



MUSTANG CREEK CROSSING

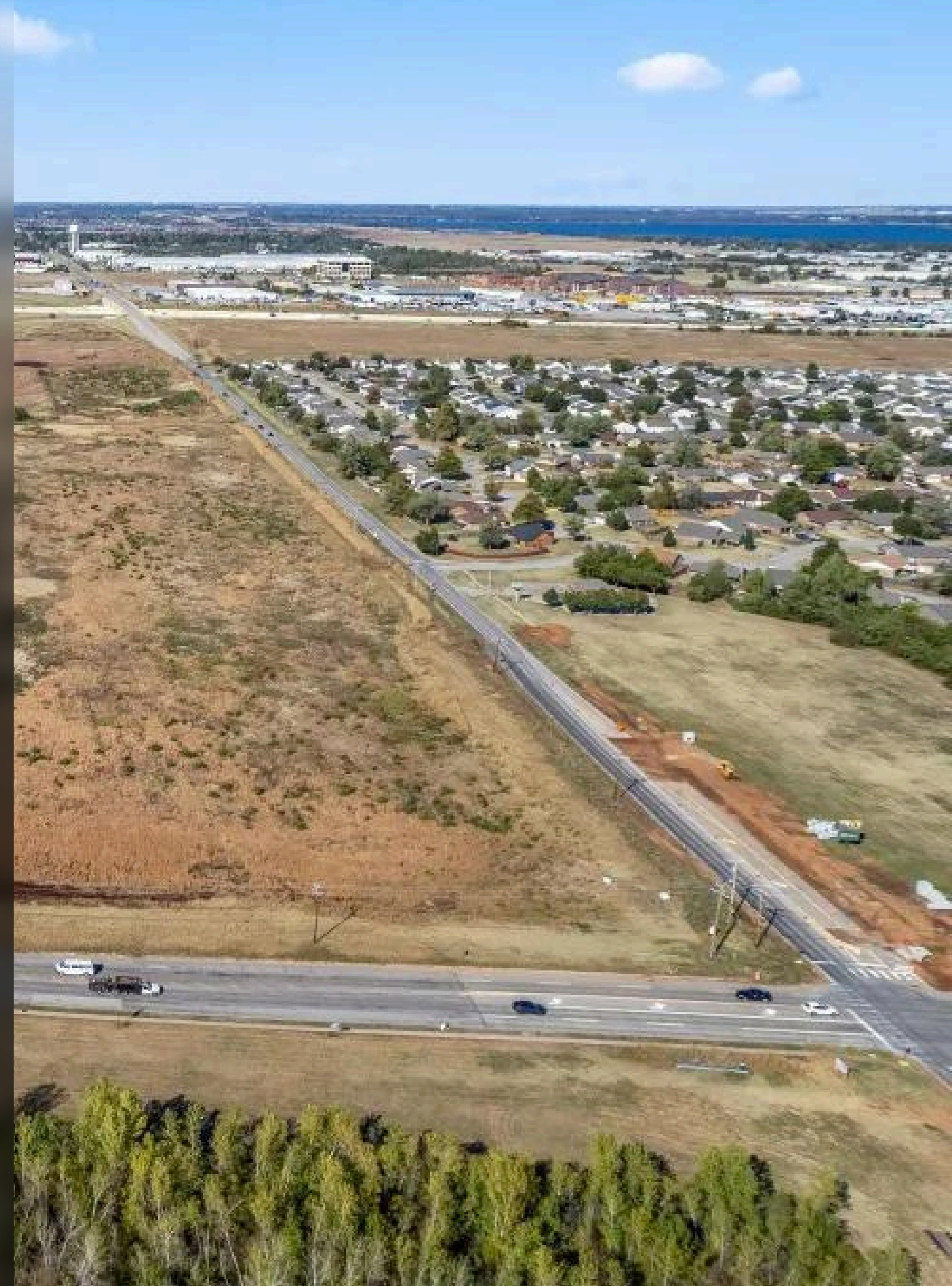
Development In West Oklahoma City


CAROL HEFNER
real estate


ACCESS REAL ESTATE

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Mustang Creek Crossing is envisioned to become a premier destination, blending modern infrastructure with Oklahoma's rich heritage.

Only 10 minutes drive time from downtown Oklahoma City, this 280-acre development project aims to create a community-centric space that honors the past while fostering a dynamic future.

Led by Carol Hefner and the forward-thinking development team at Access Real Estate, Mustang Creek Crossing will be crafted with careful consideration to aesthetic, community, and multi-generational factors to ensure a lasting positive impact on the local community and economy.



PROPERTY MAP



Interstate 40

Sara Rd.

Kilpatrick Tollway

Mustang Rd.

SW 15th

Coming Soon
STARBUCKS
COFFEE

Wendy's

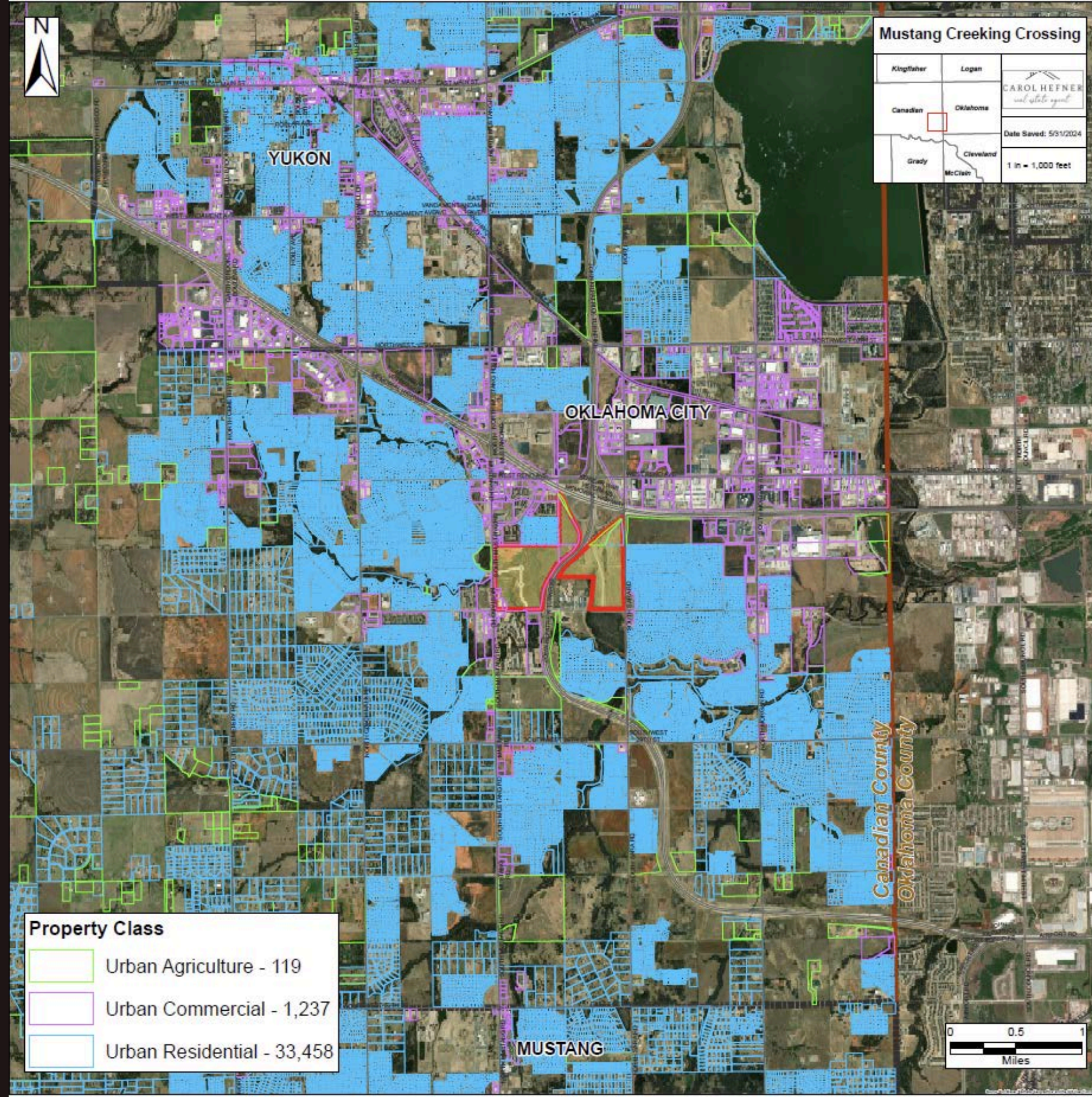
OnCue

158 Acres
West of I-40

86 Acres
East of I-40

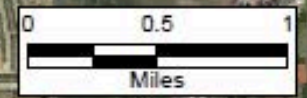
ROOFTOP COUNT

33,458



Mustang Creeking Crossing

Kingfisher	Logan	CAROL HEFNER <i>real estate agent</i>
Canadian	Oklahoma	
Grady	Cleveland	Date Saved: 5/31/2024
McClain		1 in = 1,000 feet



The vision for Mustang Creek Crossing is conceived against the backdrop of Oklahoma's strategic initiatives to drive investment and bolster economic growth within the state.

We aim to establish a mixed-use district that mirrors the state's economic ambitions while celebrating its storied past.

- Walkable multi-generational spaces combining modern amenities with traditional Oklahoma culture.
- Commercial venues designed to foster innovative businesses, providing experiences and essential services.
- Cultural and recreational amenities that connect with state-wide initiatives to promote Oklahoma as a destination for work and leisure.



Developing Mustang Creek Crossing will involve navigating...

• Zoning and Land-Use Regulations

- Existing PUD-1628 is in place, which may expedite the process.
- The PUD may require updates to accommodate new types of venues

• Infrastructure Considerations

- More than \$8 million has already been invested in existing infrastructure, laying a solid foundation for development.
- Additional water detention areas may be necessary to effectively manage local drainage and runoff.

• Community Engagement

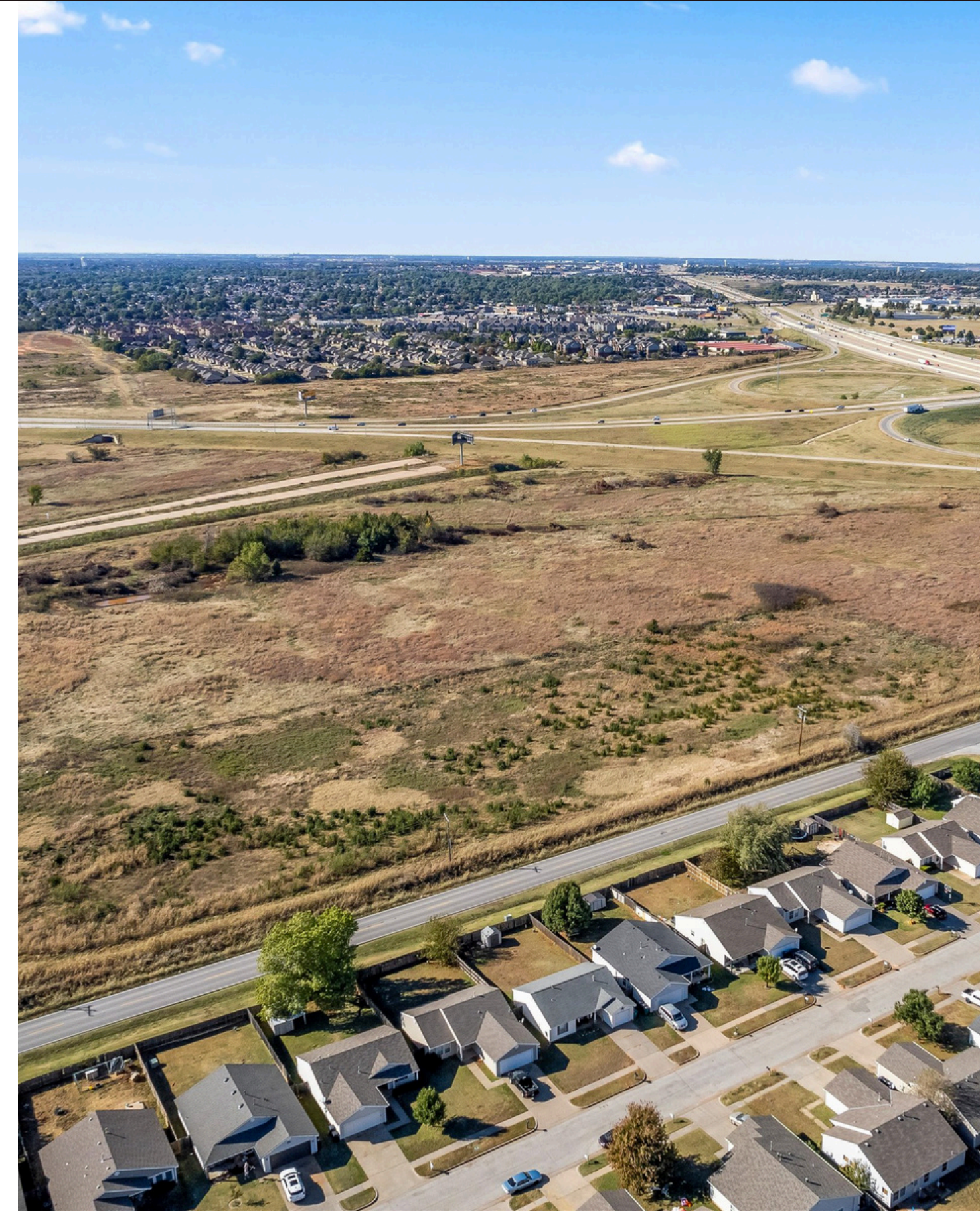
- Active efforts to engage with the community have already begun, aiming to secure broad support.



Mustang Creek Crossing presents an incredible opportunity to shape Oklahoma City's growth trajectory.

The development is strategically positioned to benefit from:

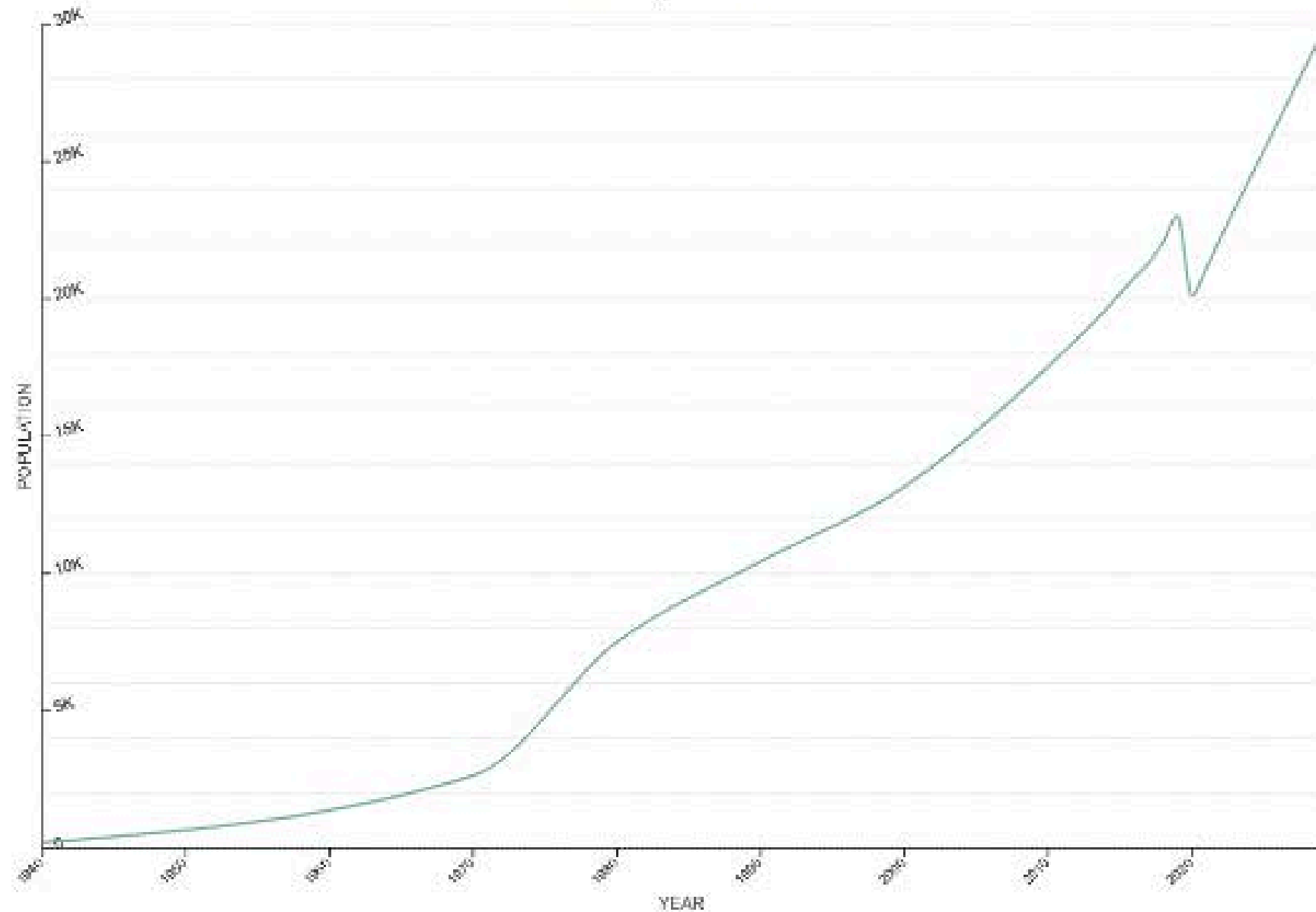
- Proximity to major roadways and local amenities
- The expansion of Oklahoma City and its economic development
- A growing demand for thoughtful, integrated living and workspaces



DEMOGRAPHICS



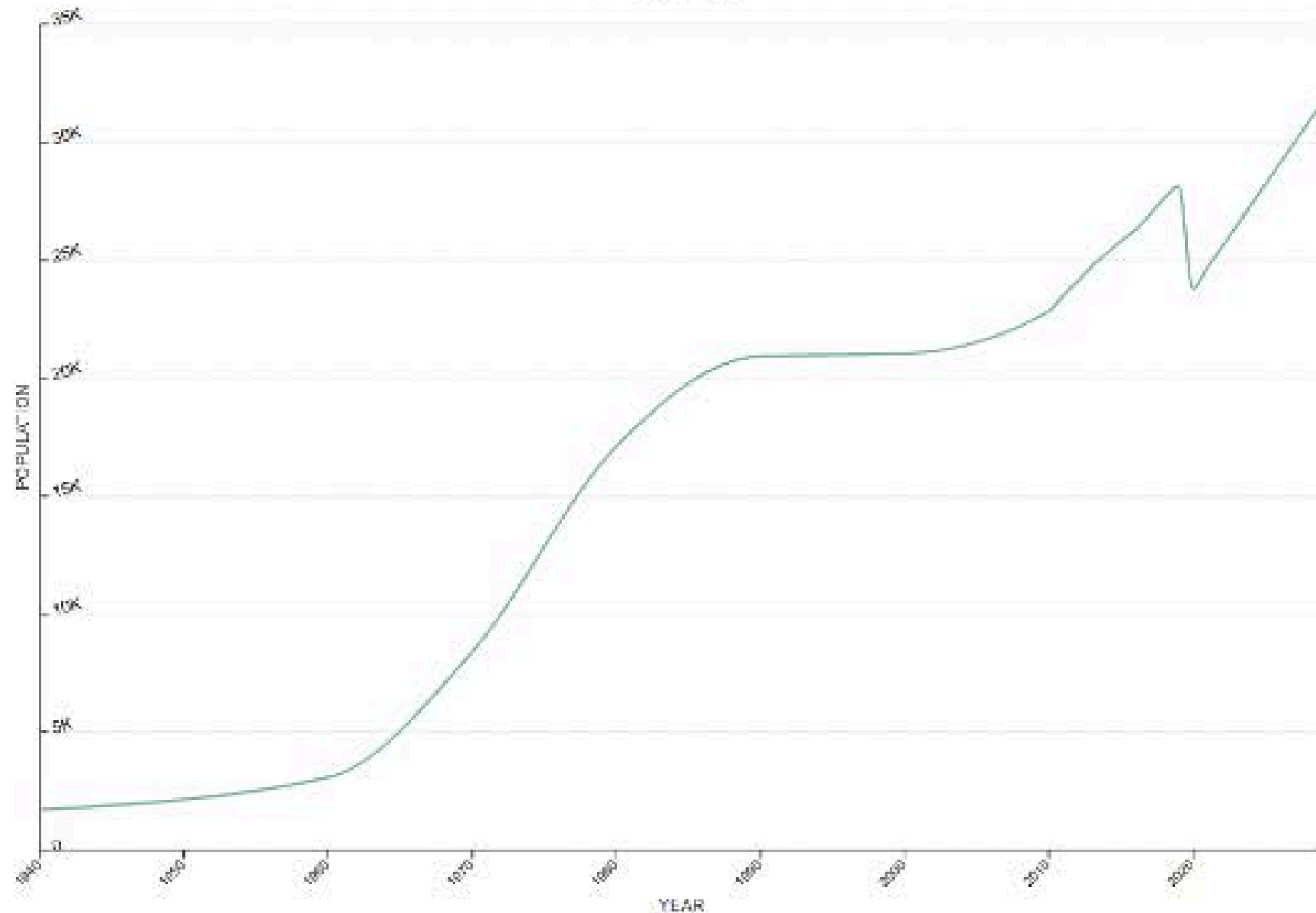
Mustang, Oklahoma Population 2024
24,340



State	Oklahoma
County	Canadian County
Land Area (mi²)	12.0 sq mi
Density (mi²)	2,031.10/sq mi
Growth Since 2020	20.95% (4,216)

The current population of Mustang, Oklahoma is **24,340** based on our projections of the latest US Census estimates. The last official US Census in 2020 recorded the population at **20,124**.

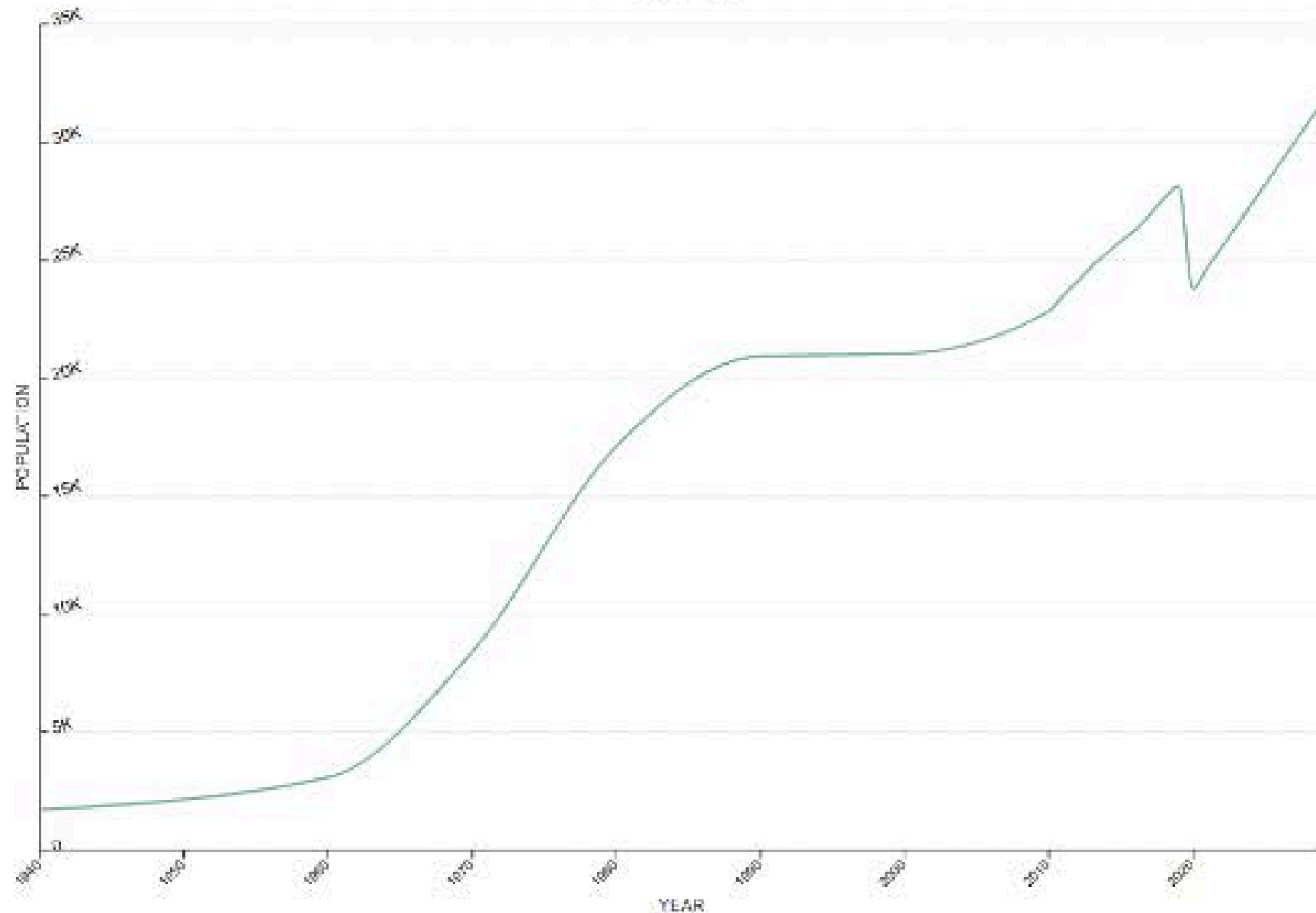
Yukon, Oklahoma Population 2024
27,317



State	Oklahoma
County	Canadian County
Land Area (mi²)	26.5 sq mi
Density (mi²)	1,029.30/sq mi
Growth Since 2020	14.8% (3,522)

The current population of Yukon, Oklahoma is **27,317** based on our projections of the latest US Census estimates. The last official US Census in 2020 recorded the population at **23,795**.

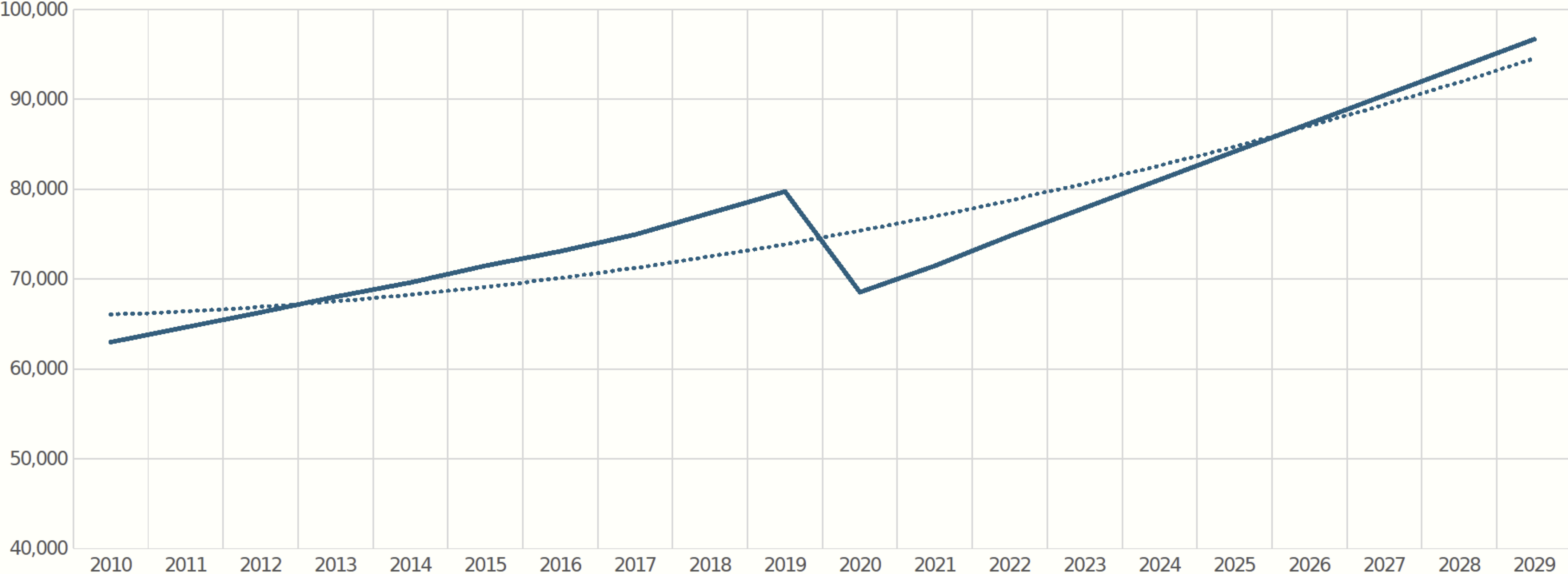
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POPULATION GROWTH
Mustang - Yukon - Piedmnt - El Reno
Average Growth 18.26% Since 2020



DEMOGRAPHICS



HOUSEHOLDS

5-Minute Drive: **3,765**

10-Minute Drive: **17,488**

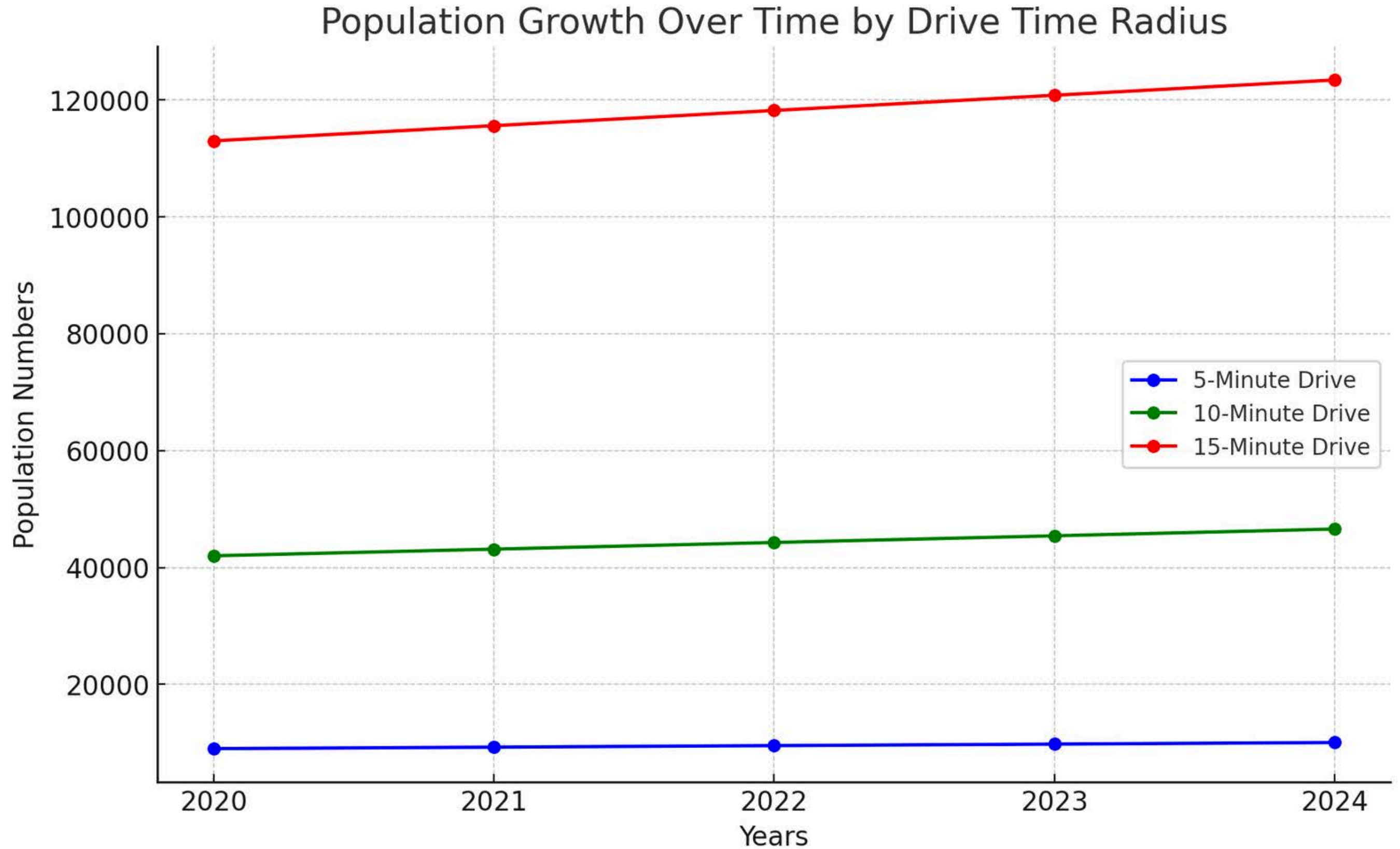
15-Minute Drive: **46,651**

Average Household Size

2.69

Median Age

36.2



HOUSEHOLD INCOME DATA

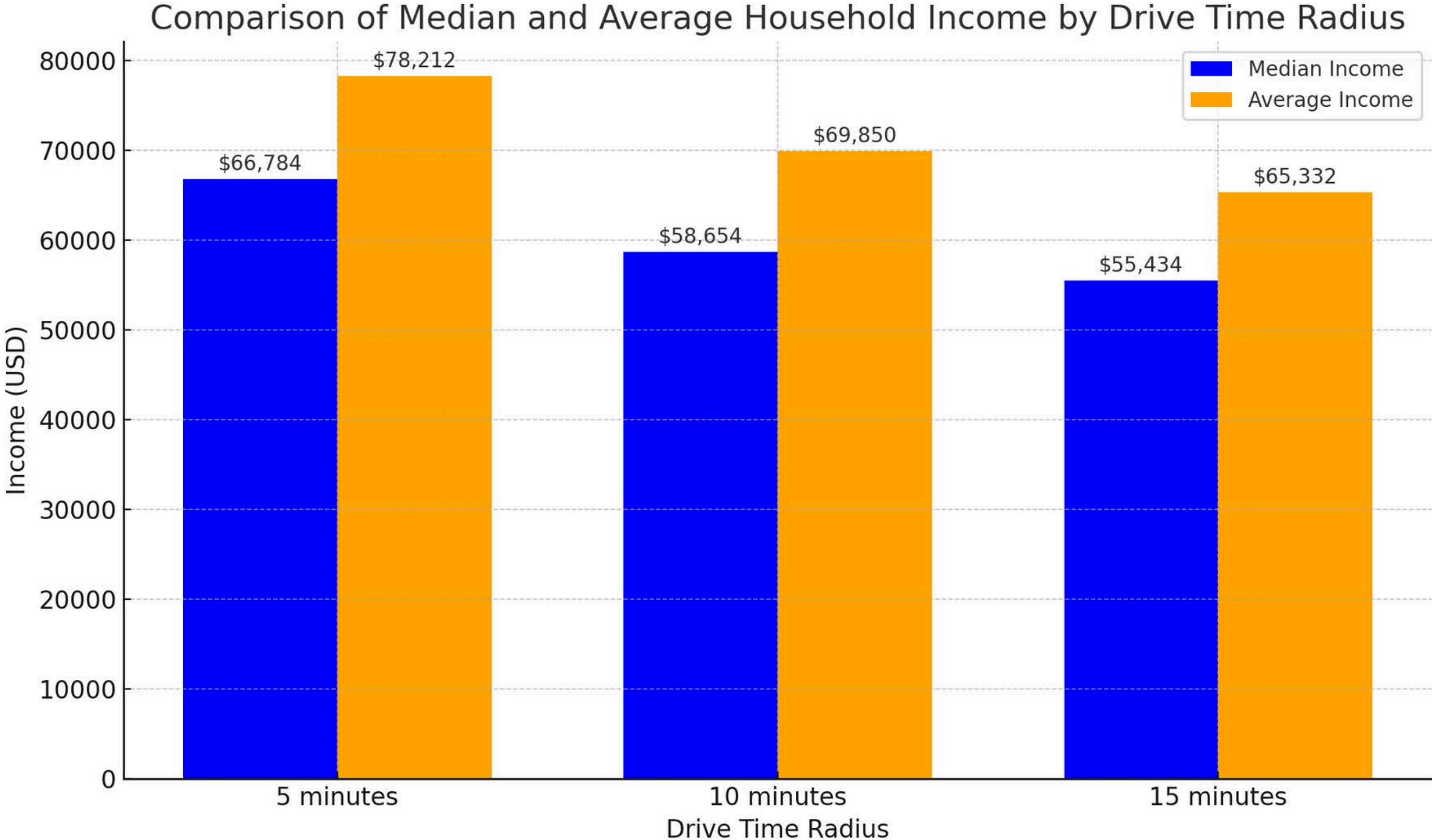


Median Net Worth
\$184,370

White Collar - **65.8%**

Blue Collar - **20.3%**

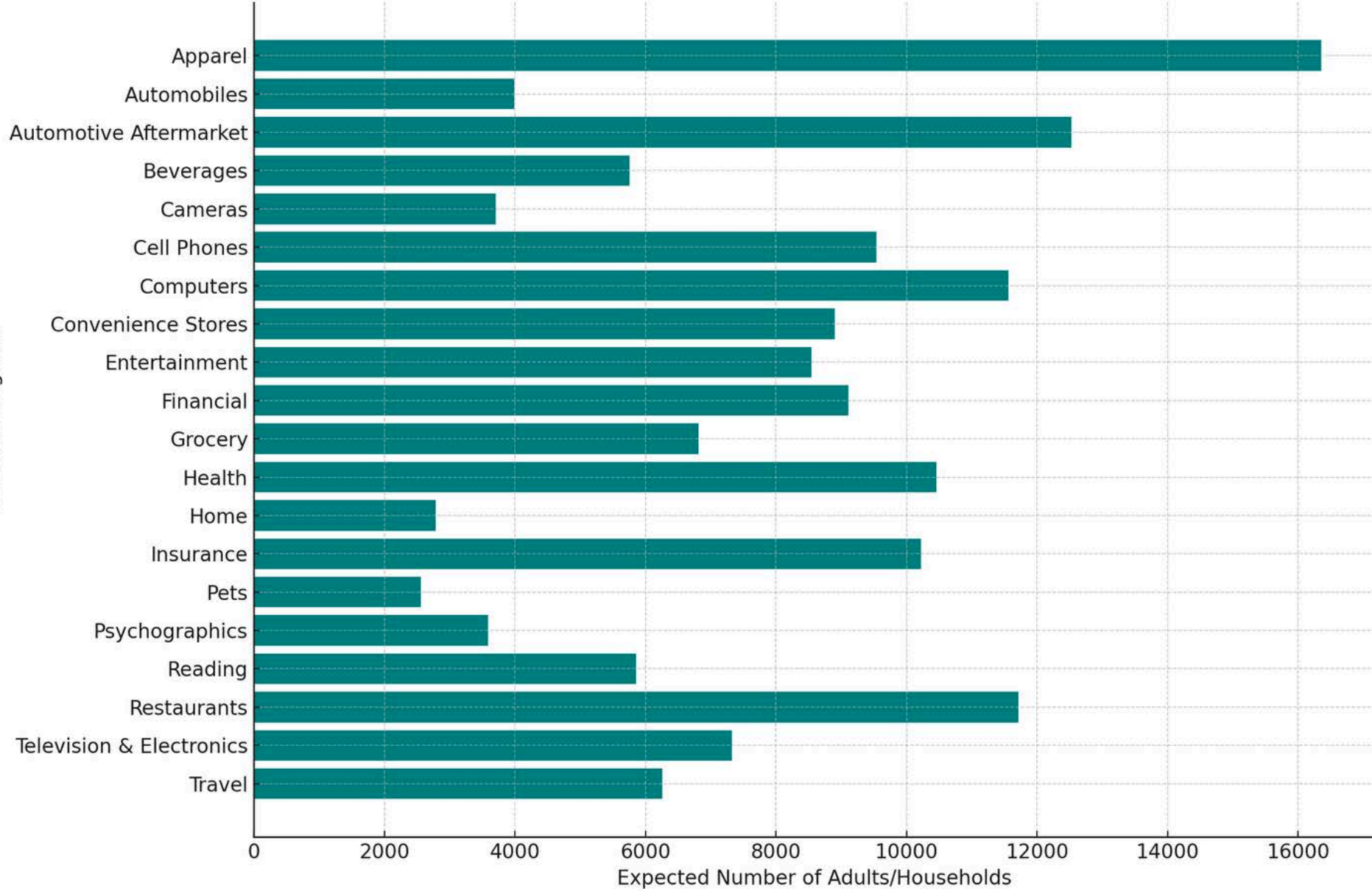
Services - **13.3%**



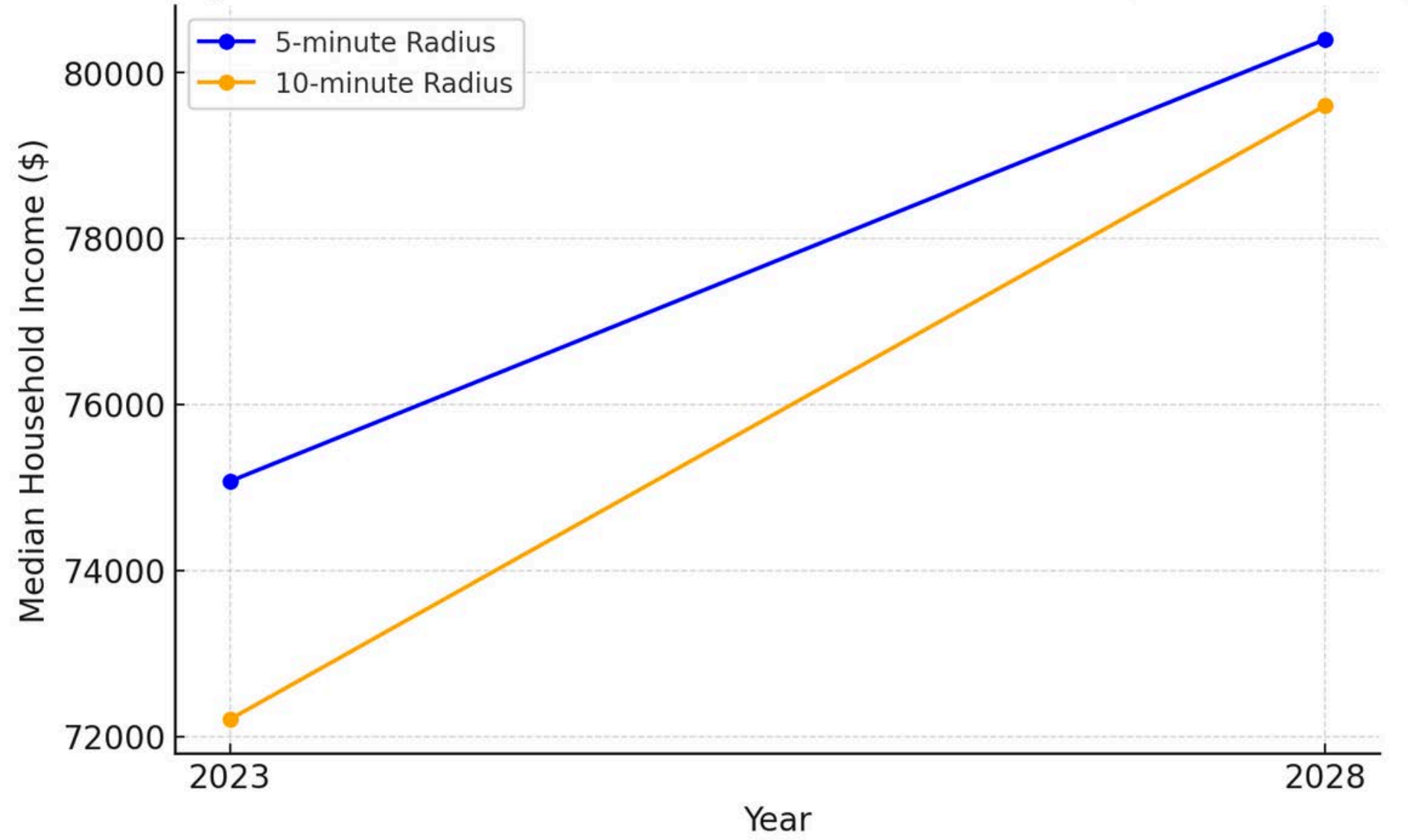
RETAIL MARKET POTENTIAL



Expected Number of Adults/Households Engaged in Each Product Category



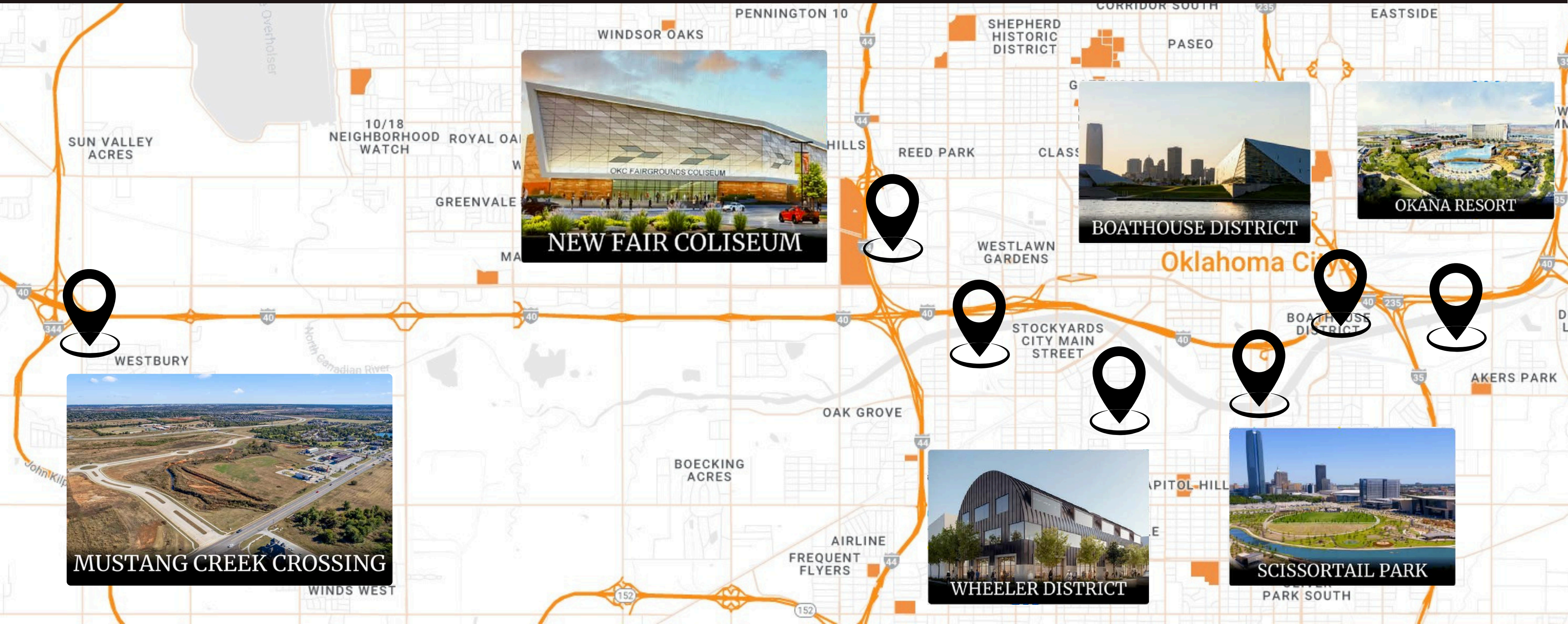
Projected Median Household Income Growth (2023 - 2028)



OKLAHOMA CITY DEVELOPMENT CORRIDOR

Notable Developments along I-40 & the Oklahoma River

DEVELOPMENT:	New Fair Colosseum	Wheeler District	Boathouse District	Scissortail Park	Okana Resort
YEAR BUILT:	2025	2019	2019	2021	2024
COST:	\$126M	\$576M	\$56M	\$132M	\$300M





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