

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Build to Suit or Land Lease, .25 - 1.5 Acre Pad Sites. Will entertain purchase offer.

This well located site is right by on-off ramps for newly constructed Turnpike extension. Be among the many popular retailers - OnCue, Wendy's, Old School Bagel Cafe and several others - by locating in this increasingly active trade area. Canadian County is the fastest growing county in the state. The immediate area has tons of rooftops being added, including a couple hundred new homes within a mile of the site.

Owner is willing to BTS or land lease to fit your business' prototype; garden office buildout also possible - see site plan variations. The perfect opportunity to give your business a brand new, warm, and comfortable place to prosper. You, your team, your clients and guests will be happy and productive.

PROPERTY HIGHLIGHTS

- .25 - 1.5 acre pad sites in a dynamic trade area
- PUD Submittal Reflects C-3 Zoning - Site plan is flexible.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	107	18,716	46,105
Total Population	284	49,290	123,924
Average HH Income	\$99,230	\$69,667	\$69,895

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RETAIL & DEMOGRAPHIC INFO



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DEMOGRAPHICS & POTENTIAL SITE PLAN

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	284	49,290	123,924
Average age	42.1	34.4	36.0
Average age (Male)	42.	34.2	35.8
Average age (Female)	41.8	35.0	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	107	18,716	46,105
# of persons per HH	2.7	2.6	2.7
Average HH income	\$99,230	\$69,667	\$69,895
Average house value	\$249,883	\$154,871	\$165,678

\* Demographic data derived from 2010 US Census



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