

SWQ I-40 & Czech Hall Road

Southwest Quadrant of I-40 & Czech Hall Rd
 Yukon, Oklahoma 73099

Site	Acreage	Square Feet	Sale Price
Lot 1	0.86 AC	37,256 SF	\$942,577.00
Lot 2	0.90 AC	39,281 SF	\$993,809.00
Lot 3	1.17 AC	50,797 SF	\$1,285,164.00
Lot 4	0.99 AC	43,149 SF	\$1,091,670.00
Lot 5	1.06 AC	46,213 SF	\$956,609.00
Lot 6	5.87 AC	255,558 SF	\$4,702,267.00
Lot 7	5.08 AC	221,161 SF	\$2,107,752.00
Lot 8	4.88 AC	212,597 SF	\$2,017,014.00
Lot 9	SOLD	SOLD	SOLD
Lot 10	3.40 AC	148,114 SF	\$1,405,232.00
Lot 11	3.72 AC	161,982 SF	\$1,536,805.00
Lot 12	5.23 AC	227,349 SF	\$2,156,973.00



Property Highlights

- + 33.16 AC | Total
- (12) Lots
- + 467' of Frontage on Czech Hall Road
- + Just south of The Market at Czech Hall Shopping Center
- + Utilities at site
- + On-site detention
- + High income area
- + High traffic counts
- + Strong Density

Retail & Multi-Family

Zoning Options Available



2021 Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	12,421	48,783	86,440	134,137
Households	4,532	18,639	32,504	51,240
Avg Household Income	\$84,967	\$85,744	\$87,503	\$82,612
Daytime Employment	3,366	19,417	33,308	59,621

2026 Population Five Year Projection	1 Mile	3 Miles	5 Miles	7 Miles
	13,772	53,850	95,405	146,105

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2020 Traffic Counts	
Interstate 40	62,100
Czech Hall Road	14,300

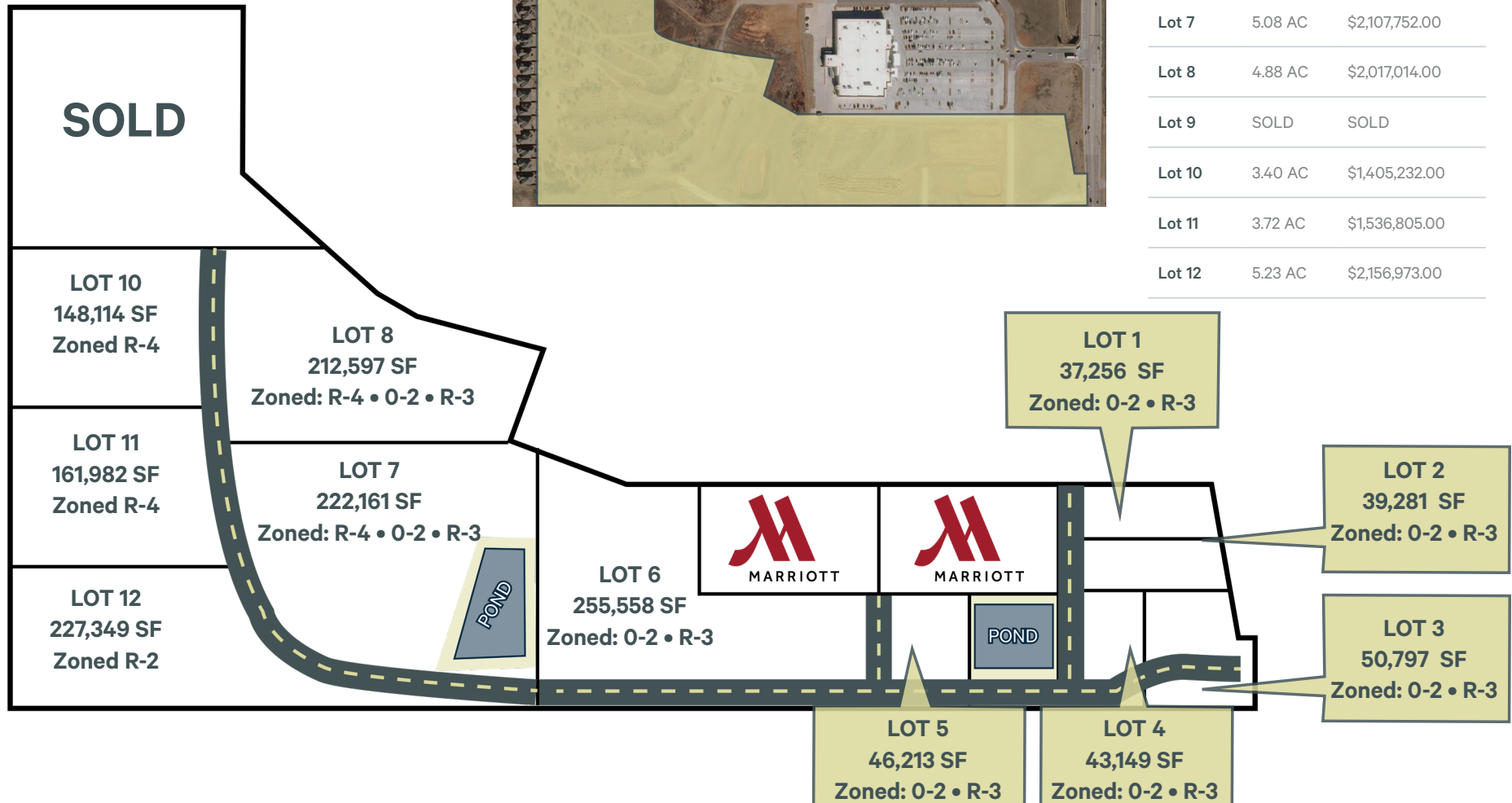
+ Source: Oklahoma Department of Transportation

Description

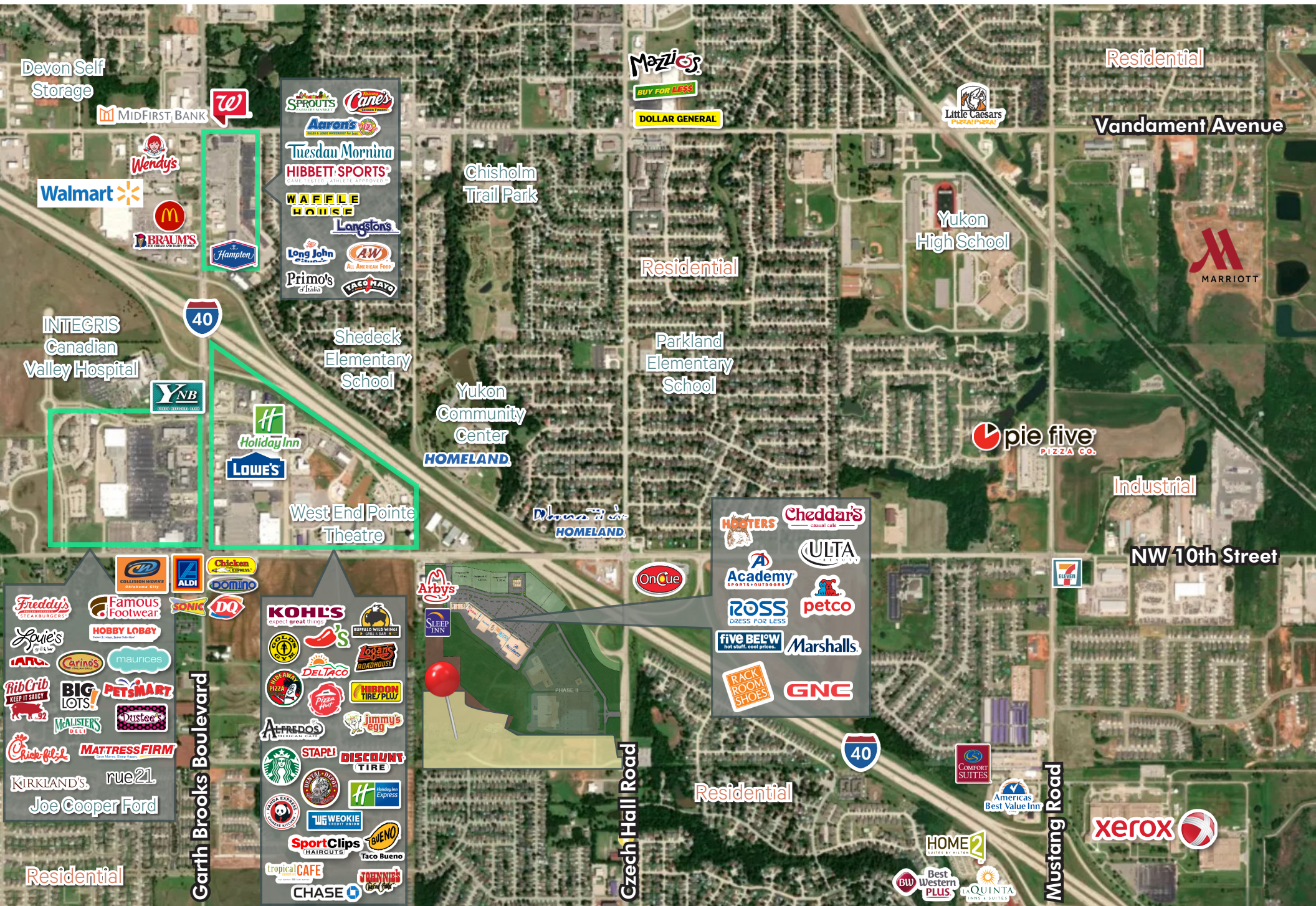
Located just south of The Market at Czech Hall Shopping Center the site is 33.16 acres, with over 467' of frontage along Czech Hall Road. With high traffic counts and a strong density these lots are a great option for both retail spaces & multi-family.



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Aerial of Surrounding Area



Devon Self Storage

MIDFIRST BANK



- Sprouts
- Cane's
- Aaron's
- Tuesdan Morning HIBBETT SPORTS
- Waffle House
- Langston's
- Long John
- AW
- Primo's
- FACO MAYO

Chisholm Trail Park

- Mazios
- BUY FOR LESS
- DOLLAR GENERAL



Residential

Vandament Avenue

Walmart



Yukon High School



INTEGRIS Canadian Valley Hospital



Shedeck Elementary School

Residential

Parkland Elementary School

Yukon Community Center

HOMELAND



LOWE'S

West End Pointe Theatre

HOMELAND



Industrial

NW 10th Street

- Freddy's
- Famous Footwear
- Souie's
- Carino's
- maurices
- RibCrib
- BIG LOTS!
- PETSMART
- MALIBU'S
- Dustee's
- Chick-fil-A
- MATTRESS FIRM
- KIRKLAND'S
- rue21
- Joe Cooper Ford

Garth Brooks Boulevard

- KOHL'S
- Starbucks
- STAPLE
- DISCOUNT TIRE
- SportClips
- TACO BUENO
- CHASE



Czech Hall Road

- HOOTERS
- Cheddar's
- Academy
- ROSS
- five BE'W
- RACK ROOM SHOES
- petco
- Marshall's
- GNC



Residential



Mustang Road



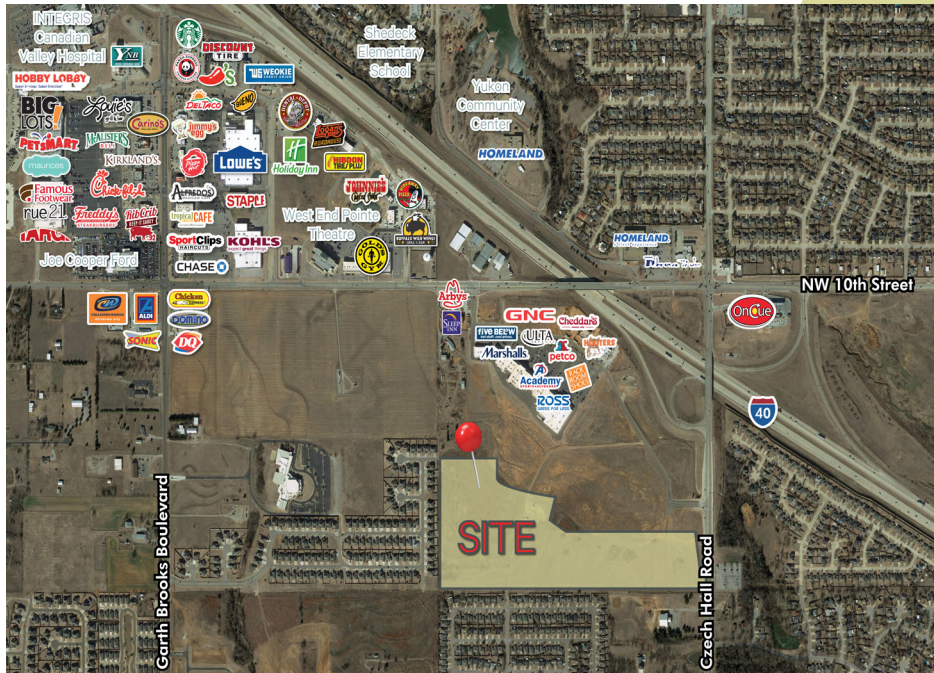
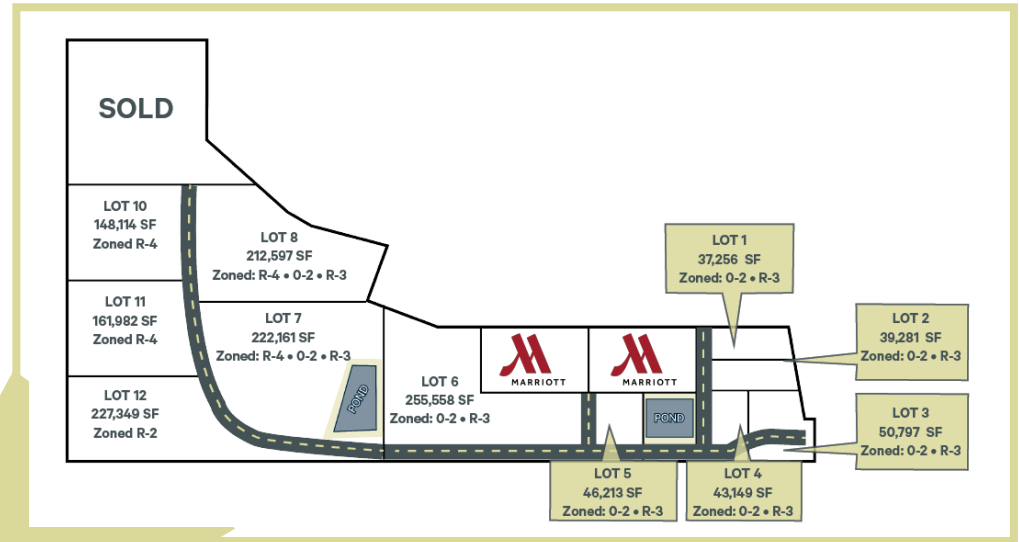
Residential



Development Land

Southwest Quadrant of I-40 & Czech Hall Rd | Yukon, OK 73099

For Sale



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