



1278 W. Vandament
Yukon, Oklahoma 73099

PROPERTY HIGHLIGHTS

- All Utilities to Site
- Zoning for Commercial, Office & Institutional Uses
- Easy Access to Garth Brooks Boulevard & I-40
- Located Near Wal-Mart Supercenter & Other Retail Shops
- Build to Suit Available

LAND IN ACRES	0.62 Acres MOL
ZONING	C-3 PUD 1167
GENERAL USE	Commercial

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
5,091	38,202	62,727

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$53,588	\$64,732	\$65,160

Total Households

1 Mile:	3 Mile:	5 Mile:
2,071	14,444	23,666

LOCATION HIGHLIGHTS

- Dimensions: 109.65' x 245'
- Frontage: 109.65' on Vandament
- Growing Area Focused on Development
- Easy Access to I-40
- Yukon was Named one of the Fastest Growing Cities in Oklahoma

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