



Joe Cooper

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KOHL'S



Staples

LOWE'S



ATWOODS  
Ranch Home

avid

SITE



62,196 VPD



U.S. Hwy 270

BUILD TO SUIT | GROUND LEASE | LAND FOR SALE  
520 SHEDECK PARKWAY YUKON, OK 73099

Blake@WatchmanRealEstate.com

## Property Details

Build to suit Ground Lease or Sale

Lot Size 0.84 Acres

Sale Price *Contact Broker for Details*

## Property Highlights

Canadian County ranks as Oklahoma's fastest-growing county, with nearly 20% growth since 2020.

A mix of small-town character and modern urban conveniences.

Major school district growth in Yukon, Mustang, and Piedmont to serve incoming families.

Expansive cluster of national retailers supporting West OKC and Western Oklahoma.

Among the most robust retail corridors in the state.

## Snapshot



Estimated Vehicles / Day I-40  
62,196 VPD



Avg. HH income 5 mi. Radius  
\$103,389



Population 5 mi. Radius  
86,267

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**Blake Curtin**  
**Watchman Real Estate**  
*Blake@WatchmanRealEstate.com*

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