

FOR SALE 301 S Yukon Parkway
Yukon, OK



ABOUT THE PROPERTY



PRICE

\$549,000



ACRES

4.27



ZONING

CG

LISTING PRICE **\$549,000**

Highlights

- Excellent location just off Historic Route 66
- Approximately 290' of frontage on Yukon Parkway
- Quick access to Kilpatrick Turnpike
- Minutes from I-40 and the Oklahoma City Metro
- Surrounded by national retailers, restaurants, and established neighborhoods
- Strong demographics and continued growth commercial and residential growth
- Ideal for retail, office, medical, restaurant, and mixed commercial development
- Solid, growing traffic counts at and around property

Position your next commercial development in one of the metro's fastest growing areas. This 4.27 acre site offers outstanding visibility and accessibility. The property allows for a broad range of commercial uses, with strong surrounding commercial activity. The site benefits from Yukon's continued population growth and expanding consumer base.



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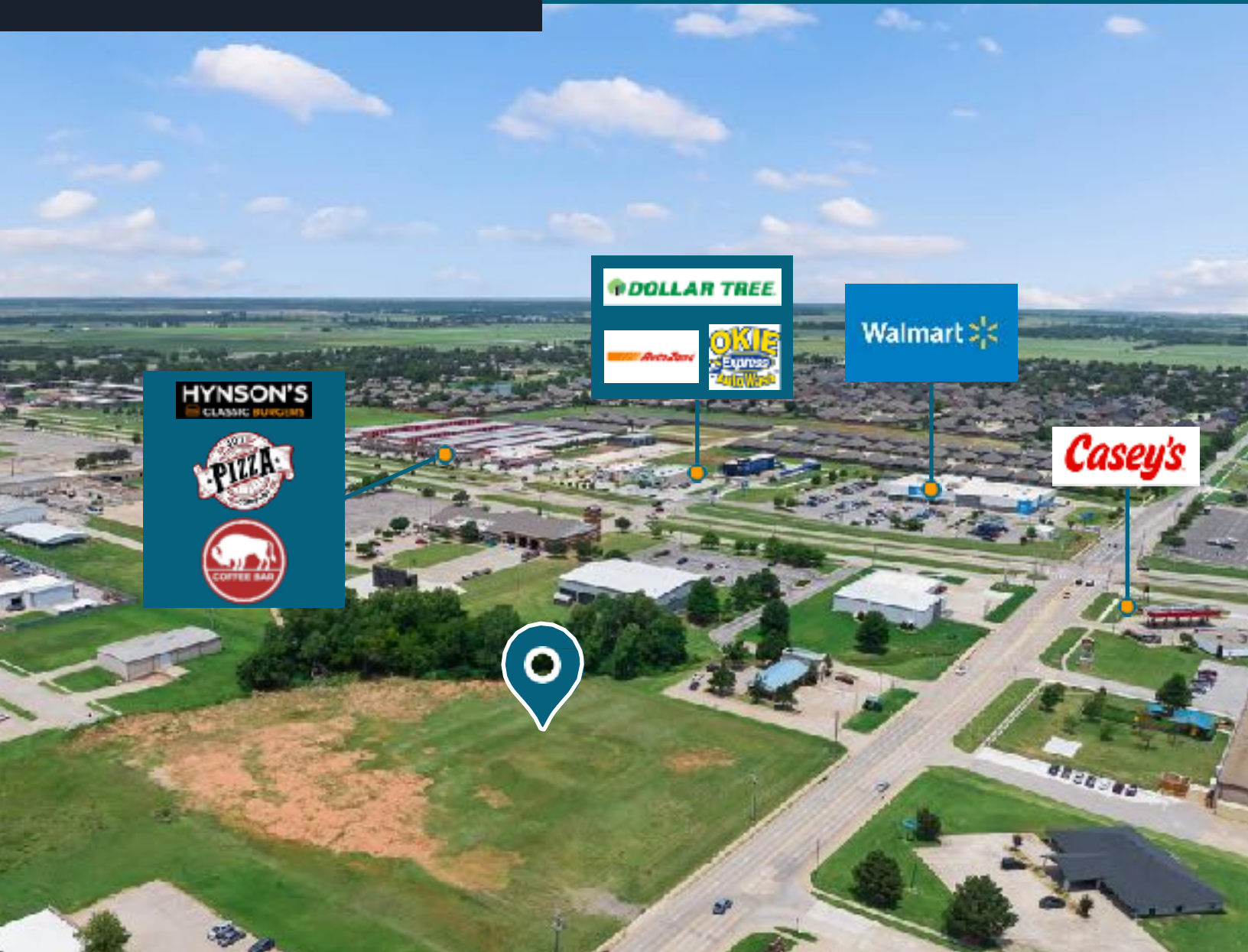
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FOR SALE

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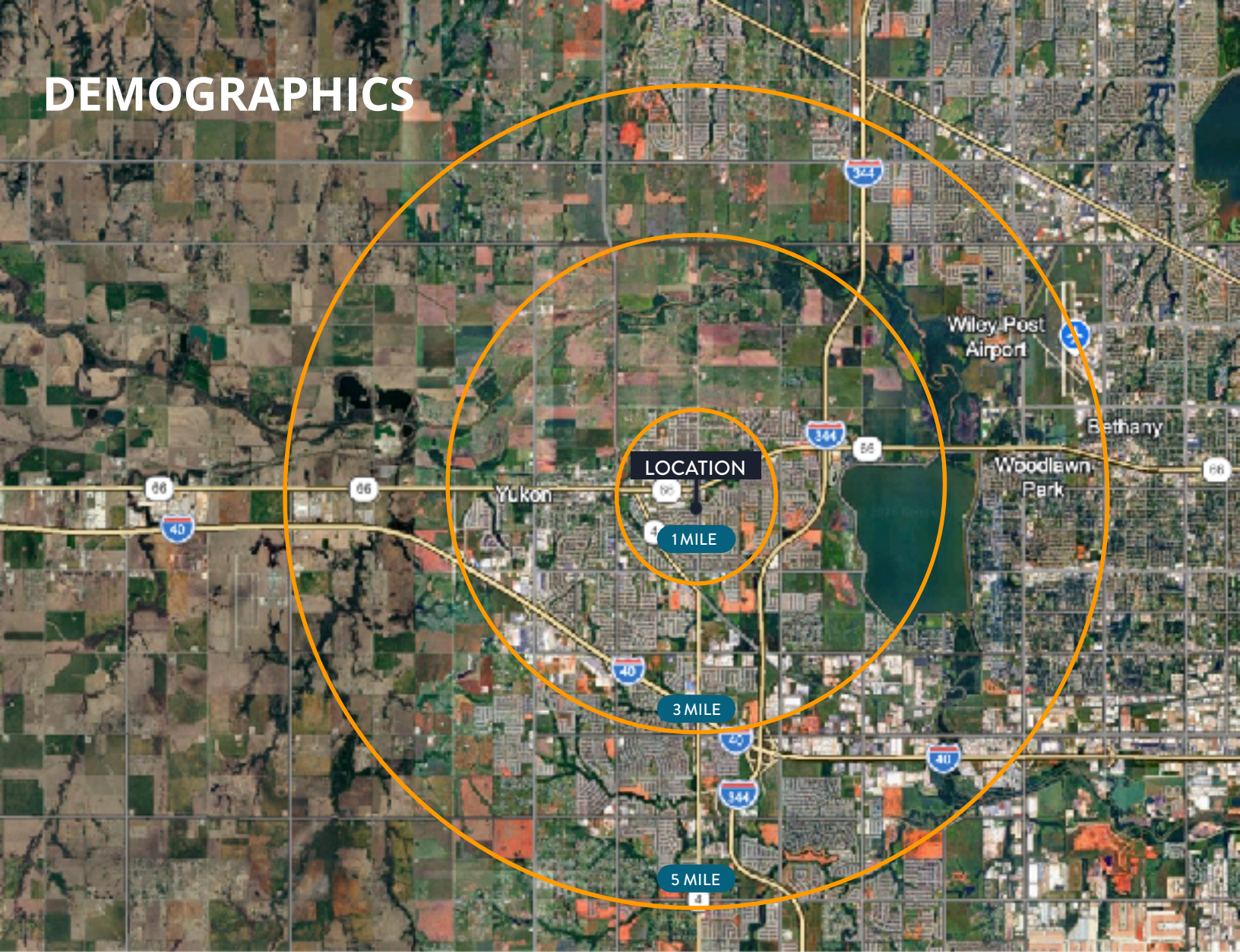
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DEMOGRAPHICS



KEY FACTS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,829	45,153	114,091
Households	4,867	10,770	26,730
Avg Household Size	2.53	2.46	2.51
Median Age	35.8	35.7	35.1
Average Household Income	\$97,350	\$92,870	\$90,760



114,091
POPULATION



MEDIAN
AGE



AVG.
HOUSEHOLD
SIZE

\$90,760

Average Household
Income

10,700

DAILY TRAFFIC COUNT

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