



PRICE: \$599,000

# 500 S MUSTANG RD

Yukon, OK 73099

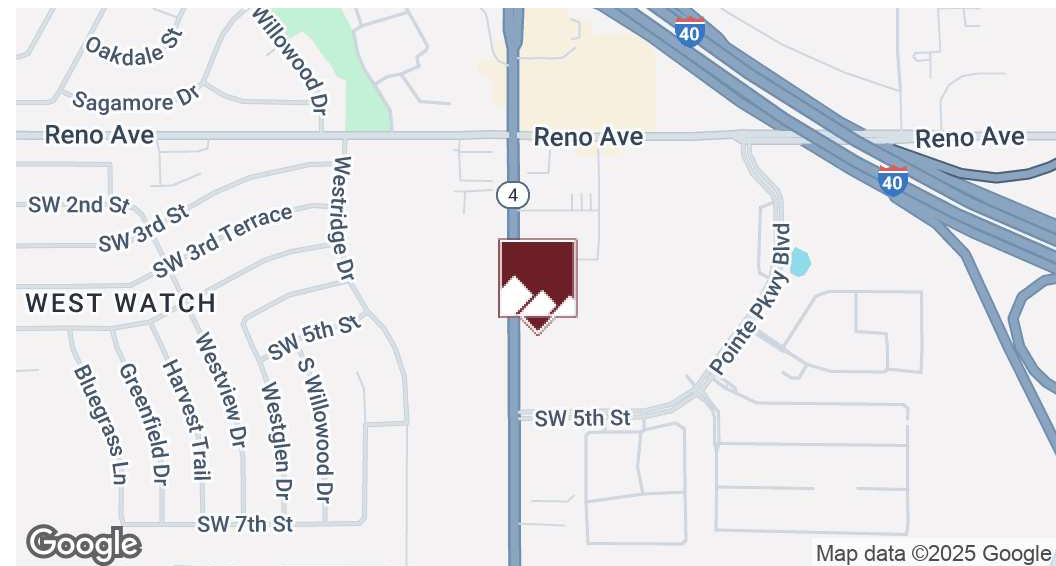
**Jake Wilburn**

Agent  
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:	\$599,000
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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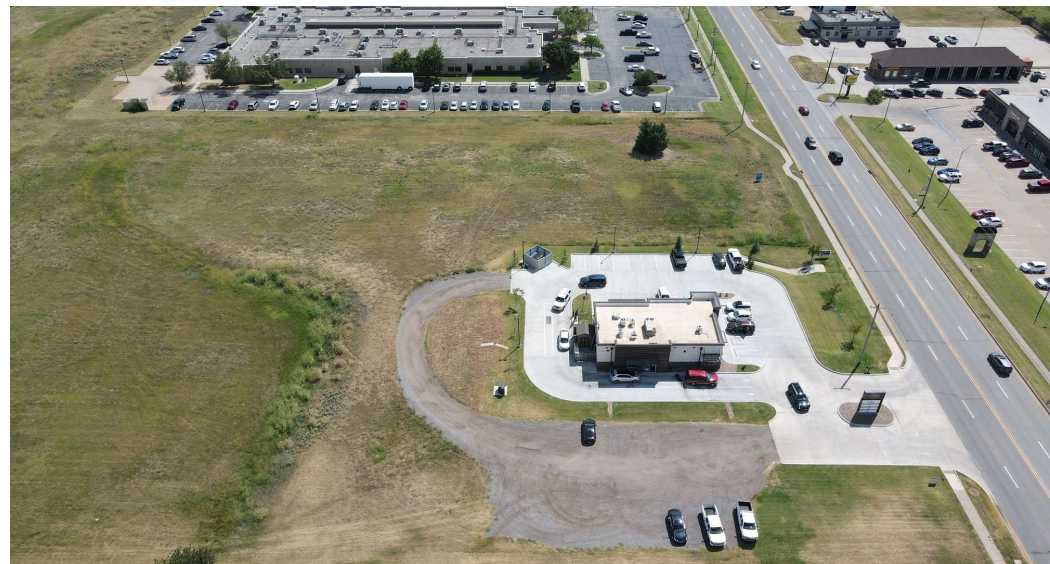
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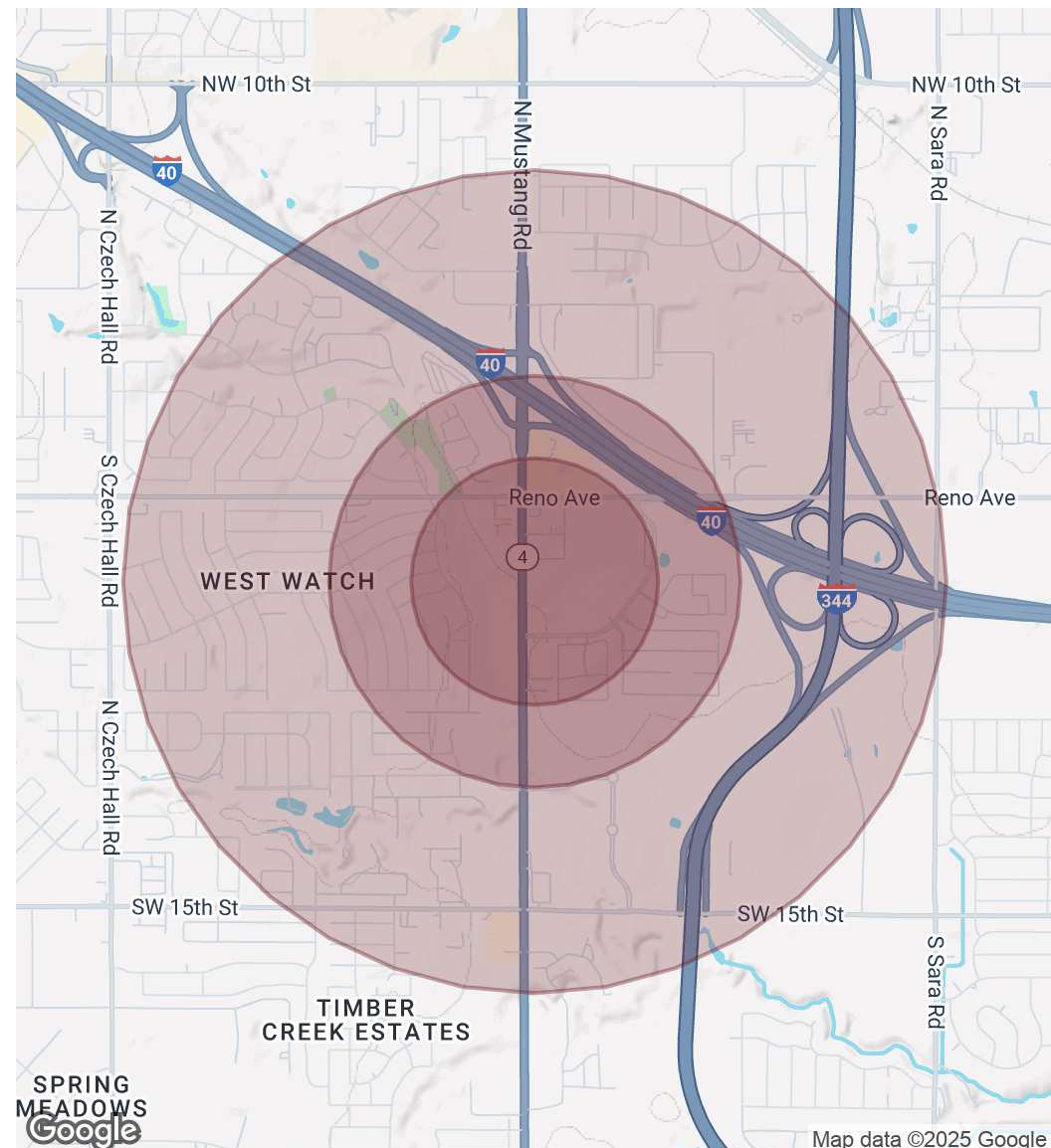
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,948	4,371	11,179
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	36	37

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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Interstate 40 – 80K VPD

Reno Ave – 20K VPD

Mustang Rd – 25K VPD

SITE – 1.46AC

Contact Broker:

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