



PRICE: \$675,000

500 S MUSTANG RD

Yukon, OK 73099

Jake Wilburn

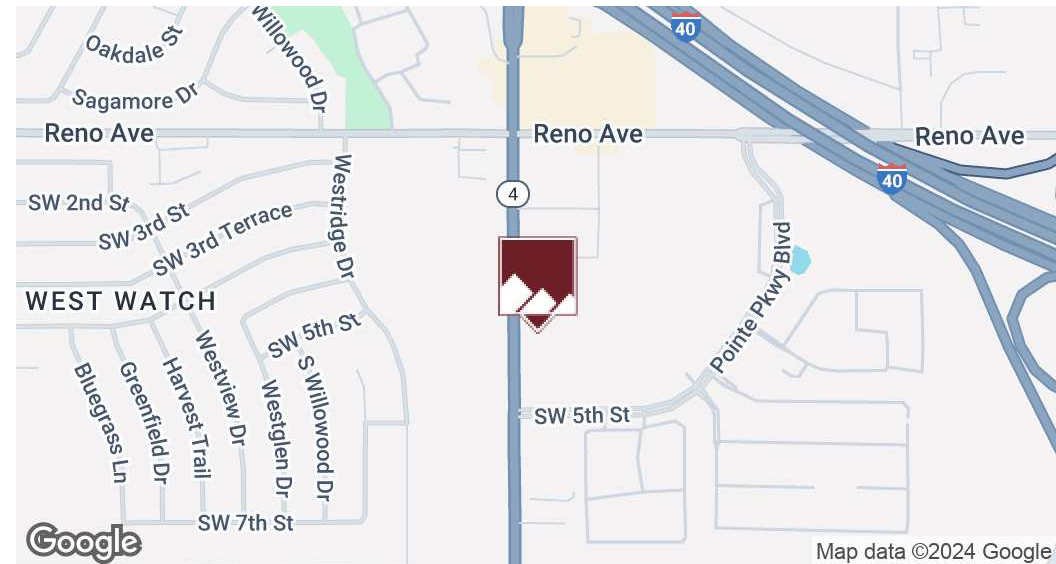
Sales Associate
405.248.8016

jake@moriahgroup.net

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Property Description

Introducing an exceptional investment opportunity in the heart of the Yukon area. This property, strategically located at 500 S Mustang Rd, 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 provides convenient access for local and commuter traffic, ensuring maximum exposure for future retail endeavors.

Offering Summary

| | |
|-------------|------------|
| Sale Price: | \$675,000 |
| Lot Size: | 1.46 Acres |

Location Description

1.46AC of raw land situated on the east side of Mustang Rd, just south of I-40. Neighboring the new HTeaO.

Property Highlights

- 100' Frontage on Mustang Rd
- C-3 Base Zoning
- High Traffic Counts: 25,000 Vehicles Per Day
- Neighboring a new HTeaO

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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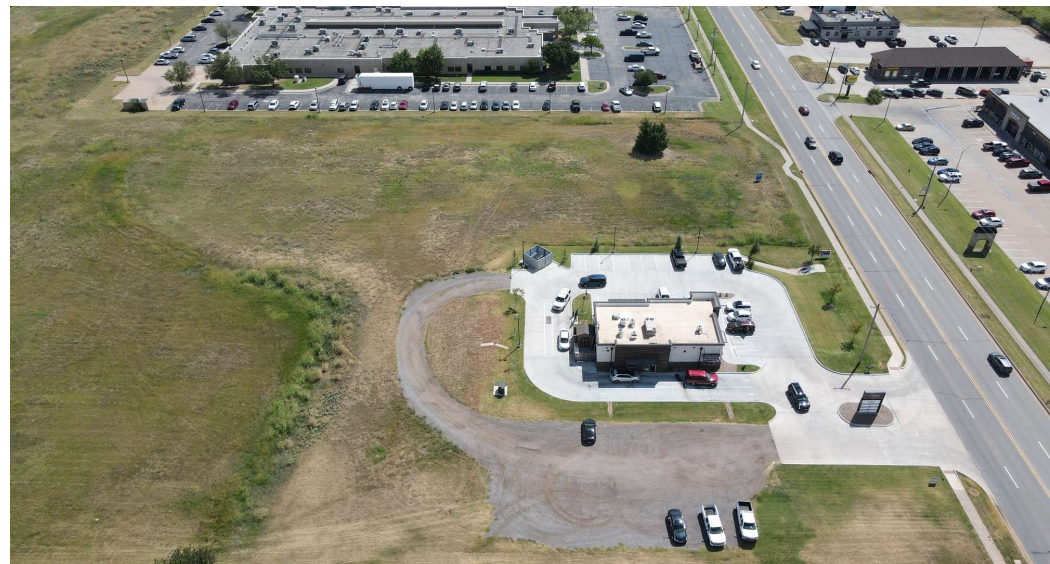
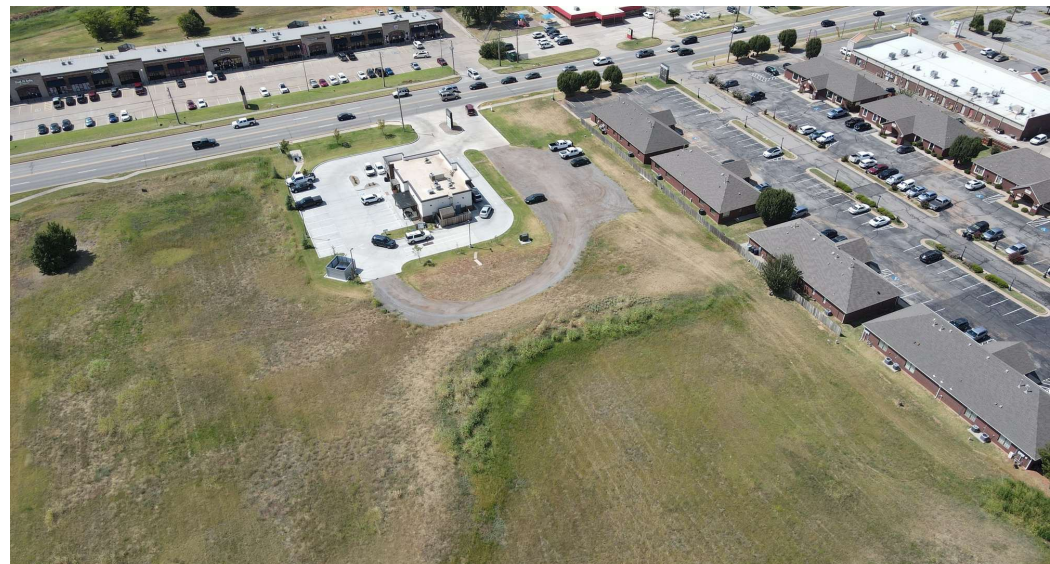
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MORIAH
BROKERAGE SERVICES, LLC

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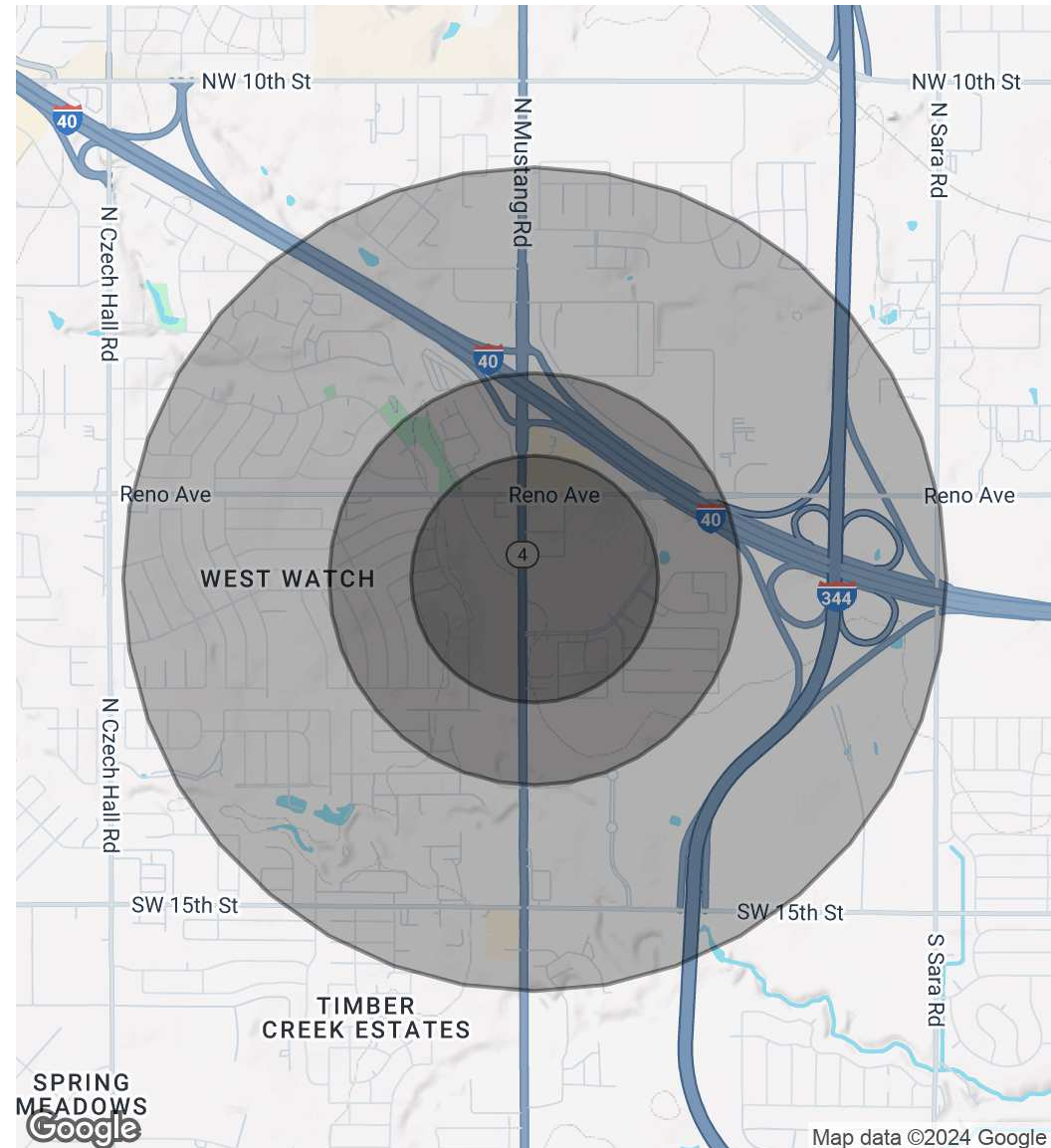
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,948 | 4,371 | 11,179 |
| Average Age | 35 | 36 | 36 |
| Average Age (Male) | 34 | 35 | 35 |
| Average Age (Female) | 36 | 36 | 37 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 892 | 1,871 | 4,452 |
| # of Persons per HH | 2.2 | 2.3 | 2.5 |
| Average HH Income | \$81,804 | \$86,434 | \$89,225 |
| Average House Value | \$124,579 | \$177,032 | \$205,370 |

Demographics data derived from AlphaMap



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Contact Broker:

Jake Wilburn

Sales Associate

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MORIAH
BROKERAGE SERVICES, LLC

13431 Broadway Ext., Suite 115, Oklahoma City, OK 73114

405.250.9596 | moriahbrokeraageservices.com