

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,980,000
Available SF:	338,920.44
Lot Size:	7.779 Acres
Price / Acre:	\$254,531
Zoning:	PUD - 1702

PROPERTY OVERVIEW

Strategically located along one of the Oklahoma City metro's fastest-growing western corridors, this versatile commercial land offering sits in the heart of Yukon's expanding trade area. The 7.779-acre PUD-1702 zoned site along Sara Road offers direct road frontage and exceptional visibility, with convenient access to both the Kilpatrick Turnpike and Interstate 40, placing the property within minutes of major regional traffic generators.

The parcel can be delivered as a single tract or subdivided into up to three separate parcels, providing flexibility for single-user development, multi-tenant commercial projects, or phased build-out. The PUD-1702 designation supports a wide range of commercial uses, making this an ideal site for a retail strip center, neighborhood shopping center, or professional office campus.

With strong rooftop counts in the surrounding Yukon trade area and continued residential and commercial growth along the I-40 corridor, this site is well-positioned for a developer, owner-user, or investor seeking a strategic foothold in one of the OKC metro's most active suburban markets.

PROPERTY HIGHLIGHTS

- ± 7.779 AC Raw Land Parcel
- Divisible into up to 3 parcels

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2318 SOUTH SARA ROAD
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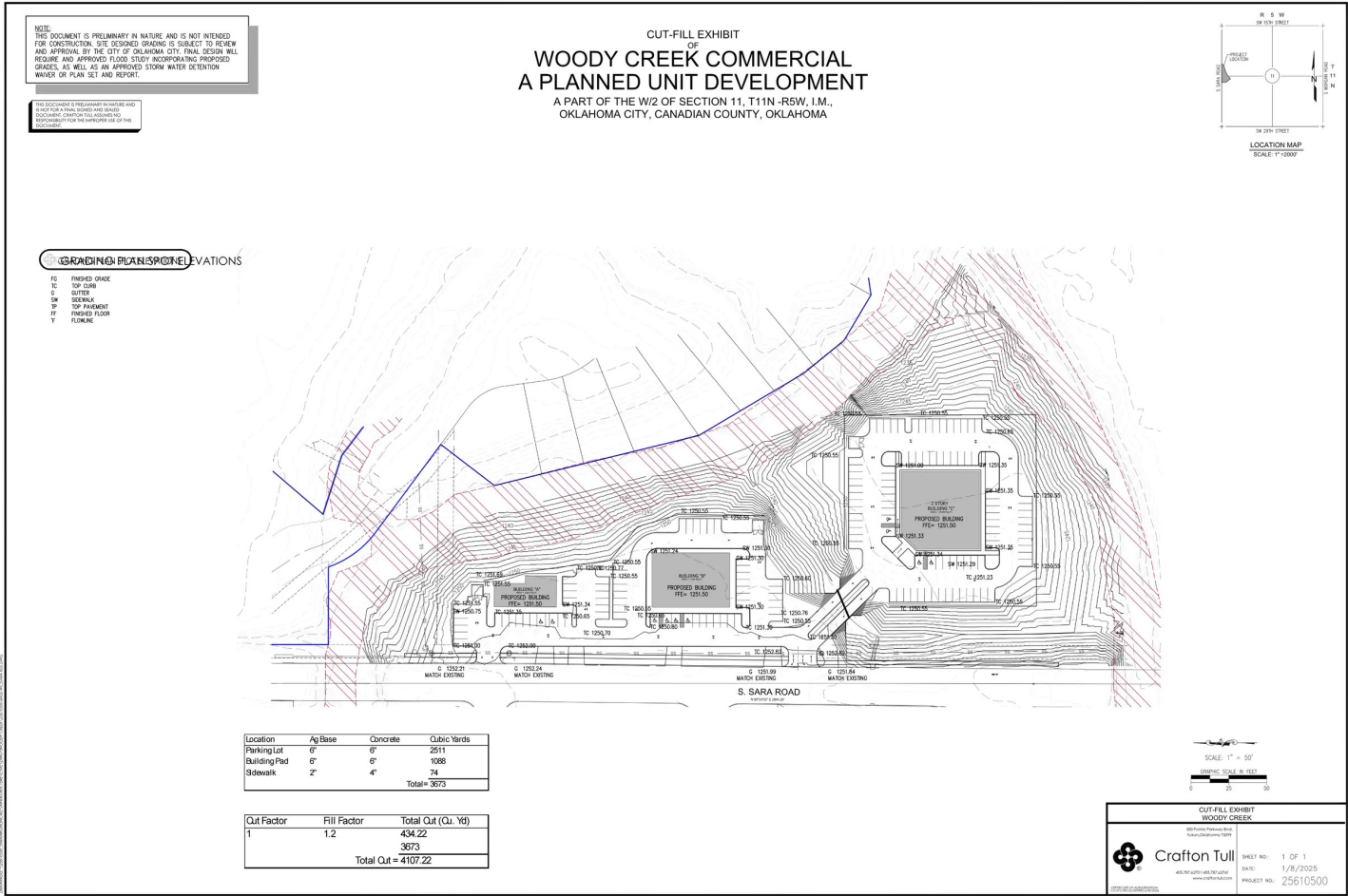


ADDITIONAL PHOTOS



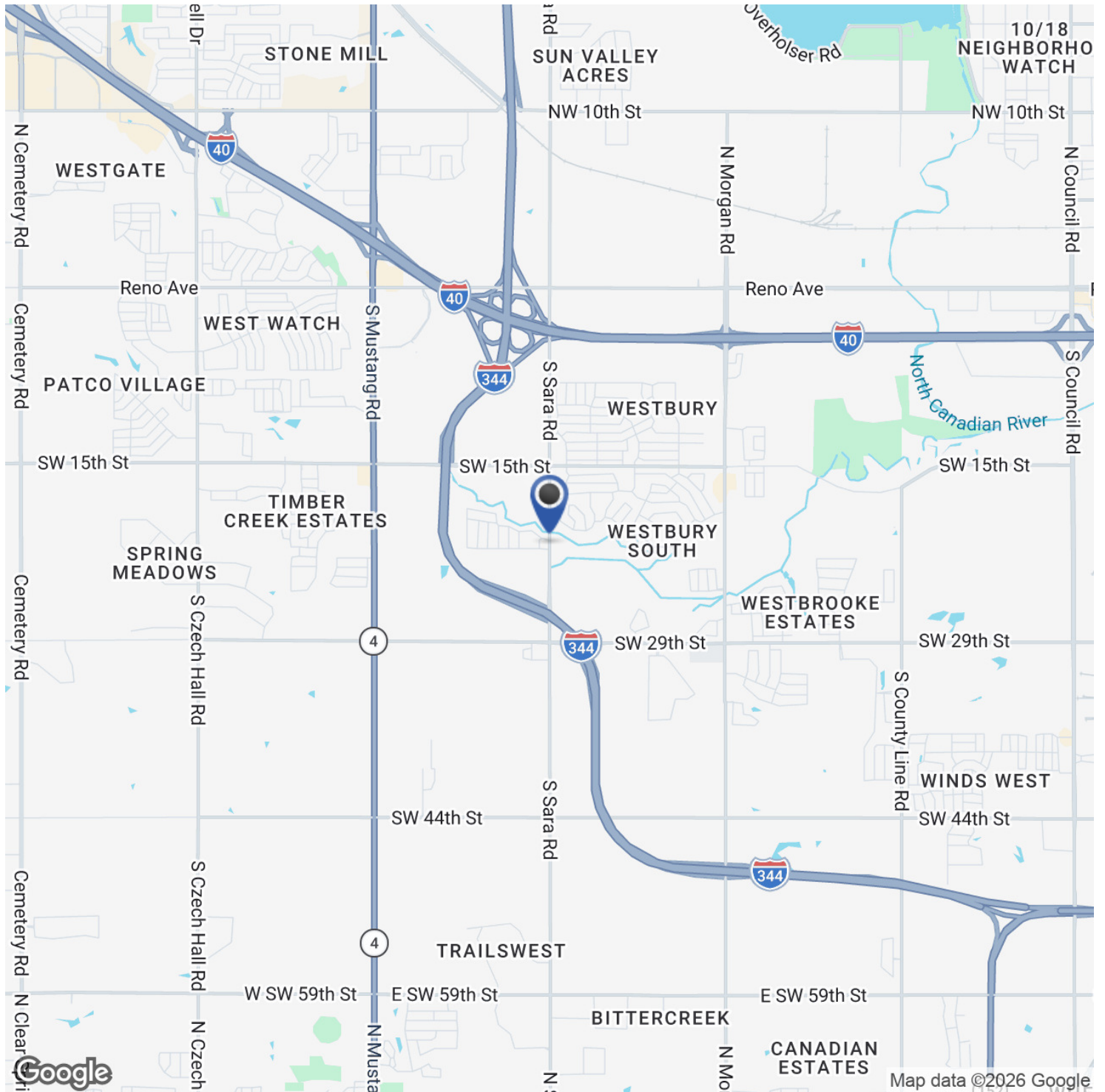
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SITE PLANS



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LOCATION MAP



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