

RETAIL

LAND PARCEL | 4± ACRES | FOR SALE

HWY 66 & LAKESHORE DR., YUKON, OK

THE
RETAIL
GROUP



PROPERTY DETAILS

Land Size	4 ± Acres
Price	\$450,000
Price Per Acre	\$112,500
Zoning	C-5

PROPERTY HIGHLIGHTS

Land parcel has excellent frontage along Route 66 and Lakeshore Dr.

Canadian County is the fastest-growing county in the State of Oklahoma

Population growth in Yukon 1.8% from 2020-2022

Easy access to Interstate-40, the John Kilpatrick Turnpike and Will Rogers World Airport

SNAPSHOT



Estimated Vehicles/Day
HWY 66
15,100 VPD



Avg. HH Income
1 mi Radius
\$97,246



Population
5 mi Radius
112,887

**THE
RETAIL
GROUP**

MICHAEL RAPELLA
mrappella@newmarkrp.com
O: 405.600.6342

JAY COHLMIA
jaycohlmia@newmarkrp.com

SHAUN CORSO
scorso@newmarkrp.com

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

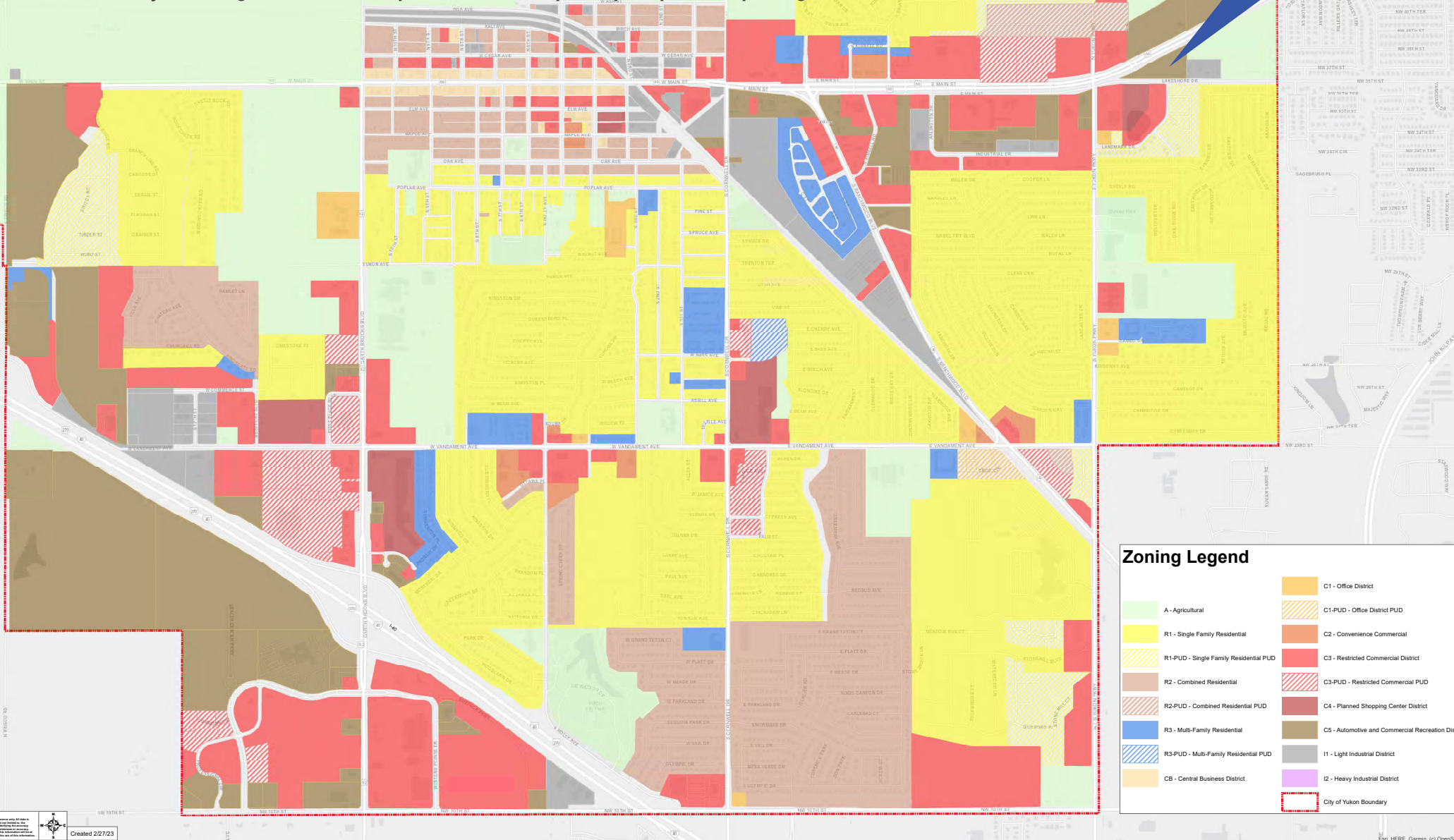
The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.

City of Yukon Zoning Map

C-3 Restricted Commercial District

This Commercial District is established for major retail and service activity removed from the central business district with major thoroughfare access and provided with adequate open space and parking.

SITE



**THE
RETAIL
GROUP**

MICHAEL RAPELLA
mrappella@newmarkrp.com
O: 405.600.6342

JAY COHLMIA
jaycohlmia@newmarkrp.com

SHAUN CORSO
scorso@newmarkrp.com

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.