

PRIME PAD SITE AVAILABLE

\$1,100,000

2.10 AC (Divisible)
I3 - Heavy Industrial



MUSTANG, OK
(S OF HWY 152 AND HWY 4)

SUMMARY

WELCOME TO ONE OF MUSTANG'S MOST EXCITING COMMERCIAL OPPORTUNITIES — A STRATEGICALLY LOCATED COMMERCIAL LOT LOCATED IN MUSTANG, OK, PROVIDING IMMEDIATE ACCESS TO STATE HIGHWAY 4 AND JUST 1 MILE SOUTH OF HIGHWAY 152, ONE OF THE CITY'S PRIMARY EAST-WEST TRAFFIC CORRIDORS.

THIS PROPERTY OFFERS EXCEPTIONAL VISIBILITY AND CONNECTIVITY FOR RETAIL, SERVICE, OFFICE, OR MIXED-USE DEVELOPMENT IN ONE OF THE FASTEST-GROWING AREAS OF THE OKLAHOMA CITY METRO.

MUSTANG'S DEMOGRAPHICS REFLECT A VIBRANT AND GROWING COMMUNITY

- POPULATION APPROXIMATELY 23,965 (2024)
- MEDIAN HOUSEHOLD INCOME AROUND \$88,900.
- PART OF OKLAHOMA CITY METROPOLITAN AREA, HOME TO MORE THAN 1.3 MILLION RESIDENTS.

LOCATED IN A HIGH-PERFORMING RETAIL CORRIDOR, NATIONALS BRANDS INCLUDE:

- BUFFALO WILD WINGS
- ATWOODS
- LOWES
- WALMART
- CHILI'S
- CHICK-FIL-A
- AND MANY MORE.





**BRICKTOWN
BREWERY**



SUBWAY



Walmart

**QDOBA
MEXICAN EATS**



LOWE'S



**THE OFFERING
2.10 ACRES**

ATWOODS

ST HWY 152 (26,000+ VPD)

S SARA RD (17,000 VPD)

4