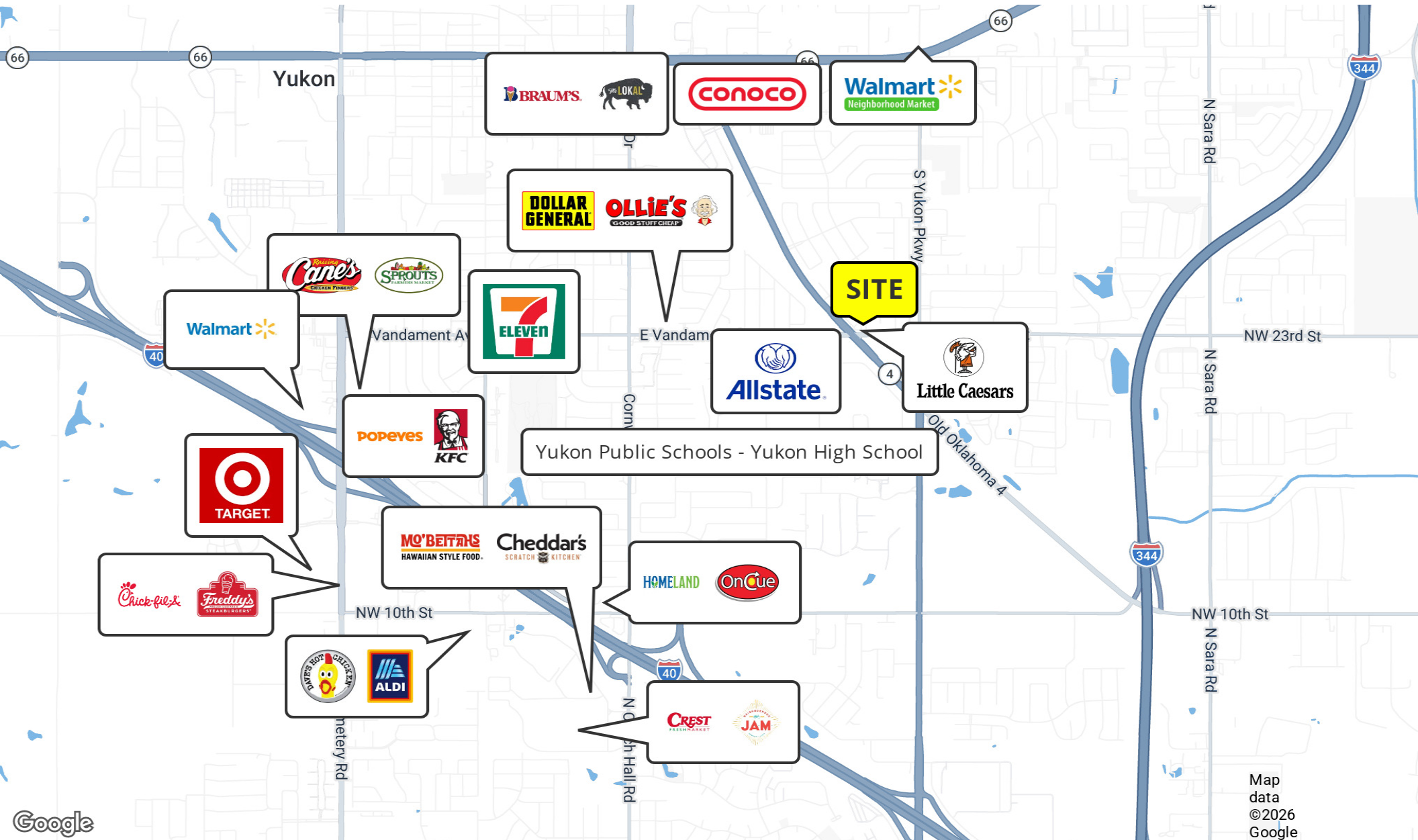
- 220' Frontage on Ranchwood and Vandament
- C-2 Zoning (Neighborhood Retail)
- High Traffic Counts
- Centrally Located
- Survey Available Upon Request

Offering Summary

Sale Price:	\$259,000
Lot Size:	2.98 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,884	18,075	35,756
Total Population	10,593	48,871	97,244
Average HH Income	\$97,978	\$94,022	\$94,853

LOCATION MAP



ADDITIONAL PHOTOS

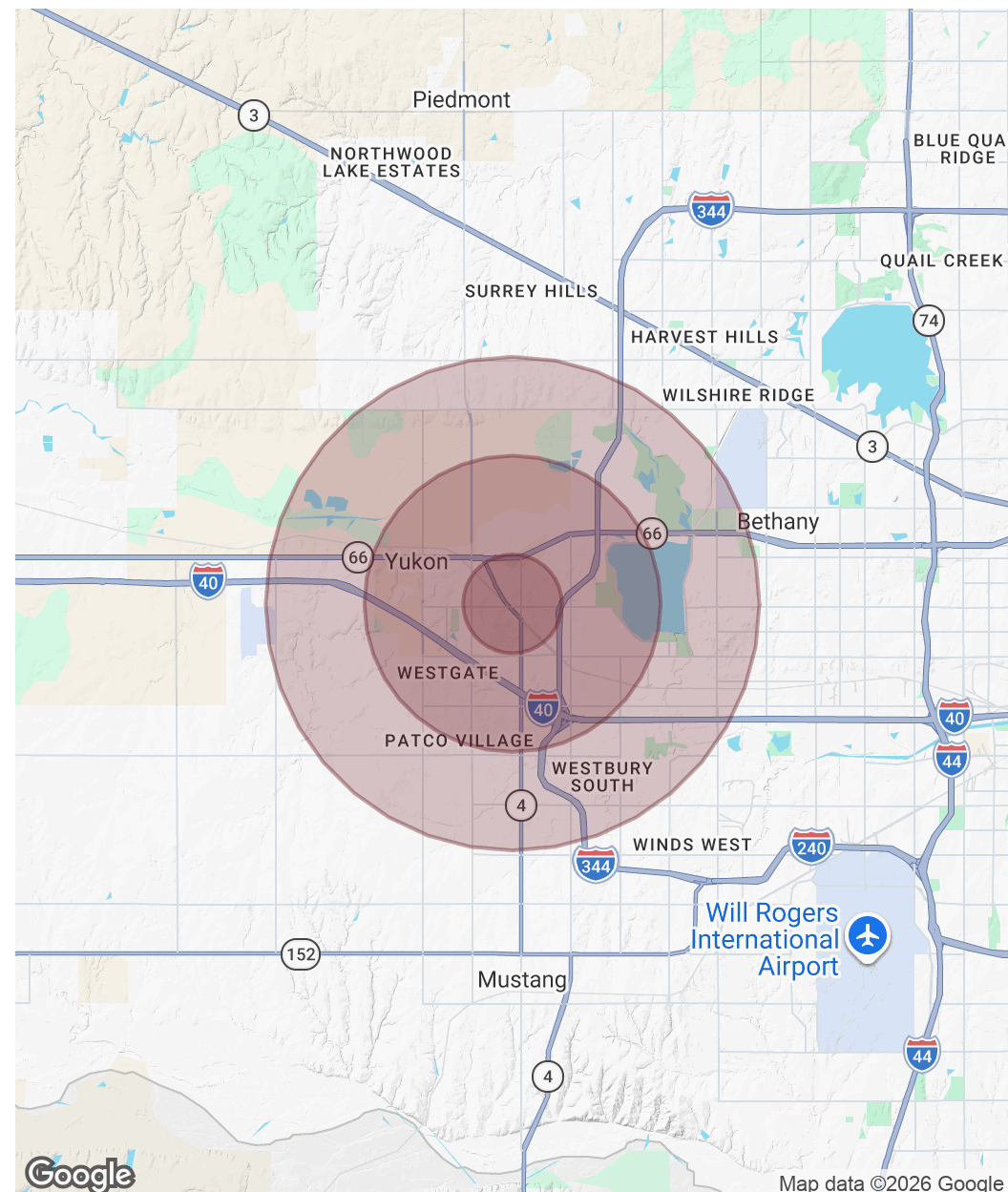


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,593	48,871	97,244
Average Age	39.6	36.9	36.0
Average Age (Male)	38.2	35.5	35.2
Average Age (Female)	41.4	38.7	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,884	18,075	35,756
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$97,978	\$94,022	\$94,853
Average House Value	\$199,654	\$211,995	\$240,963

2023 American Community Survey (ACS)



2024 CONFIDENTIALITY & DISCLAIMER

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MEET THE TEAM



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