

FOR SALE | INVESTMENT OFFERING



Professional Plaza

543 E Highway 152 | Mustang, Oklahoma 73064 | Canadian County

\$1,500,000

OFFERING PRICE

5,576 SF

BUILDING SIZE

100%

OCCUPIED

5.80%

CAP RATE

2006

YEAR BUILT

FULLY LEASED MULTI-TENANT OFFICE • HIGHWAY 152 FRONTAGE • MUSTANG TRADE AREA

A stabilized, four-suite professional office building on Mustang's primary commercial corridor — masonry construction, covered entries, ample parking, and a diversified tenant base. A low-management income property suited to a passive investor or 1031 exchange buyer.

KIRA KILLOUGH, BROKER

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PROPERTY OVERVIEW

Professional Plaza is a 5,576 square foot multi-tenant office building constructed in 2006 and positioned directly on E Highway 152 in Mustang, Oklahoma. The building is divided into four individually accessed suites ranging from approximately 988 to 1,700 square feet, each with its own covered entry, storefront glass, and dedicated HVAC. The property is 100% occupied by an established mix of professional service tenants.

Brick and cast-stone exterior, architectural shingle roof, columned entry porticos, and mature landscaping give the center a durable, professional appearance that has held up well since construction. Ample surface parking wraps the front and side of the building with direct access off Highway 152.

PROPERTY TYPE	Multi-Tenant Office
BUILDING SIZE	5,576 SF
YEAR BUILT	2006
SUITES	Four (approx. 988 – 1,700 SF)
OCCUPANCY	100% Leased
CONSTRUCTION	Brick & Cast Stone / Pitched Shingle Roof
PARKING	Ample surface parking
FRONTAGE	E Highway 152
COUNTY	Canadian County, Oklahoma
ZONING	Commercial

INVESTMENT HIGHLIGHTS

- 100% leased at closing. Income is in place from day one — no lease-up risk, no vacancy carry, and no immediate tenant improvement obligation for a buyer.
- Diversified four-tenant rent roll. Multiple suites spread rollover risk across separate tenants and expiration dates rather than concentrating it in a single occupant.
- Highway 152 frontage and visibility. Direct exposure on Mustang's primary commercial corridor, with monument signage and immediate access from the highway.
- Established growth corridor. Surrounded by national and regional retail, banking, urgent care, and restaurant users serving the Mustang trade area.
- Low-management asset. Masonry construction, individual suite HVAC, and separated entries keep ongoing landlord obligations light — well suited to a passive or out-of-state owner.
- Small-suite office remains in demand. Sub-2,000 SF professional space is limited in Mustang, supporting tenant retention and renewal leverage.

OFFERING SUMMARY

OFFERING PRICE

\$1,500,000

NET OPERATING INCOME

\$87,000

CAPITALIZATION RATE

5.80%

PRICE PER SQUARE FOOT

\$269.01

Pricing reflects in-place net operating income from a fully occupied, four-suite building. A complete rent roll with tenant names, suite sizes, lease expirations, escalations, and expense responsibility is available to qualified buyers upon execution of a confidentiality agreement.

LOCATION & MARKET

Mustang sits in southeastern Canadian County, roughly fifteen minutes southwest of downtown Oklahoma City, and has been one of the metro's steadier growth stories. The city recorded 19,879 residents at the 2020 census, a 14.3% increase over 2010, and Canadian County as a whole is estimated at approximately 187,000 residents in 2025 — up from 154,405 in 2020, making it one of the fastest-growing counties in Oklahoma.

Highway 152 is the primary east–west artery through Mustang and carries the bulk of the city's commercial activity. The immediate corridor around the subject includes national quick-service restaurants, banking, urgent care, retail, and self-storage, with Mustang Public Schools and established residential neighborhoods directly behind. That surrounding density is what keeps small-suite professional office space leased in this submarket.



AERIAL — SUBJECT BUILDING WITH HIGHWAY 152 CORRIDOR AND SURROUNDING RETAIL

+14.3%

MUSTANG GROWTH, 2010–2020

~187,000

CANADIAN COUNTY, 2025 EST.

±15 min

TO DOWNTOWN OKC

PROPERTY PHOTOS



FRONT ELEVATION — E HIGHWAY 152



COVERED ENTRIES & SURFACE PARKING



SUITE ENTRIES — 543 E HIGHWAY 152



HIGHWAY 152 CORRIDOR — AERIAL VIEW

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

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DISCLAIMER

All information contained herein has been obtained from sources believed to be reliable, including the owner and public records, but has not been independently verified by Forest Property Professionals, LLC or Kira Killough and is not guaranteed. Building size, year built, occupancy, income, and expenses should be independently confirmed by the buyer through due diligence. This material is for informational purposes only, is not an appraisal, and is subject to change, prior sale, or withdrawal without notice.