

FOR SALE



SITE
7.14 AC
Will Divide
DEVELOPMENT
LAND FOR SALE
7.14 ACRES WILL
DIVIDE

VANDAMENT AVE & 1ST PLACE BLVD., YUKON,
OK 73099



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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VANDAMENT AND 1ST PLACE BLVD DEVELOPMENT

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OFFERING SUMMARY

Sale Price:	\$900,000 - \$1,700,000
Lot Size:	7.14 Acres
Price / Acre:	\$364,146
Zoning:	C-4

PROPERTY OVERVIEW

The property is located in a major retail corridor in Yukon, OK. The property contains 7.14 acres that can be divided and is zoned C-4.

The property features frontage along W Vandament Ave as well as 1st Place Blvd, and is located just west of Garth Brooks Blvd. The site is approximately 1/2 mile north of I-40. The site is surrounded by several national retailers and restaurants including Walmart, Walgreens, Sprouts and more.

A new medical facility and a garden style office complex is being built adjacent to the property.

PROPERTY HIGHLIGHTS

- Property is divisible
- Easy access to I-40
- Major retail corridor
- Frontage on W. Vandament, Westport Blvd and 1st Place Blvd

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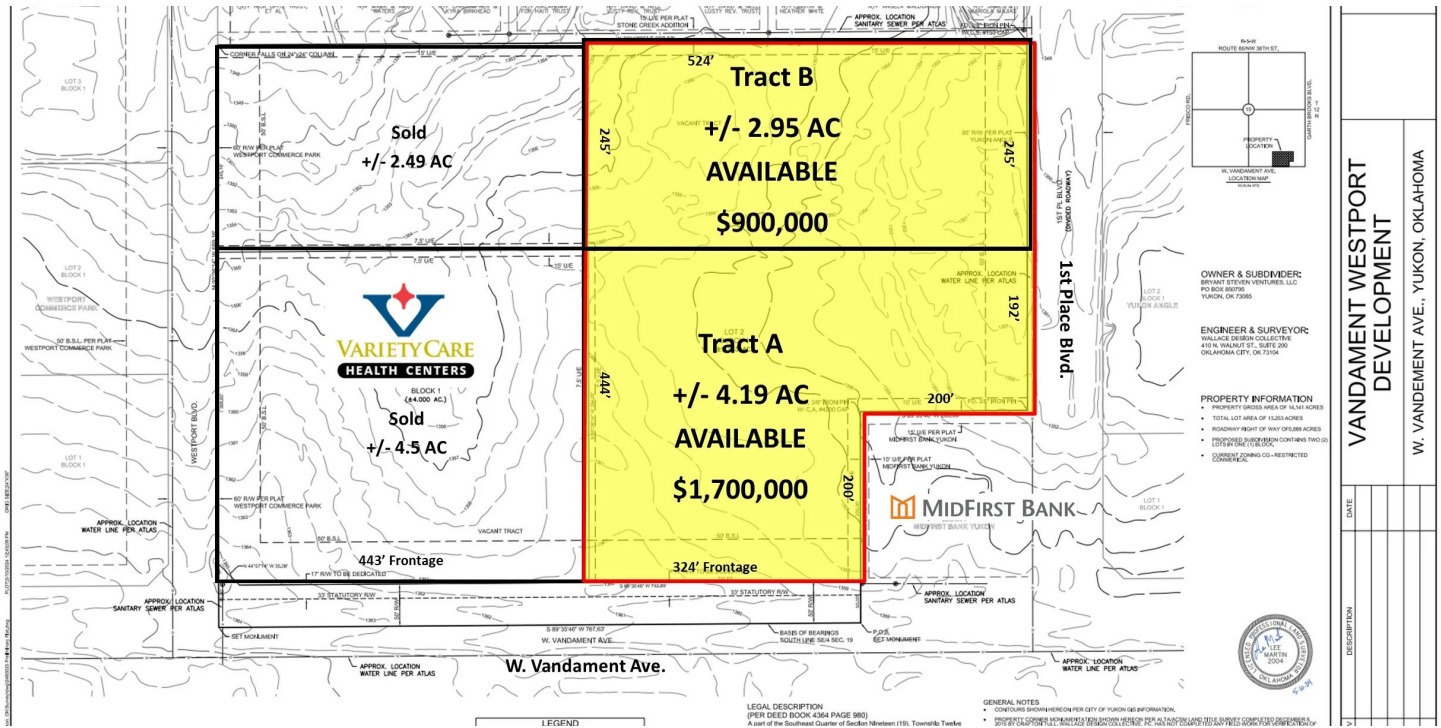
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OF LOTS - | TOTAL LOT SIZE 2.95 - 4.19 ACRES | TOTAL LOT PRICE \$900,000 - \$1,700,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A	1401 W. Vandament	090015696	Retail	4.19 Acres	\$1,700,000	C-4
Available	B	1401 W. Vandament	090015696	Office	2.95 Acres	\$900,000	C-4

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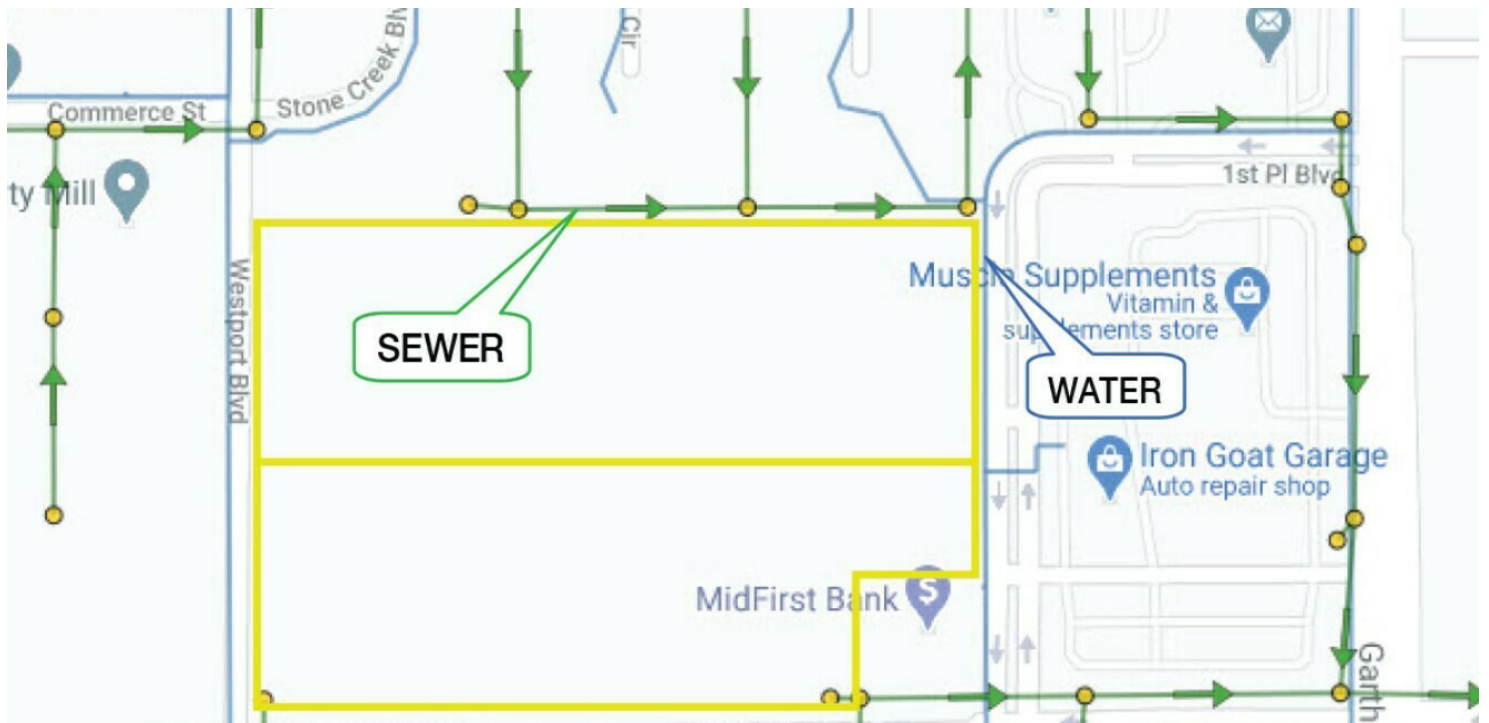
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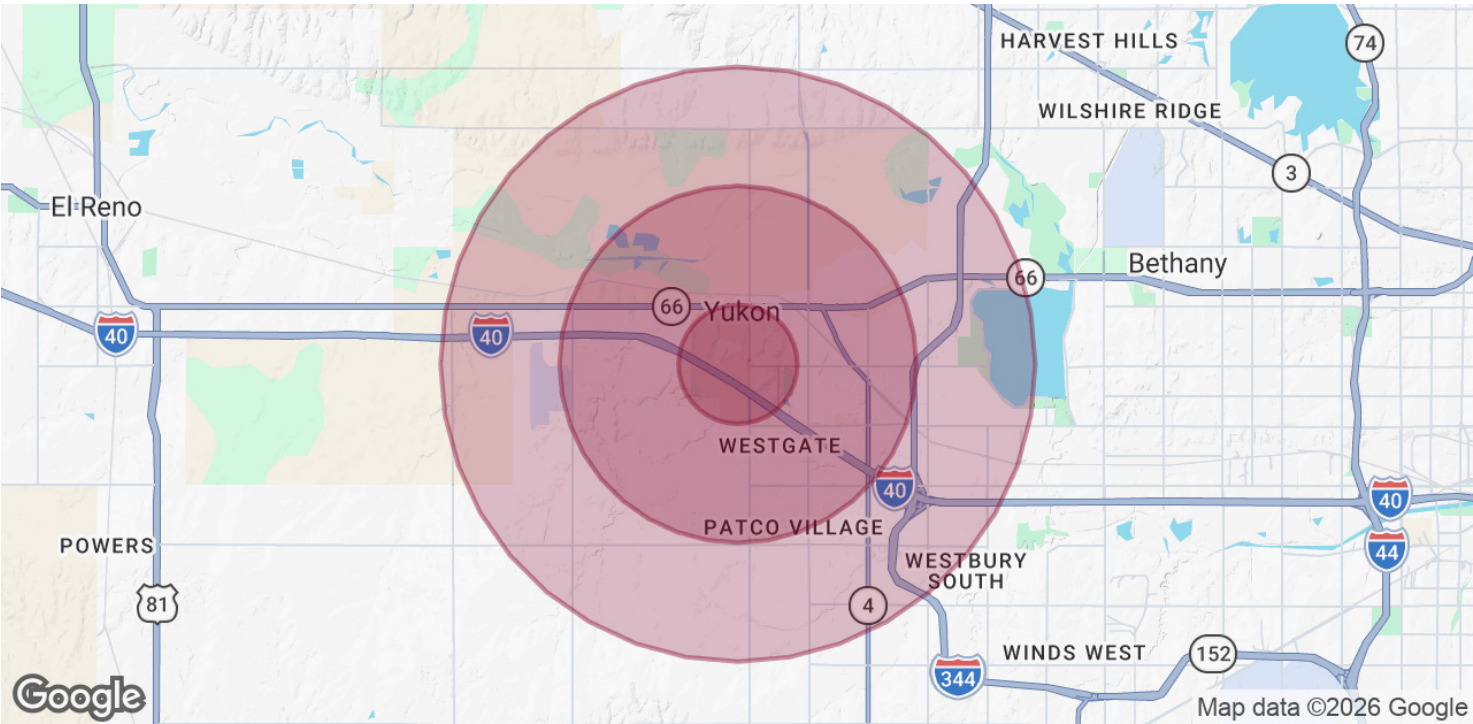
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,909	35,593	59,299
Average Age	37.4	38.0	35.7
Average Age (Male)	39.0	38.8	36.1
Average Age (Female)	37.8	38.5	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,781	12,011	19,673
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$75,808	\$81,172	\$81,421
Average House Value	\$150,988	\$157,944	\$164,487

2020 American Community Survey (ACS)