

COLES CREEK

FOR LEASE

1.4
AC

Under
Development

Okie Express
Auto Wash

Dollar Tree

Walmart
Neighborhood
Market

115 YUKON CX
AVE TRACT 2
PHASE 2

115 YUKON CROSSING AVE, YUKON, OK 73099

Discovery Church

Gas And Go

Jackie
Cooper Gym



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

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**OFFERING SUMMARY**

Lease Rate:	Available Upon Request
Deal Type:	Ground Lease
Parcel Type:	Stand-Alone Outparcel
Available SF:	60,984 SF
Lot Size:	60,984 SF
Zoning:	C-3
Zoning Overlay:	Yukon Crossing Phase II
Development Type:	Master-Planned PUD
Condition:	Shovel-Ready
Surroundings:	Established Retail & Dense Residential
Market:	Oklahoma City
Submarket:	Canadian County

PROPERTY OVERVIEW

The 1.40-acre outparcel at Yukon Crossing Phase II is located within a recently approved, 42-acre master-planned PUD integrating commercial and residential uses with shared access, infrastructure, and common areas.

The site allows most retail, office, food and beverage, personal service, veterinary, branded automotive - Contact Zack for more uses.

Recent development within the master plan includes Walmart Neighborhood Market, Okie Express fuel and convenience, AutoZone, Dollar Tree, local salons, and a dental practice, establishing a strong daily-needs retail environment. Offered as a long-term ground lease. Ideal for QSR, medical, automotive, or service users along Route 66.

PROPERTY HIGHLIGHTS

- Master-planned retail corridor with established anchors and ongoing development
- Stand-alone fully dedicated commercial pad in a largely built-out Route 66 trade area
- Coordinated tract infrastructure & strong surrounding co-tenancy
- Dense and expanding residential rooftops
- Utilities immediately accessible at the site perimeter

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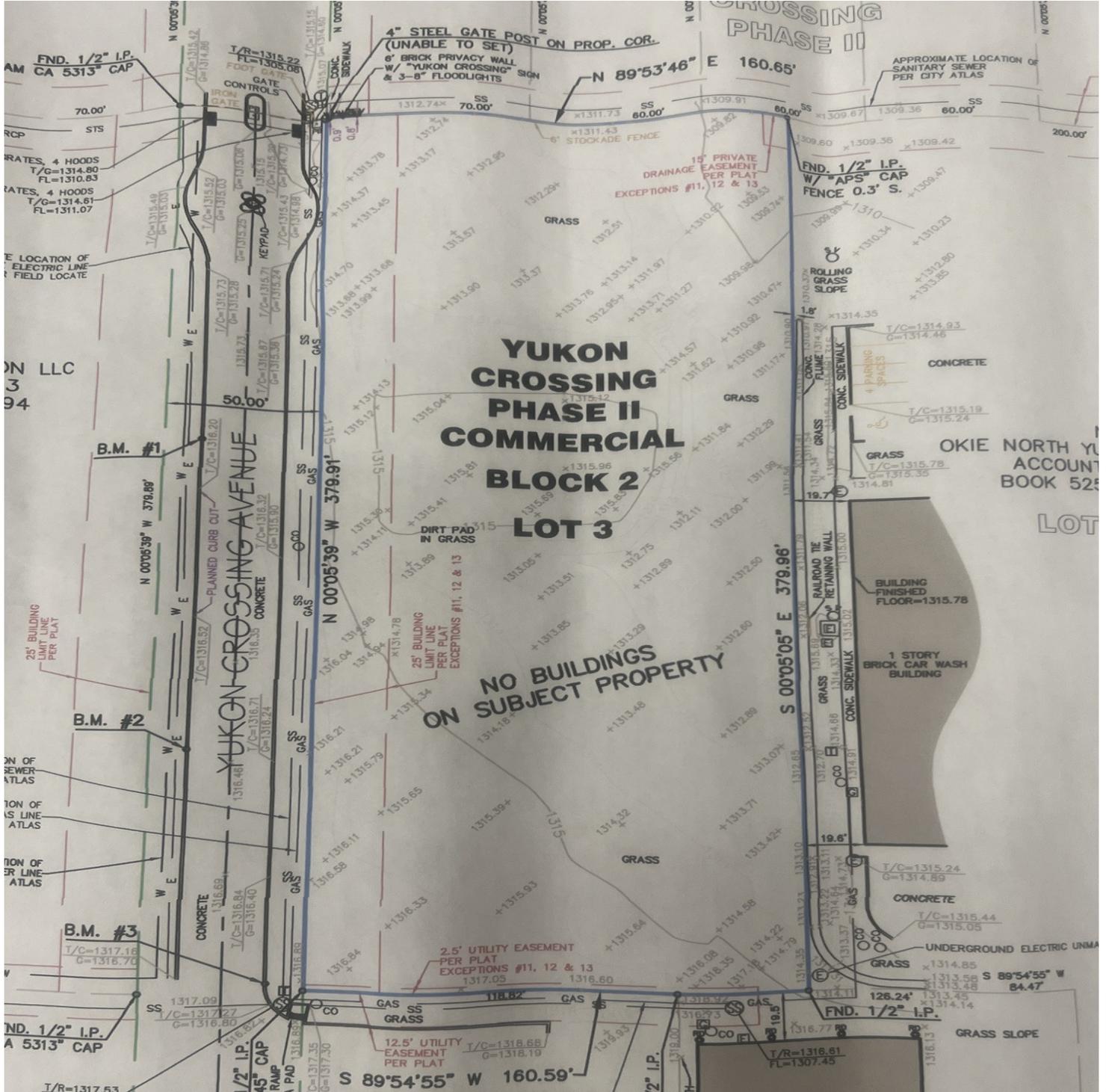
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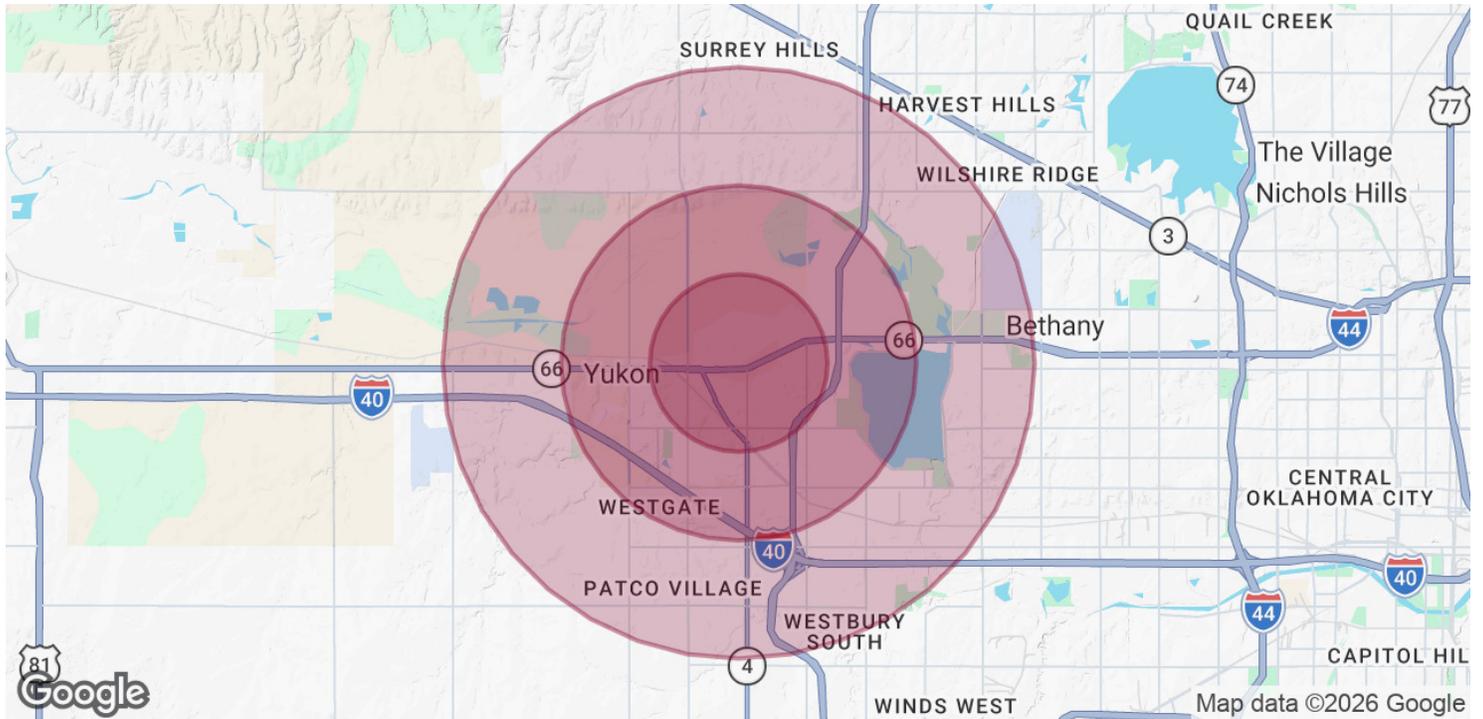
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POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	21,762	39,142	104,797
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	8,364	15,261	39,806
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,670	\$98,319	\$94,222
Average House Value	\$249,628	\$263,179	\$265,016

Demographics data derived from AlphaMap

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