



Yukon Land For Sale

MCP MCGRAW
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PROPERTY



INFORMATION



PROPERTY DESCRIPTION

Take advantage of this .34-acre parcel located in the rapidly growing Yukon area, just off I-40. This site offers high visibility and easy accessibility, making it a fantastic location for retail, business offices, or other commercial ventures.

KEY HIGHLIGHTS

Strategic Location: Situated near the I-40 interchange, this site provides excellent exposure and traffic flow, perfect for attracting customers and clients.

Nearby Major Retailers: Join a bustling commercial hub with established retailers such as Walmart, Target, Lowes, Chick-Fil-A, etc. This established retail presence ensures a consistent customer base and strong area demand.

Growing Community: Yukon is experiencing significant growth, both residential and commercial, positioning this property for future value appreciation.

Utilities: All major utilities are available nearby, ready for immediate development.

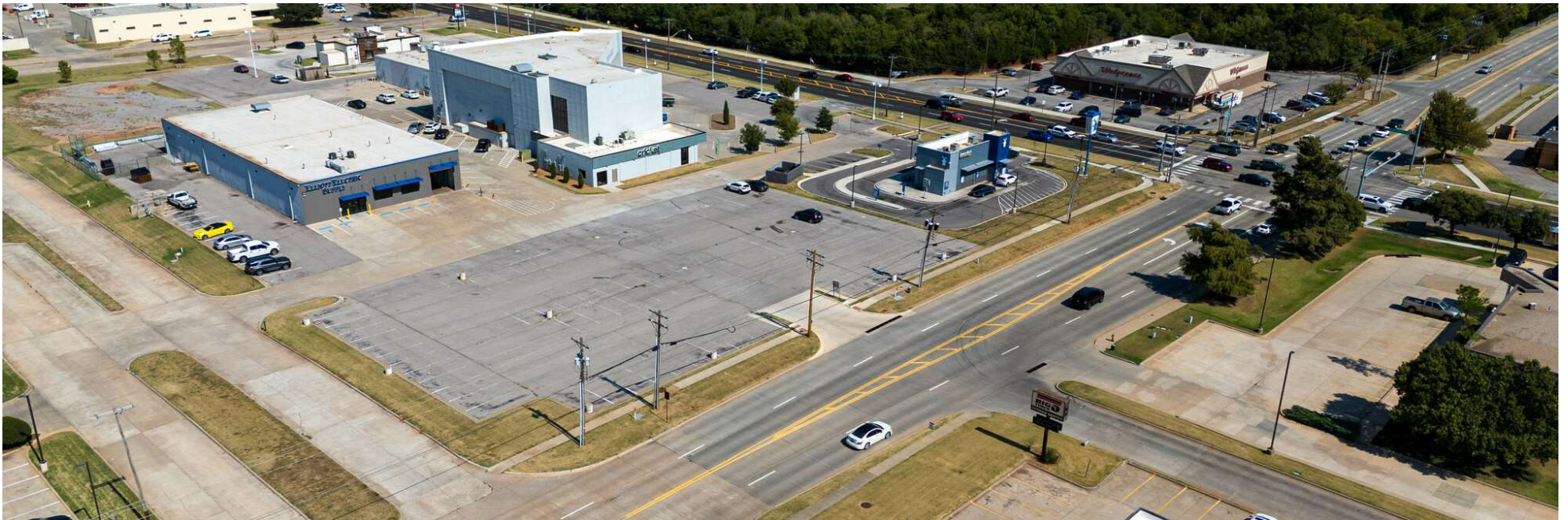
OFFERING SUMMARY

Sale Price:	\$525,028.68
Lot Size:	0.34 Acres

This property is ideal for developers and investors looking to capitalize on Yukon's booming economy and prime location! Don't miss this exceptional opportunity to establish your business in a high-traffic, high-growth area.

- Zoned C-3 PUD - Restricted Commercial PUD
- Traffic Counts: See Attached ODOT
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)

Additional Photos



LOCATION

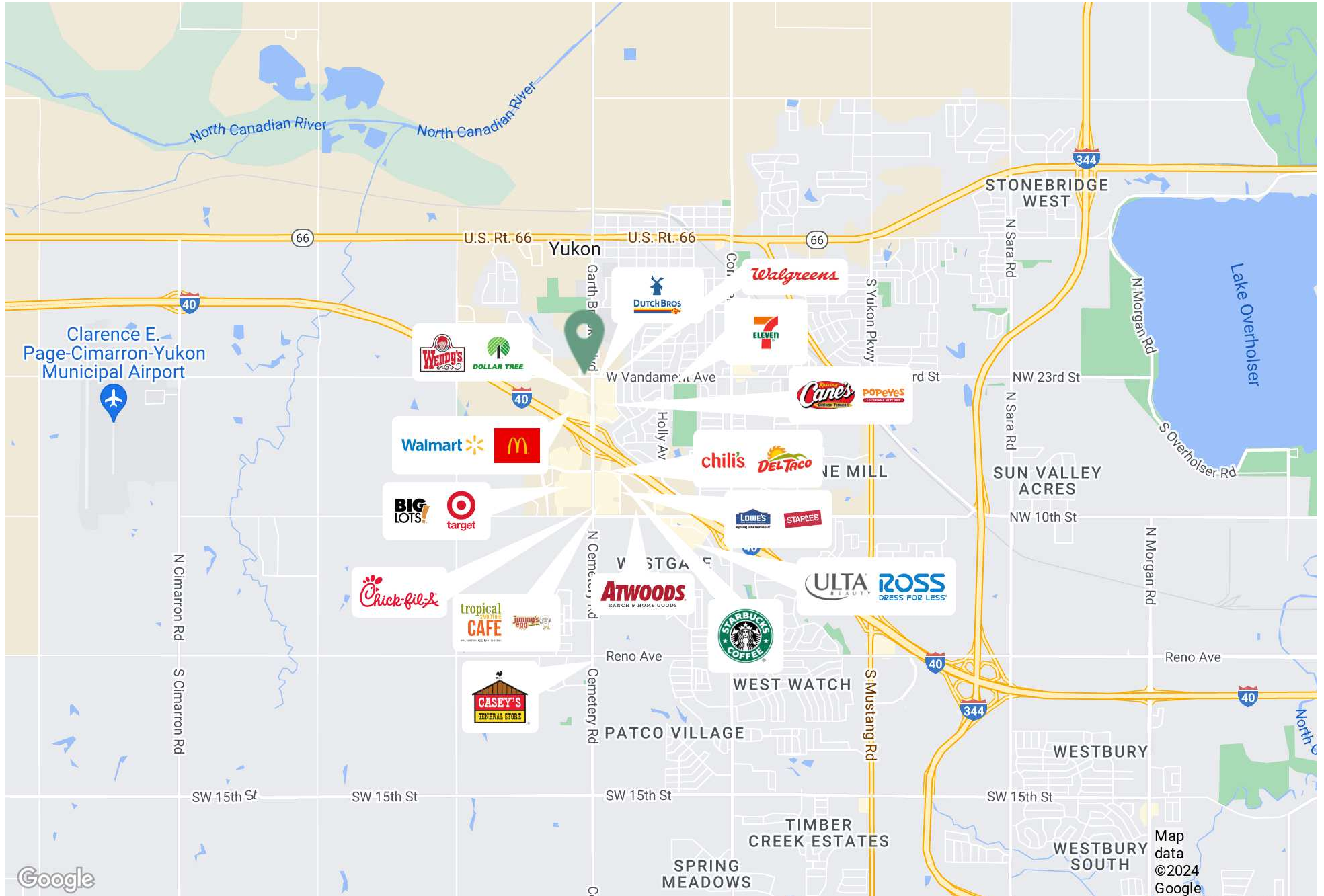


INFORMATION

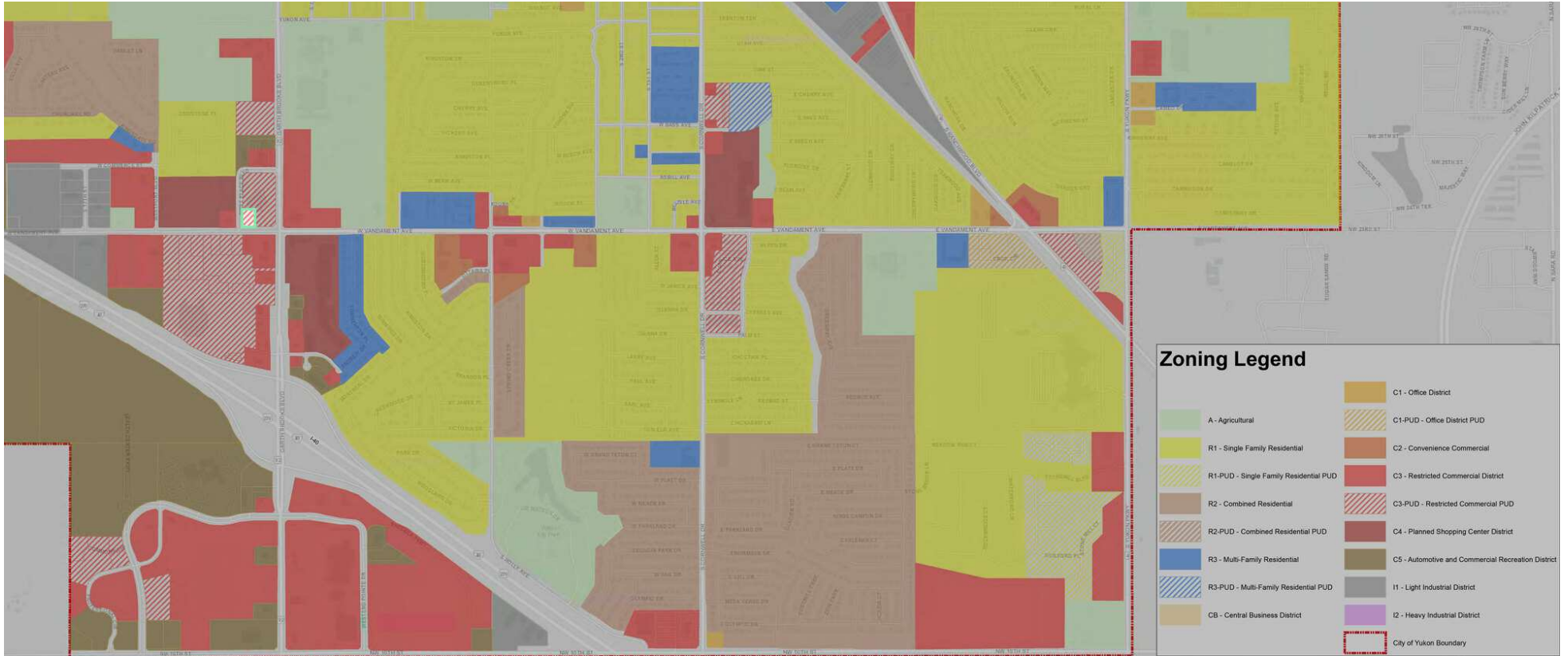
Location Map



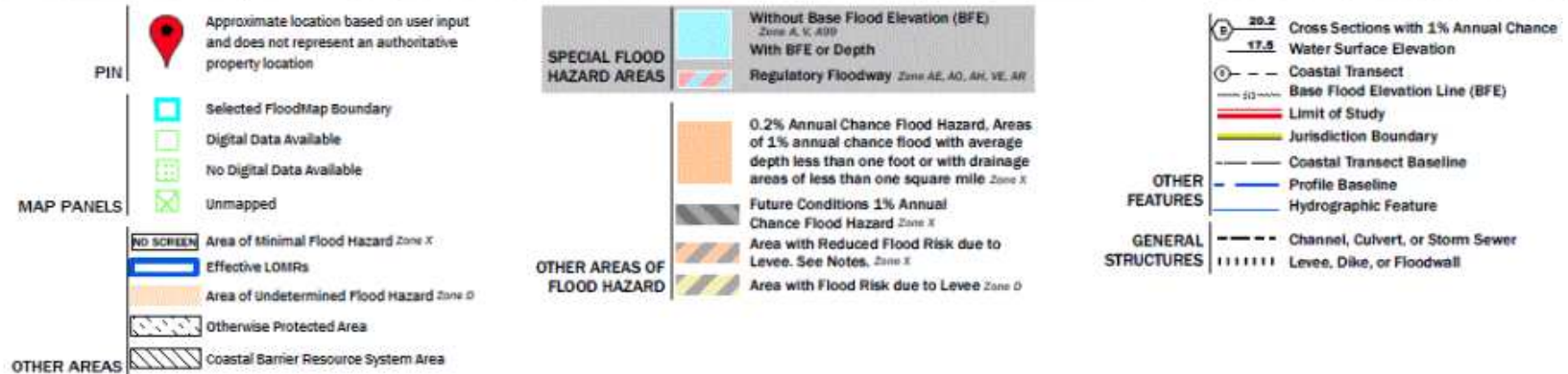
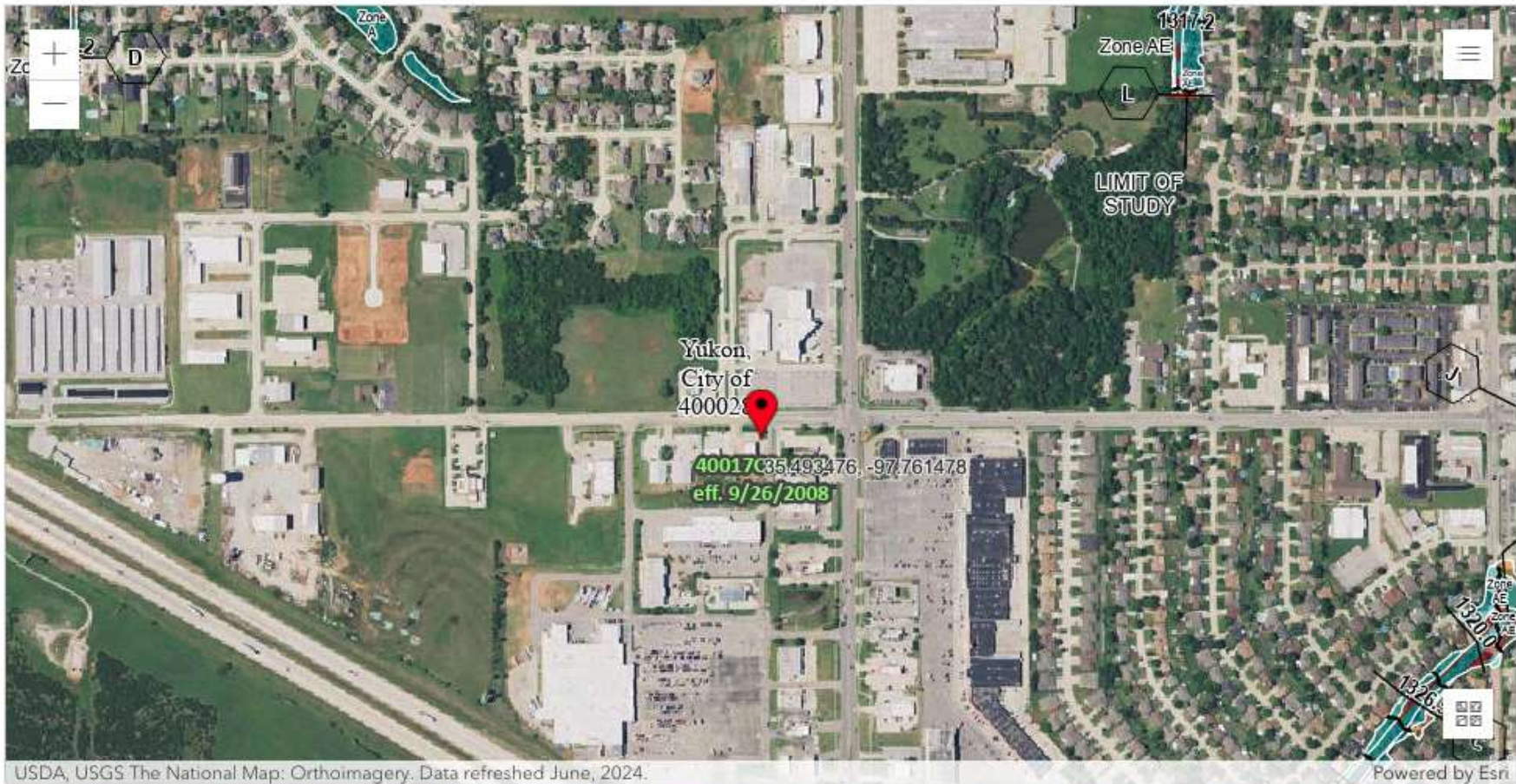
Aerial Map

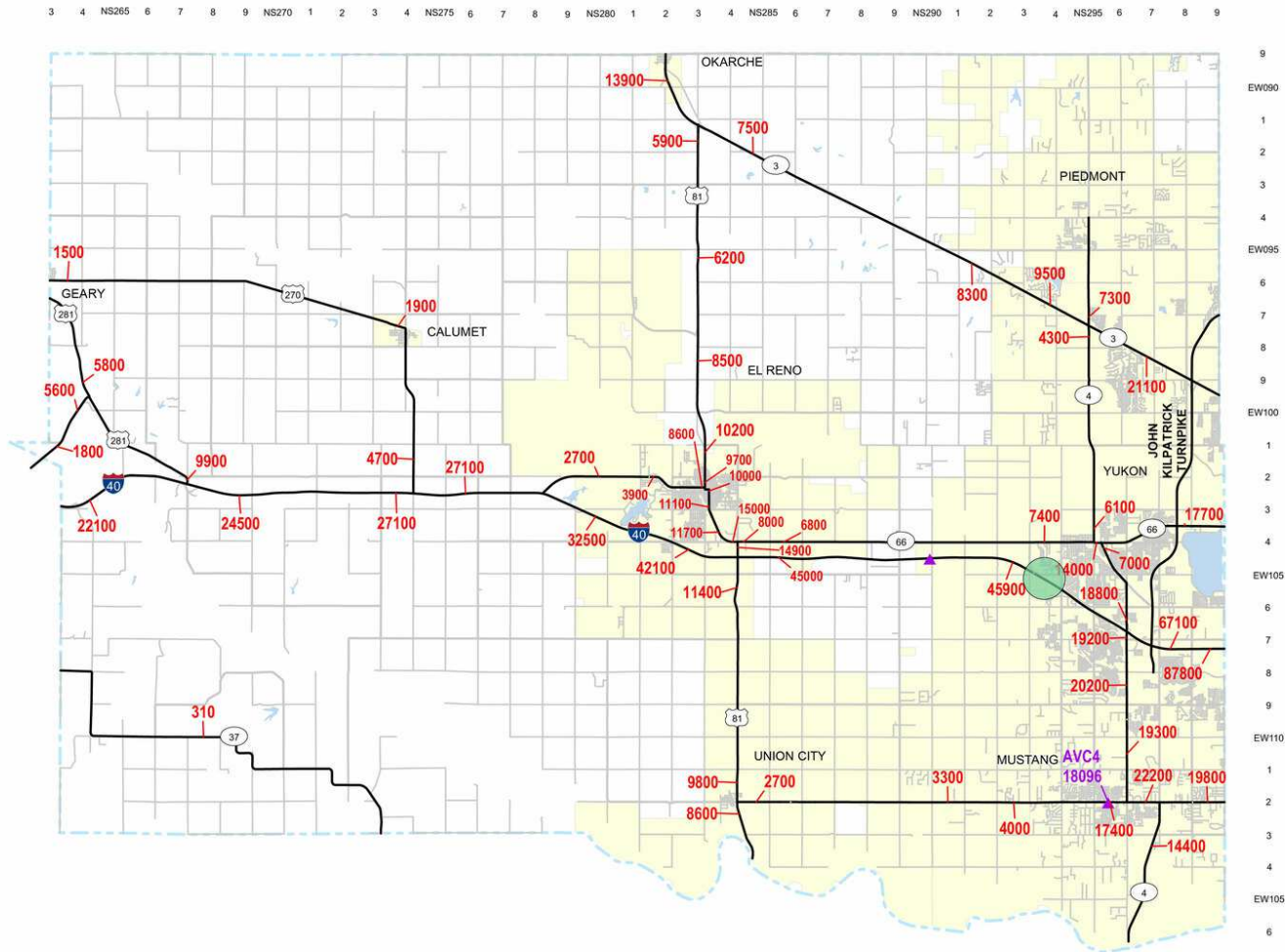


Zoning Map



FEMA Flood Map





OKLAHOMA DEPARTMENT OF TRANSPORTATION
 STRATEGIC ASSET & PERFORMANCE MANAGEMENT DIVISION
 TRAFFIC MANAGEMENT BRANCH
 200 N.E. 21ST STREET
 OKLAHOMA CITY, OKLAHOMA 73105

u

2018
 Annual Average Daily Traffic
 Oklahoma Highway System
 Canadian County (09)

Count Site Type

- ▲ Continuous
- Short Term
- State Highway System

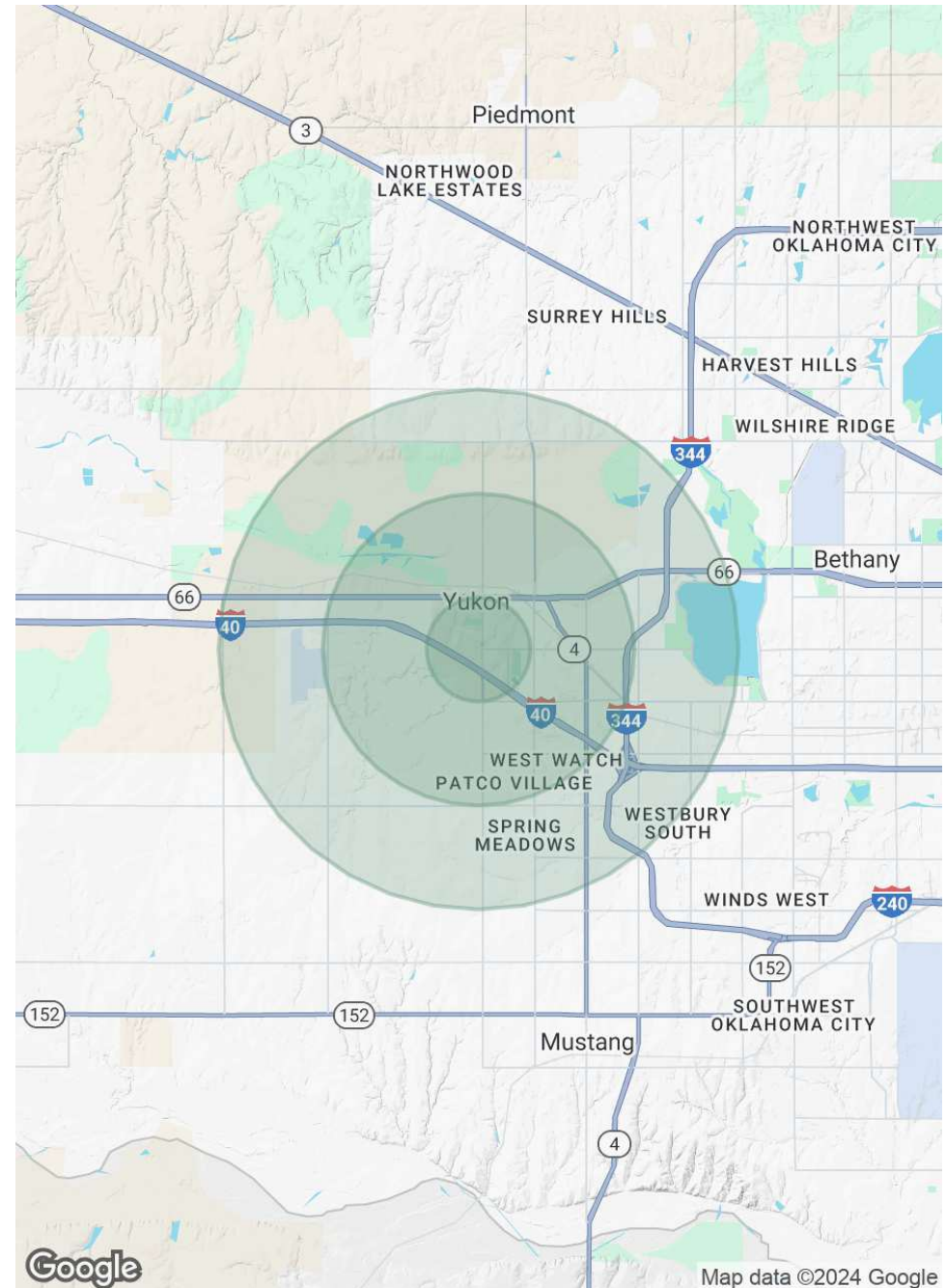
CONTINUOUS (AVC) - AUTOMATIC VEHICLE CLASSIFICATION SITE:
 RECORDS TRAFFIC VOLUME AND
 CLASSIFICATION EACH DAY
 SHORT TERM - ANNUALIZED AVERAGE OF 24 HOUR COUNT(S)

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,276	42,055	75,837
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,576	16,195	28,961
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$93,685	\$95,484	\$94,564
Average House Value	\$269,083	\$264,106	\$262,647

Demographics data derived from AlphaMap



Meet the Team



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