

## **Key Points on Yukon Mustang RD Retail**

Sites are “Pad Ready” grading and drainage done

Oklahoma Utilities-Water and Sewer On Site

Zoning-C-3

Traffic Count Average of 18,669 cars per day

Pad/parcel depth 210 feet

Site- ½ mile north of I-40

Total site size 3.1 acres

# Yukon Mustang Rd Retail



Pad ready sites available

OKC Utilities on site

Contact Bob Thorpe

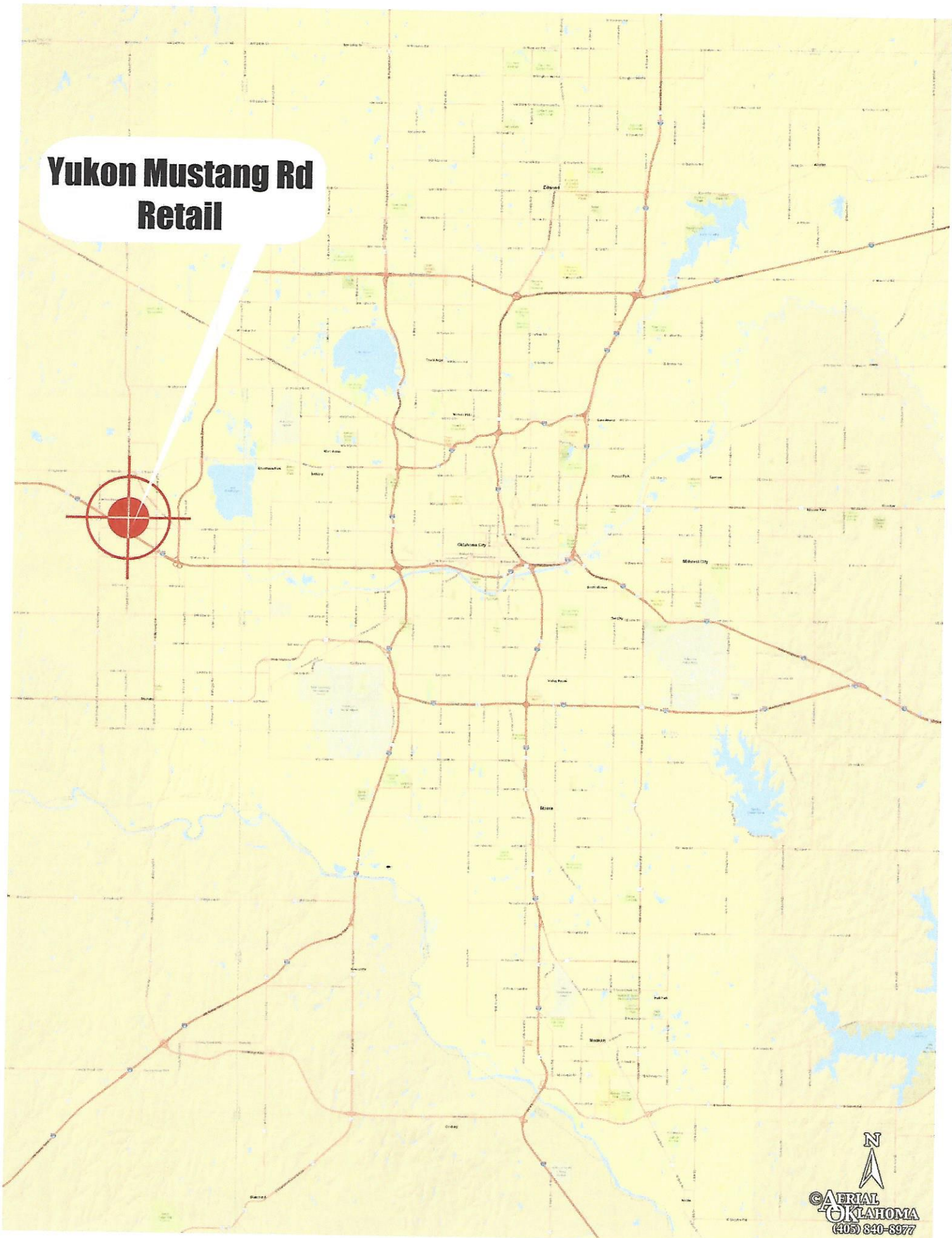
405-947-3900

Urban works logo

[yukonmustangrdretail.com](http://yukonmustangrdretail.com)

Urban works web site

**Yukon Mustang Rd  
Retail**





NW 10th St

Mustang Rd

# Yukon Mustang Rd Retail

Yukon Mustang Rd Retail



40

xerox

QUINTA

BW Best Western

BRAUMS

SONIC

McDonald's

TACO BELL

Wendy's

IHOP

HOMELAND

BancFirst

Reno Ave

CVS pharmacy

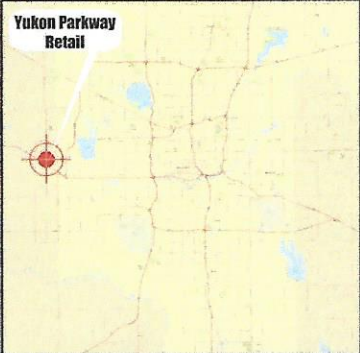
ninja

MidFirst Bank

INTERMEDIA

Subway





NW 7th St

Mustang Rd

NW 5th St

NW 4th St

Sold

Detention Area

Lot 2

Lot 3

Lot 4

Lot 5

Sold

Sold

18,660 sq ft

NW 6th St



# Demographic Summary Report

## Lot 1 Drakestone Section VI

725 Mustang Rd, Yukon, OK 73099

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	7,065	68,071	103,956
2020 Estimate	6,370	60,939	94,517
2010 Census	5,066	45,189	72,754
Growth 2020 - 2025	10.91%	11.70%	9.99%
Growth 2010 - 2020	25.74%	34.85%	29.91%
<b>2020 Population by Hispanic Origin</b>	446	5,035	9,577
<b>2020 Population</b>	6,370	60,939	94,517
White	5,405 84.85%	51,040 83.76%	76,611 81.06%
Black	154 2.42%	1,597 2.62%	4,441 4.70%
Am. Indian & Alaskan	275 4.32%	2,542 4.17%	3,948 4.18%
Asian	267 4.19%	2,777 4.56%	4,816 5.10%
Hawaiian & Pacific Island	11 0.17%	97 0.16%	130 0.14%
Other	259 4.07%	2,886 4.74%	4,571 4.84%
U.S. Armed Forces	2	86	151
<b>Households</b>			
2025 Projection	2,659	24,771	38,267
2020 Estimate	2,420	22,369	35,101
2010 Census	1,977	17,016	27,733
Growth 2020 - 2025	9.88%	10.74%	9.02%
Growth 2010 - 2020	22.41%	31.46%	26.57%
Owner Occupied	1,750 72.31%	16,446 73.52%	25,473 72.57%
Renter Occupied	670 27.69%	5,923 26.48%	9,628 27.43%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	400 16.53%	2,696 12.05%	4,922 14.02%
Income: \$25,000 - \$50,000	383 15.83%	4,273 19.10%	7,120 20.28%
Income: \$50,000 - \$75,000	485 20.04%	5,326 23.81%	8,041 22.91%
Income: \$75,000 - \$100,000	335 13.84%	3,912 17.49%	5,607 15.97%
Income: \$100,000 - \$125,000	343 14.17%	2,740 12.25%	4,145 11.81%
Income: \$125,000 - \$150,000	251 10.37%	1,422 6.36%	2,177 6.20%
Income: \$150,000 - \$200,000	136 5.62%	1,172 5.24%	1,782 5.08%
Income: \$200,000+	87 3.60%	828 3.70%	1,309 3.73%
<b>2020 Avg Household Income</b>	\$84,538	\$82,419	\$80,393
<b>2020 Med Household Income</b>	\$71,777	\$69,335	\$66,463

# Demographic Market Comparison Report

1 mile radi

## Lot 1 Drakestone Section VI

725 Mustang Rd, Yukon, OK 73099

Type: **Land**  
County: **Canadian**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2020	25.74%		0.00%	
Growth 2020 - 2025	10.91%		0.00%	
Empl	3,529	98.19%	77,277	9
Unempl	65	1.81%	2,199	
<b>2020 Population by Race</b>				
	<b>6,370</b>		<b>149,813</b>	
White	5,404	84.84%	124,999	8
Black	154	2.42%	5,092	
Am. Indian & Alaskan	275	4.32%	7,711	
Asian	267	4.19%	4,805	
Hawaiian & Pacific Island	11	0.17%	166	
Other	259	4.07%	7,040	
<b>Household Growth</b>				
Growth 2010 - 2020	22.41%		0.00%	
Growth 2020 - 2025	9.88%		0.00%	
Renter Occupied	670	27.69%	12,941	2
Owner Occupied	1,750	72.31%	40,736	7
<b>2020 Households by Household Income</b>				
	<b>2,420</b>		<b>53,677</b>	
Income <\$25K	400	16.53%	6,492	1
Income \$25K - \$50K	383	15.83%	10,386	1
Income \$50K - \$75K	485	20.04%	11,892	2
Income \$75K - \$100K	335	13.84%	8,937	1
Income \$100K - \$125K	343	14.17%	6,759	1
Income \$125K - \$150K	251	10.37%	3,499	
Income \$150K - \$200K	136	5.62%	3,661	
Income \$200K+	87	3.60%	2,051	
2020 Med Household Inc	\$71,777		\$70,673	
2020 Median Age	37.60		36.00	