

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$18-\$22 PSF
Available SF:	86,040 SF
Lot Size:	1.98 Acres
Pad Sizes:	Negotiable
Zoning:	C-3
Traffic Count:	20,400 VPD
Market:	Oklahoma City
Submarket:	Mustang

PROPERTY OVERVIEW

Located on the NW corner of 29th and Mustang Rd, the pad sites offered boast high traffic counts in a rapidly developing area. Having close proximity to the on and off ramps from the Kilpatrick Turnpike, this location is prime for retailers looking to service customers along a commuter route. The pad sites feature C-3 Zoning, utilities already to the site, and rough grading.

PROPERTY HIGHLIGHTS

- Pad Sites Available for Sale, Build to Suit, or Ground Lease
- Flexible Pad Sizes
- C-3 Zoning
- All Utilities Already in Place to the Site
- Rough Graded Site
- Close Proximity to Kilpatrick Turnpike
- Rapidly Developing Area

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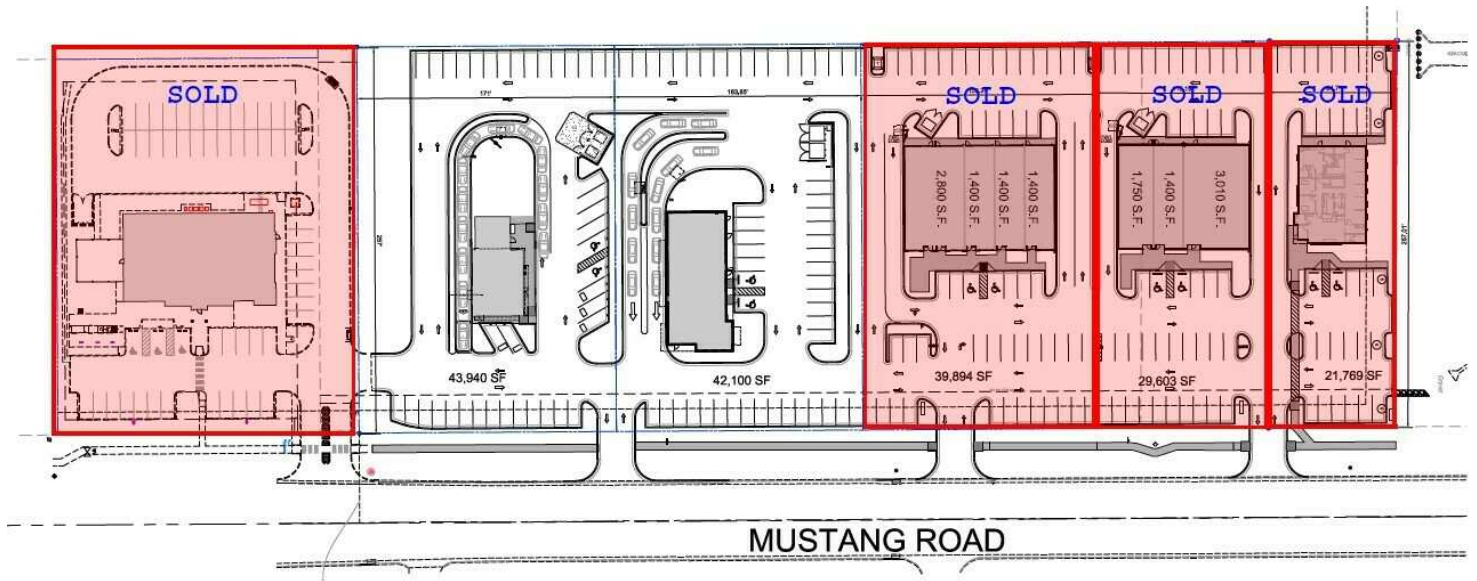
ADDITIONAL PHOTOS



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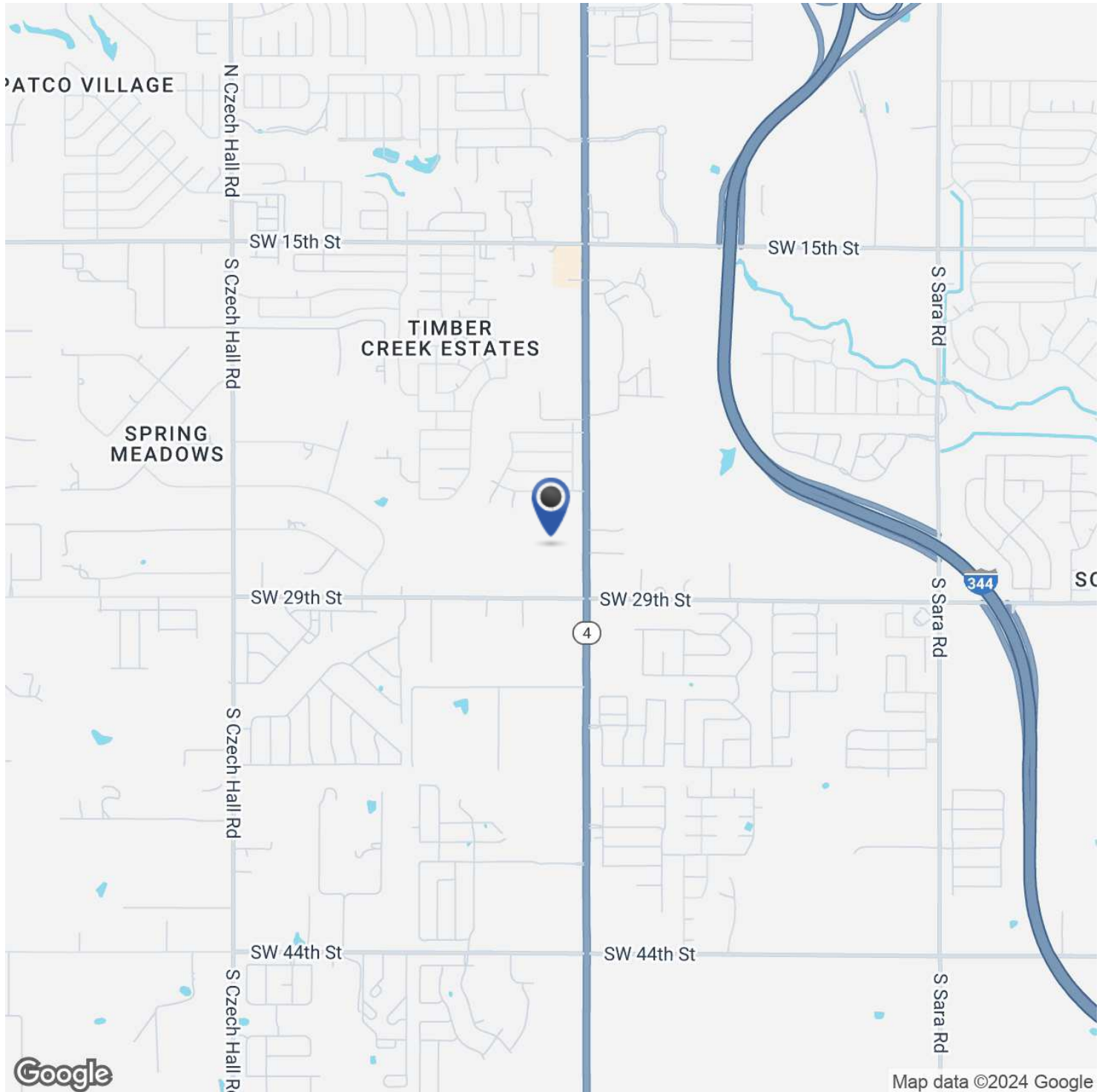
SITE PLAN



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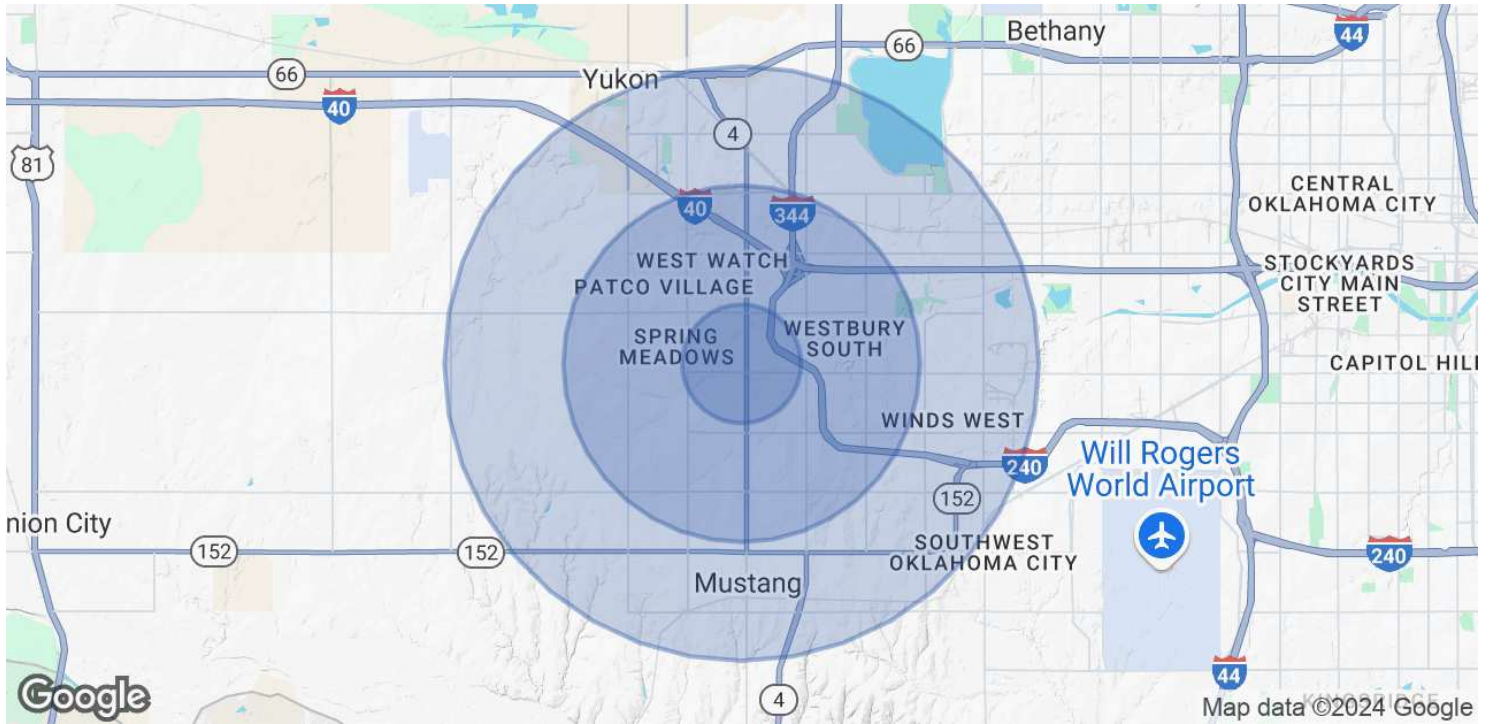
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,521	35,379	86,693
Average Age	31.1	34.8	36.6
Average Age (Male)	31.0	34.9	36.6
Average Age (Female)	31.5	34.9	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,622	12,197	29,932
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$75,607	\$86,273	\$80,520
Average House Value	\$195,203	\$220,855	\$187,100

2020 American Community Survey (ACS)

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