



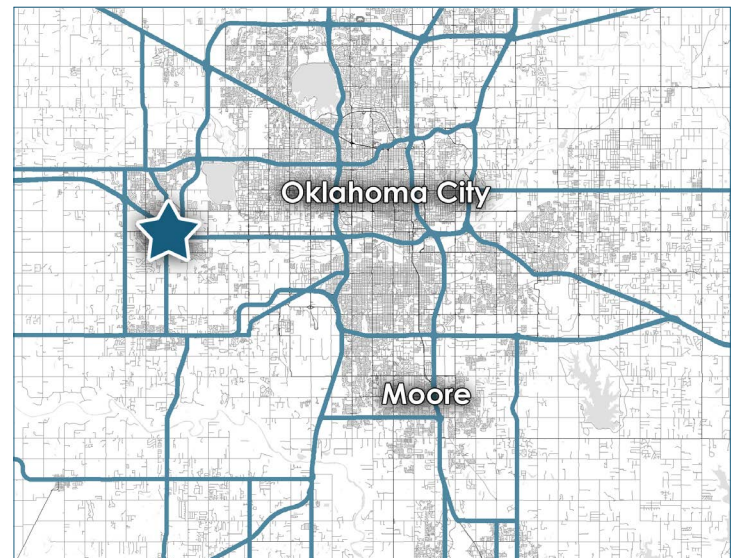
### Property Highlights:

- 1.45 Acres Available - \$16.00 PSF
- Zoned Commercial
- Huge traffic counts on Mustang Road
- Join the soon-to-be-built HTeaO
- Next to Mercy Convenient Care
- Site is Pad Ready
- Perfect for QSR, Retail Strip Center or Office Development
- **Priced to Sell!**

### Traffic Counts:

S Mustang Rd: 18,948 VPD (20)  
w Reno Ave: 12,827 VPD (20)

Demographics:	1 Mile	3 Miles	5 Miles
2021 Population	11,079	55,016	103,290
Daytime Population	8,398	47,675	94,331
Avg. HH Income	\$87,057	\$85,737	\$84,547



**For More Information:**  
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The information herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.



# PLAINS

Commercial Real Estate

1.457 ACRES FOR SALE  
500 S. Mustang, Yukon, OK 73099



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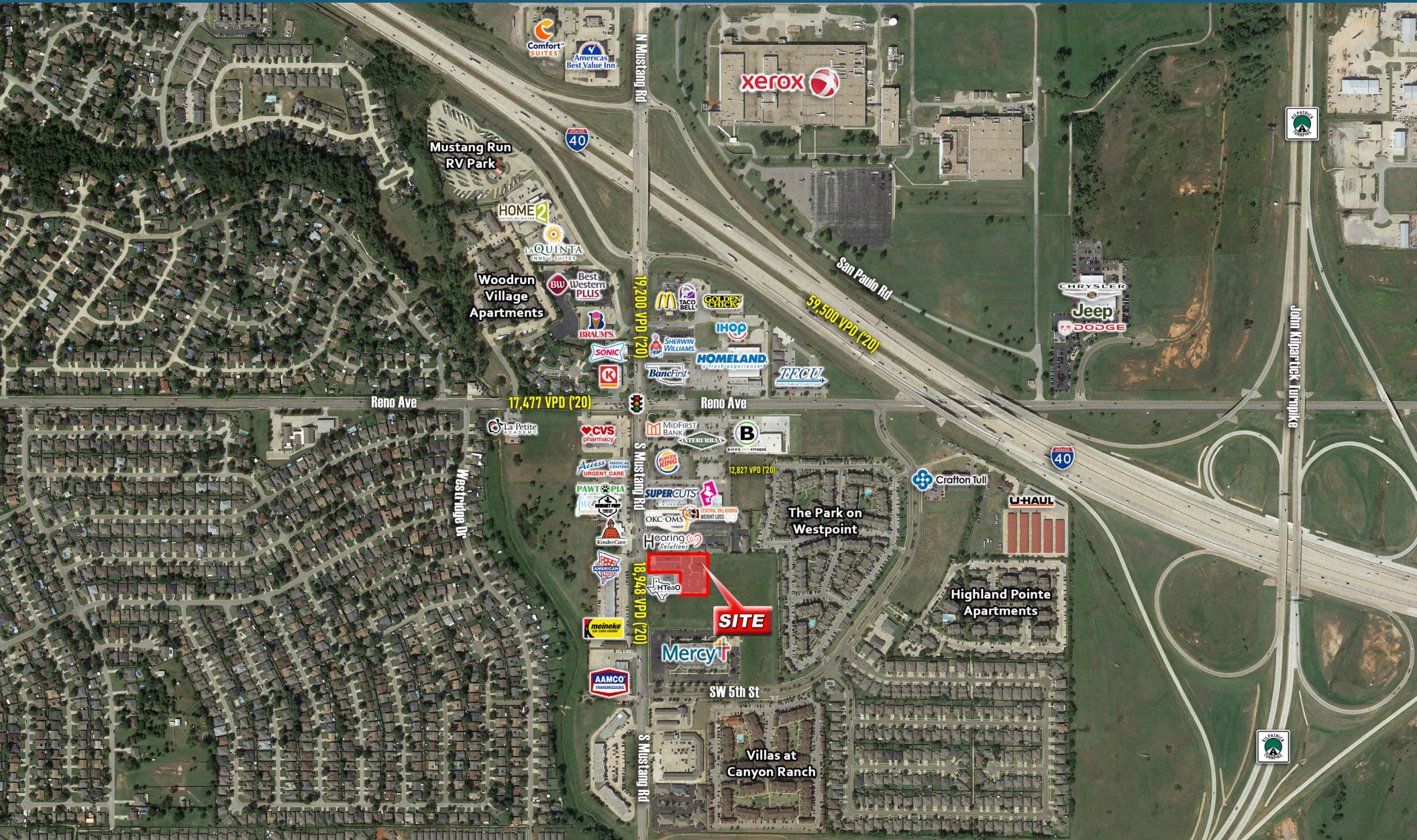
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## Conceptual Site Plan

### SITE INFORMATION

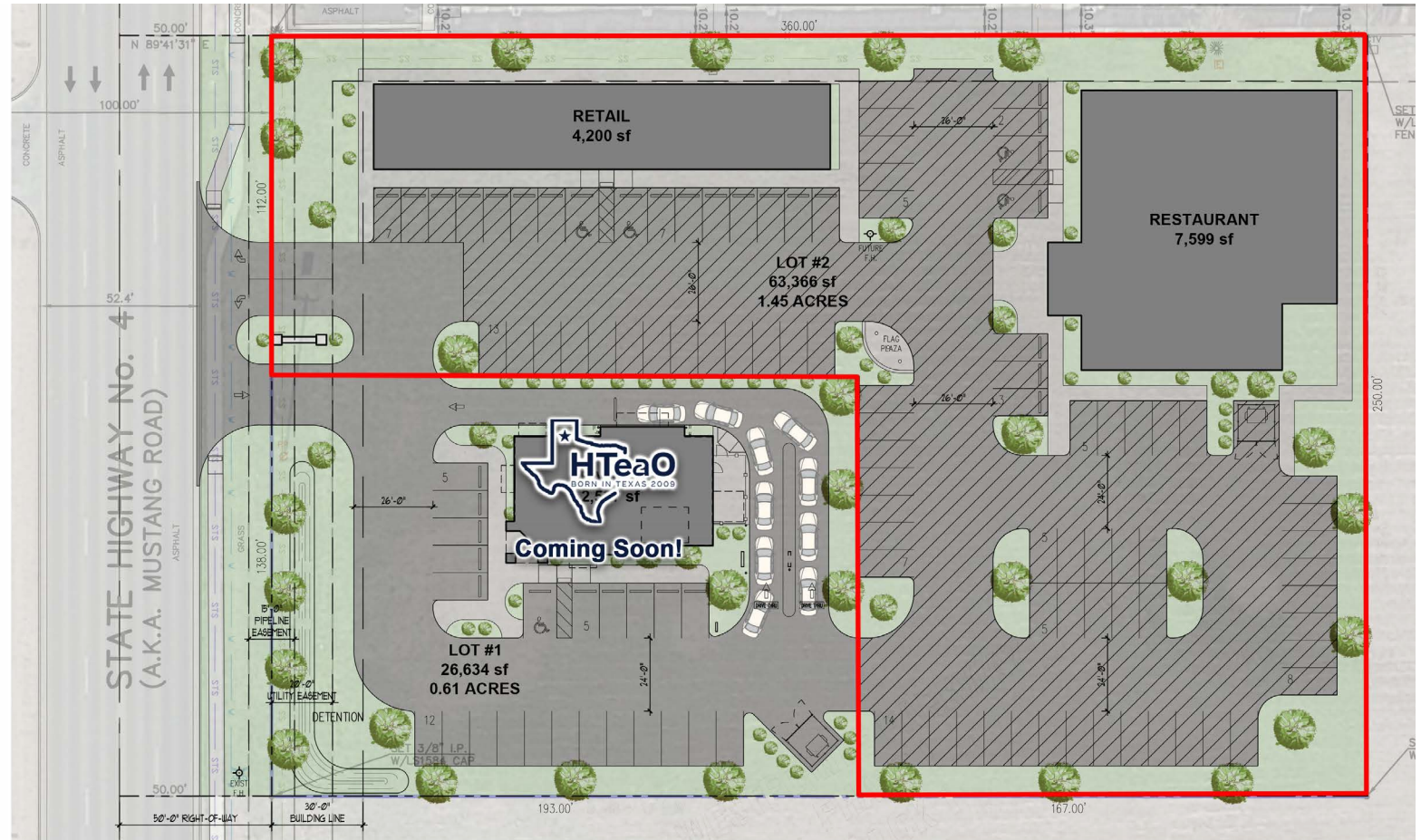
SITE AREA		
LOT #1	26,634 sf	0.61 acres
LOT #2	63,366 sf	1.45 acres
<b>OVERALL SITE:</b>	<b>90,000 sf</b>	<b>2.07 acres</b>

BUILDING AREA	
TEA SHOP:	2,527 sf
RETAIL:	4,200 sf
RESTAURANT:	7,599 sf
<b>TOTAL AREA:</b>	<b>14,326 sf</b>

PARKING SUMMARY			
BUILDING NAMES	PARKING RATIO	REQUIRED SPACES	ACTUAL SPACES
TEA SHOP:	1/200	13	23
RETAIL:	1/200	21	21
RESTAURANT:	1/100	76	69
<b>TOTAL:</b>		<b>110</b>	<b>113</b>

PAVING RATIO			
LOT NUMBER	PAVING AREA	BUILDING AREA	COVER RATIO
LOT #1:	15,779 sf	2,527 sf	68.7%
LOT #2:	36,600 sf	11,799 sf	76.4%
<b>TOTAL:</b>	<b>52,379 sf</b>	<b>14,326 sf</b>	<b>74.1%</b>

PHASE 1 PAVING:	17,992 sf
PHASE 2 PAVING:	34,387 sf



NORTH

SCALE: 1" = 40'-0"