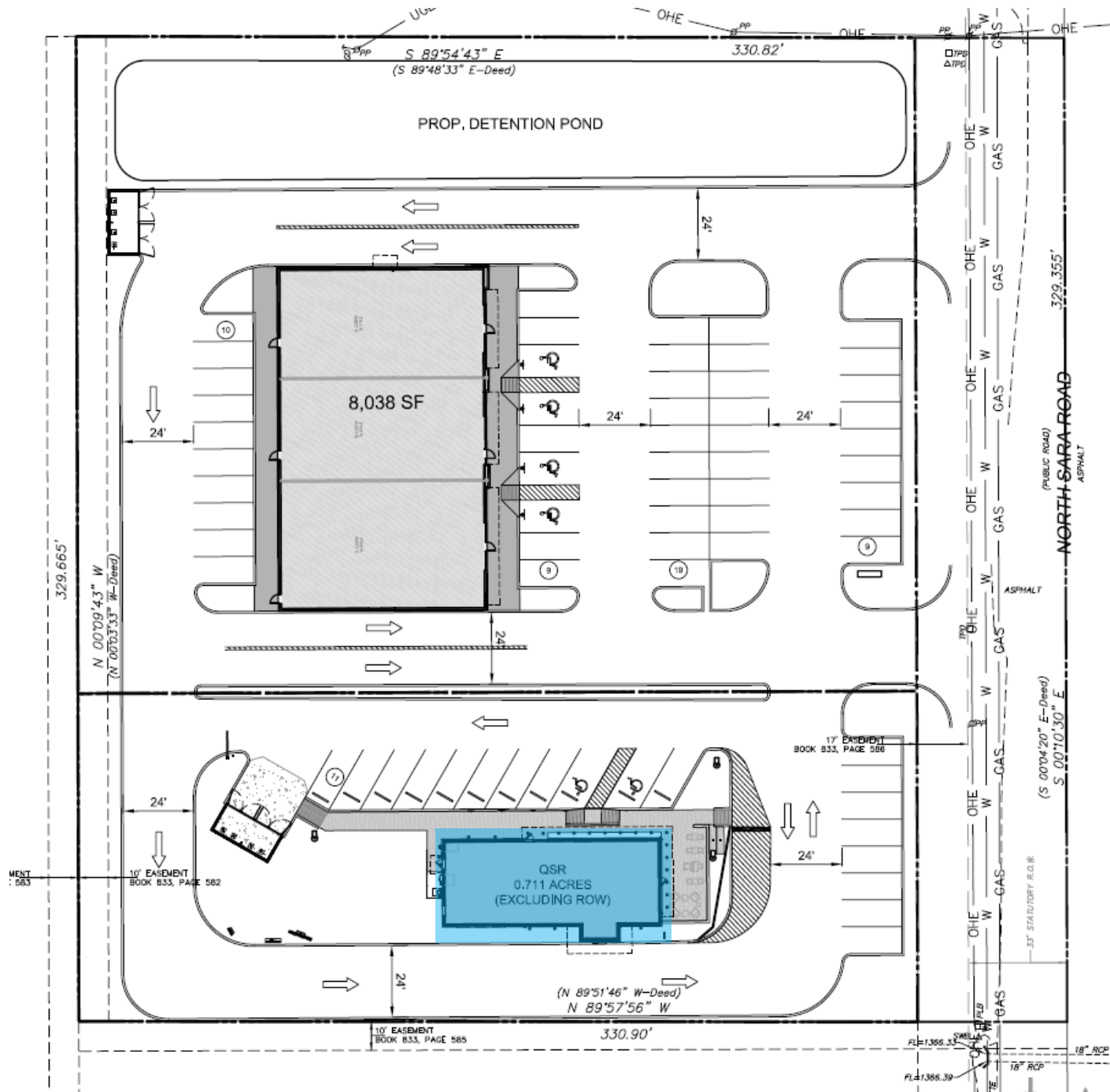
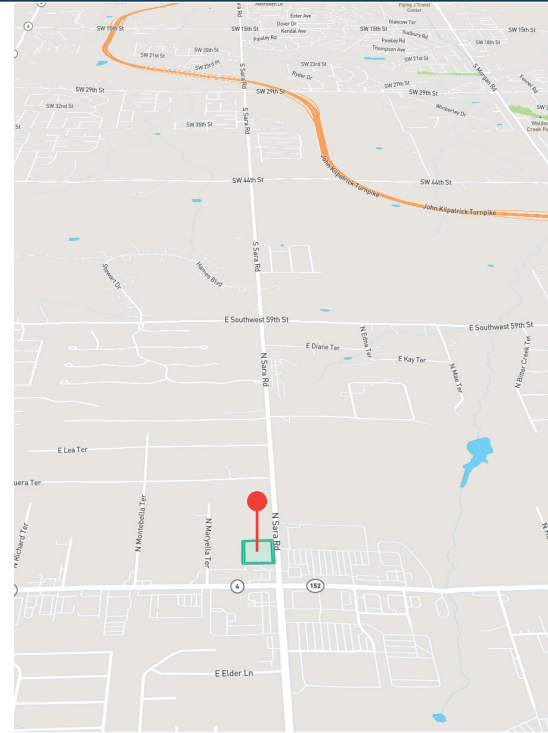




 SITE

SARA RD.
Mustang, OK





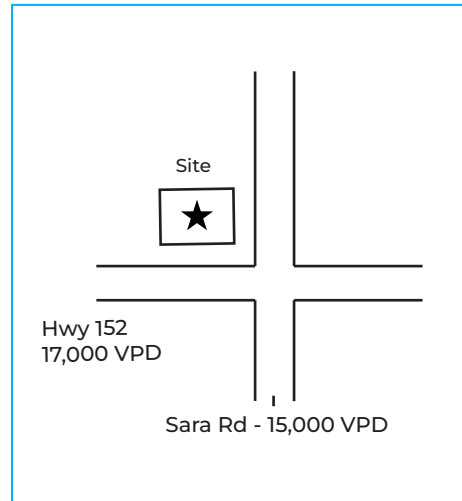
Summary

- Lease Rate: Call for Pricing
- Available For Lease: 8,000 SF
- Completion Date: Immediate availability
- Co-Tenants: TBD
- Parking Count: TBD

Demographics

2024 Population		
5,548 1 Mile	72,795 3 Mile	163,385 5 Mile
2024 Average Household Income		
\$98,809 1 Mile	\$97,747 3 Mile	\$100,746 5 Mile
Estimated Annual Population Growth ('24-'29)		
19.809% 1 Mile	18.85% 3 Mile	19.34% 5 Mile

Traffic Counts



Property Overview

- Located directly adjacent to Walmart (2.9MM annual visits) and a newly announced Chic-Fil-A.
- Annual population growth expected to exceed 18% annually over 5 years.
- +/- 0.72 AC shovel ready pad site available for sale or ground lease.

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