

Retail outparcels and Development land

NWC of NW Expressway & N Mustang Rd, Piedmont, OK 73078

CBRE



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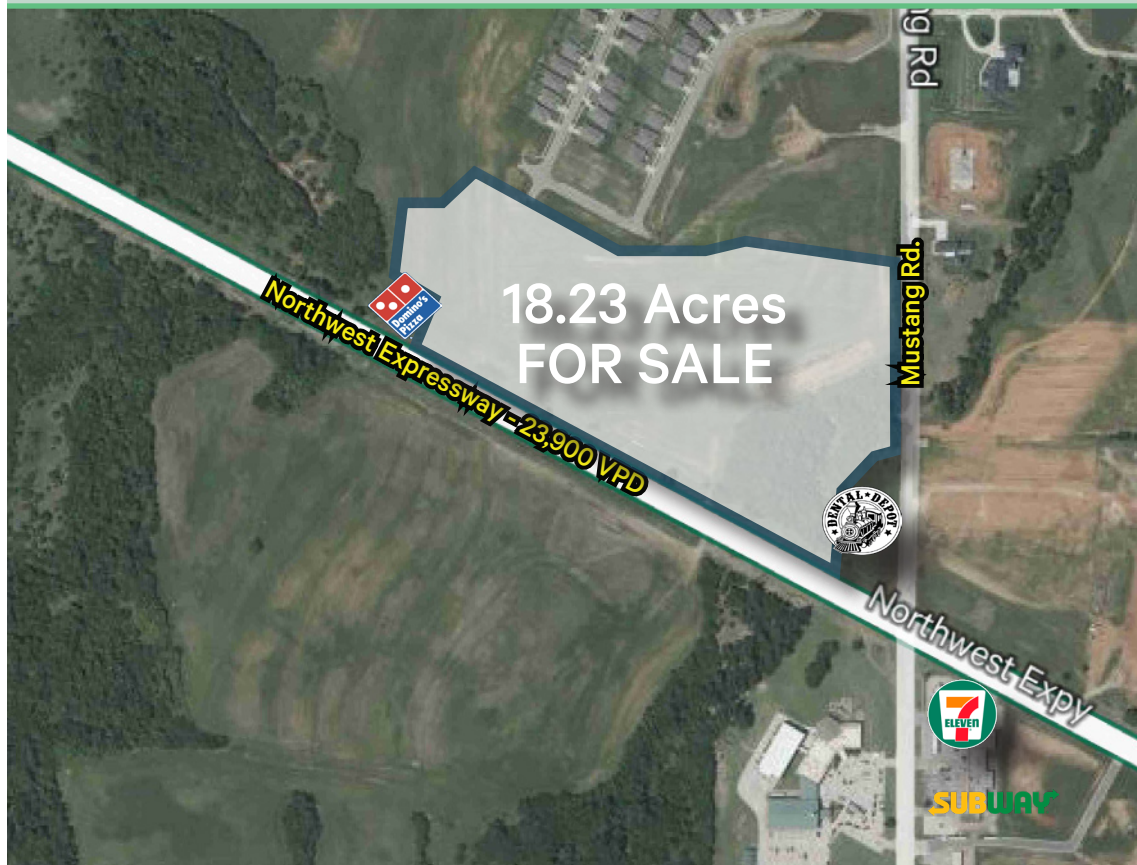
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Signalized corner at NW Expressway & N Mustang Road

Property Information

Approximately 18.23 acres of commercial land available at the northwest corner of NW Expressway and N Mustang Road. Positioned within one of northwest Oklahoma City's fastest-growing corridors, the site offers exceptional visibility, access, and flexibility for retail, medical, mixed-use, or commercial development. The property is surrounded by established retailers, daily-service businesses, and the affluent Surrey Hills trade area, with convenient access to the John Kilpatrick Turnpike.

- Hard corner retail land at the northwest corner of NW Expressway and N Mustang Road
- Oklahoma City water and sewer available to the site
- Easy access to the east to John Kilpatrick Turnpike
- Nearby retailers and service providers include Mercy, Integris, Wendy's, AutoZone, HTeaO, Tractor Supply Co., McDonald's, Braum's, Dental Depot, and 7-Eleven.
- Serving a rapidly expanding trade area with household growth projected at 16.5% over the next five years
- C-3 Zoning

- Land Size: 18.23± AC
(sub-divide parcels as needed)
- Asking Price:
Bulk Land: \$3,500,000
Frontage Outparcels:
\$14.00 PSF

Demographics	3 Miles	5 Miles	10 Miles
2025 Population	18,774	64,785	302,473
2025 Households	6,387	24,380	122,867
2025 Average Household Income	\$142,476	\$129,070	\$111,210

Traffic Counts	Vehicles per day
Northwest Expressway	23,900 VPD
Kilpatrick Turnpike	30,300 VPD

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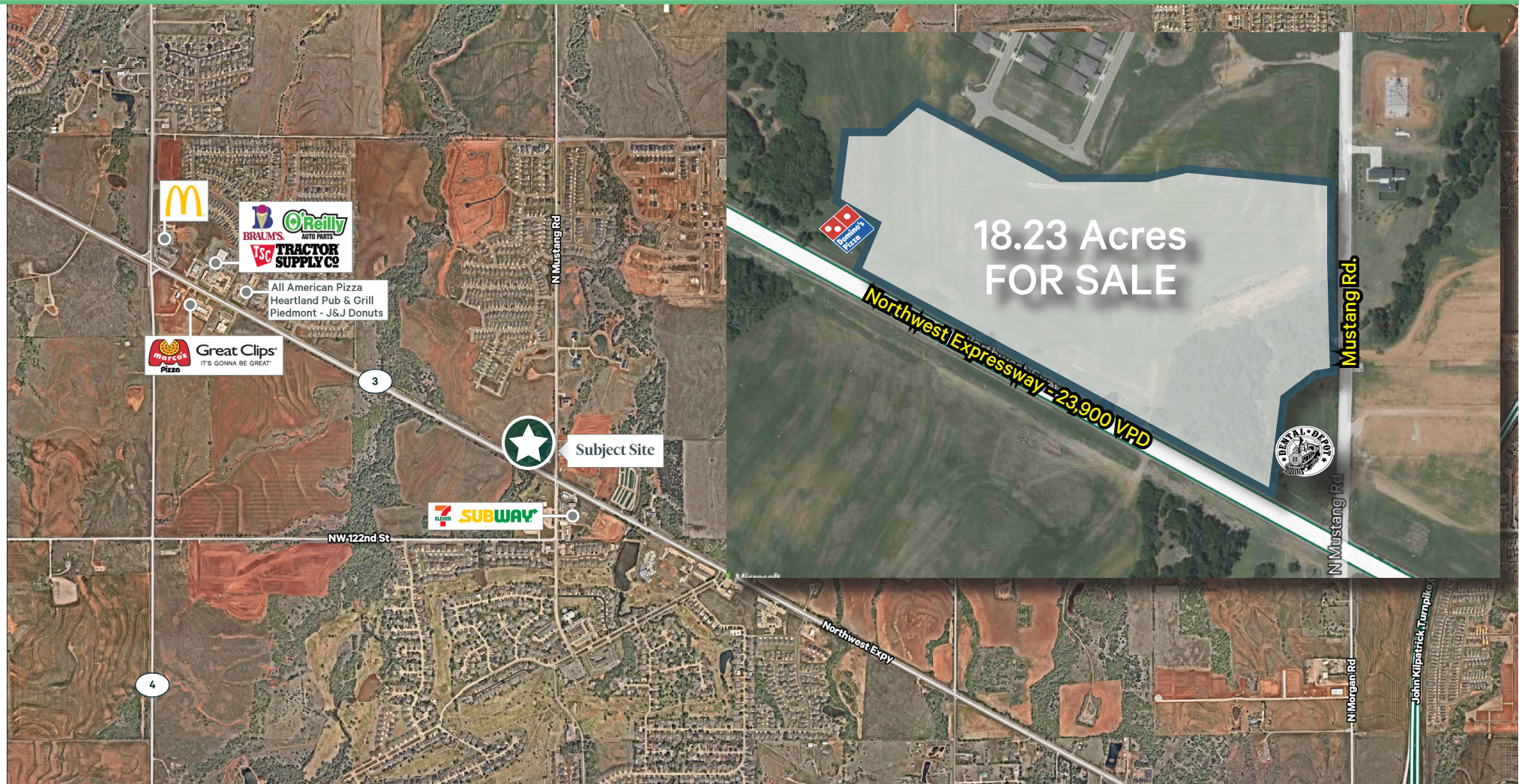
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