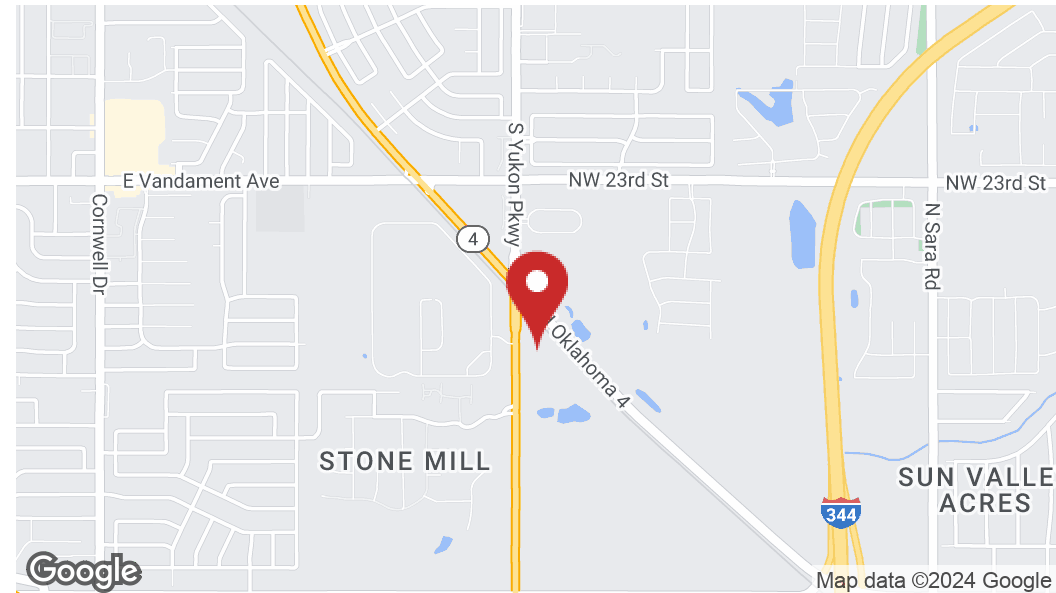




S Yukon Parkway & Old Oklahoma Hwy 4, Yukon, OK 73099



PROPERTY DESCRIPTION

Discover an exceptional development opportunity at S Yukon Parkway & Old Oklahoma Hwy 4. Boasting 10.5 acres of potential, this property is priced for industrial development. Yukon Parkway Land also offers significant advantages, including a favorable I-2 zoning designation and great access.

PROPERTY HIGHLIGHTS

- 10.5 acres
- Zoned I-2, ideal for industrial development
- Potential for prominent signage
- Adjacent to Yukon High School
- Easy access to I-40, Route 66, and the Turnpike
- Yukon Utilities accessible

LOCATION DESCRIPTION

Situated on 10.5 acres at S Yukon Parkway & Old Oklahoma Hwy 4, this property offers easy access to I-40, Route 66, and the Turnpike, perfect for industrial development. Zoned I-2 within OKC limits and Yukon utilities. With 18,669 traffic count on Yukon Parkway and Yukon Highschool nearby, it promises diverse opportunities.

OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Sale Price: | \$1,829,520 |
| Price/SF: | \$4.00 |
| Lot Size: | 10.5 Acres |
| Zoning: | I-2 |
| Traffic Count: | Yukon Parkway - 18,669 (2020) |

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S Yukon Parkway & Old Oklahoma Hwy 4, Yukon, OK 73099

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 627 | 2,452 | 9,830 |
| Average Age | 37.9 | 40.3 | 38.7 |
| Average Age (Male) | 40.3 | 41.2 | 38.8 |
| Average Age (Female) | 35.6 | 40.1 | 38.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 210 | 832 | 3,179 |
| # of Persons per HH | 3.0 | 2.9 | 3.1 |
| Average HH Income | \$79,419 | \$81,571 | \$82,763 |
| Average House Value | \$150,970 | \$149,345 | \$146,030 |

2020 American Community Survey (ACS)

