

SITE



RETAIL

LAND PARCEL | 4 ACRES | FOR SALE

301 S YUKON PARKWAY, YUKON, OK

THE
RETAIL
GROUP



PROPERTY DETAILS

Land Size	4 Acres/174,240SF
Price	\$550,000
Price Per Acre	\$137,500
Price Per SF	\$3.16
Zoning	C-3

PROPERTY HIGHLIGHTS

Land parcel just south of Route 66 on S Yukon Parkway in Yukon, Okla., in Canadian County
 Canadian County is the fastest-growing county in the State of Oklahoma
 Population growth in Yukon 1.8% from 2020-2022
 Easy access to Interstate-40, the John Kilpatrick Turnpike and Will Rogers World Airport

SNAPSHOT



Estimated Vehicles/Day
Route 66
 18,034 VPD



Avg. HH Income
3-mi Radius
 \$94,110



Population
3-mi Radius
 41,594

**THE
 RETAIL
 GROUP**

JAY COHLMIA
 jaycohlmia@newmarkrp.com
 O: 405.602.2989

MICHAEL RAPELLA
 mrapella@newmarkrp.com

SHAUN CORSO
 scorso@newmarkrp.com

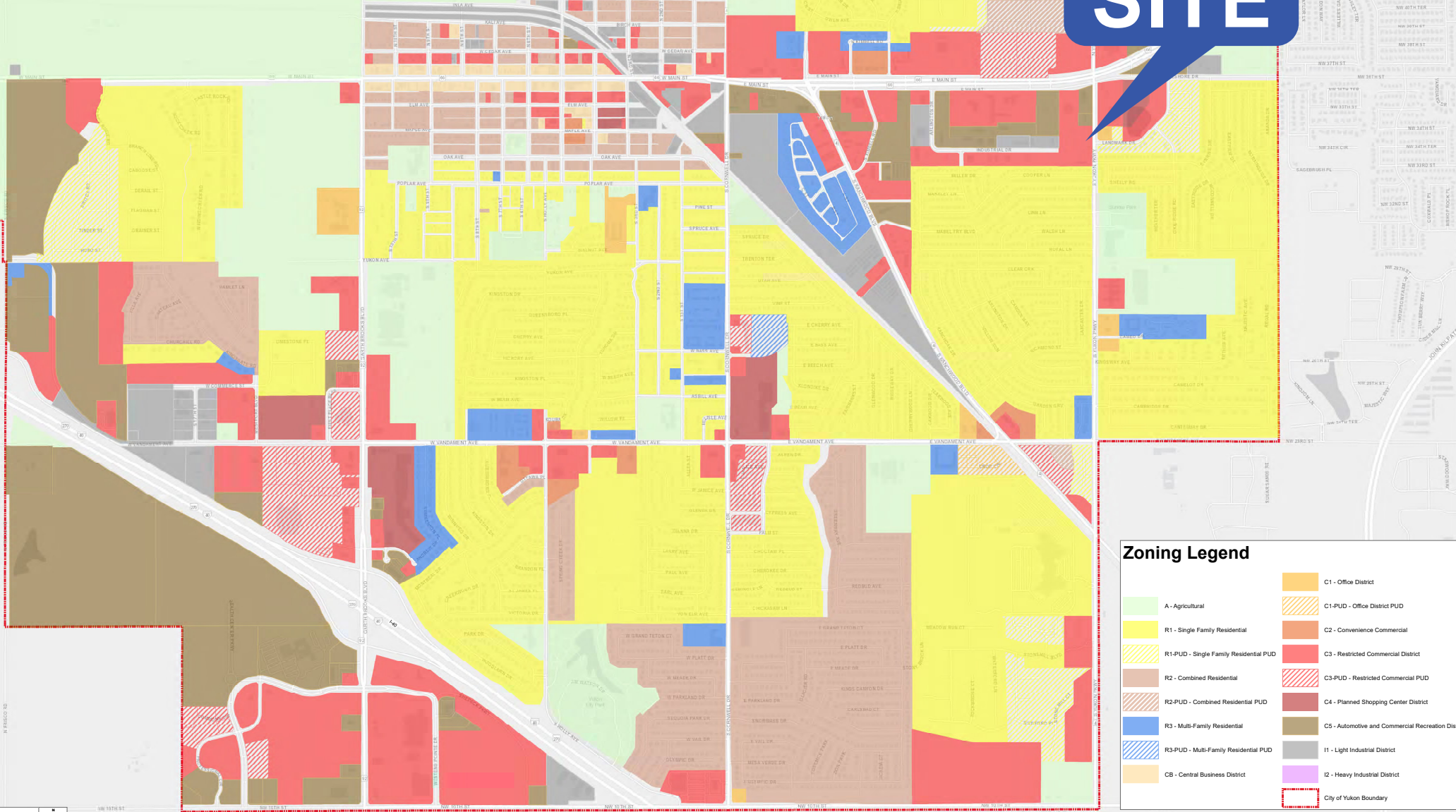
204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
 110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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City of Yukon Zoning Map

C-3 Restricted Commercial District

This Commercial District is established for major retail and service activity removed from the central business district with major thoroughfare access and provided with adequate open space and parking.



Zoning Legend

	A - Agricultural		C1 - Office District
	R1 - Single Family Residential		C1-PUD - Office District PUD
	R1-PUD - Single Family Residential PUD		C2 - Convenience Commercial
	R2 - Combined Residential		C3 - Restricted Commercial District
	R2-PUD - Combined Residential PUD		C3-PUD - Restricted Commercial PUD
	R3 - Multi-Family Residential		C4 - Planned Shopping Center District
	R3-PUD - Multi-Family Residential PUD		C5 - Automotive and Commercial Recreation District
	CB - Central Business District		I1 - Light Industrial District
			I2 - Heavy Industrial District
			City of Yukon Boundary