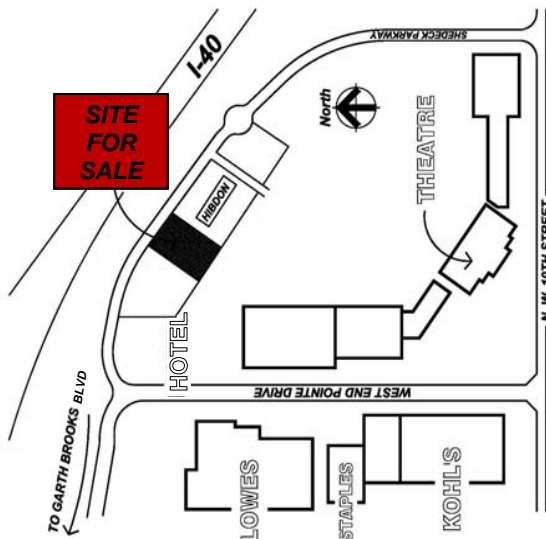




EMBREE GROUP

NATIONAL DEVELOPERS

Build-to-Suit or Ground Lease Opportunity in Yukon, Oklahoma



Lot 3 of the West End Pointe Lifestyle Center Now Available

- Part of Lifestyle Center Including Tenant Anchors: Lowe's, Staples, Kohl's & Dickinson Movie Theater
- .082 AC/ 35,853 SF. Lot
- Zoned C3 Commercial
- Great Interstate Visibility
- All Utilities Available

For More Information, Contact:

ROCKY HARDIN

512.819.4709

rhardin@embreegroup.com • www.embreegroup.com

Call for Current Price & Cap Rate!

DEMOGRAPHICS

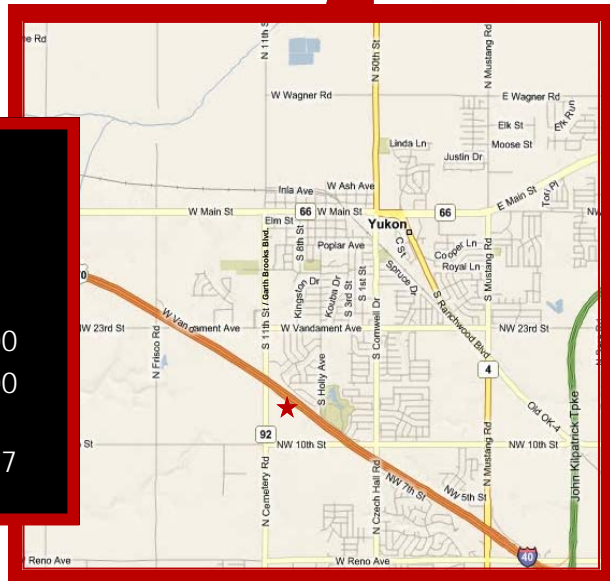
POPULATION	1 MILE	3 MILE	5 MILE
2011 Forecast	4,367	32,046	47,118
2006 Update	4,100	30,151	44,269
2000 Census	4,093	27,937	40,411
2006 Average Median Family Household Income	\$60,308	\$63,255	\$66,089

- Yukon, Oklahoma, a suburban city in Canadian County, is part of the Oklahoma City Metropolitan Statistical Area, situated just west of Oklahoma City. Seven Counties comprise the OKCM, which has a population totaling approximately 1,200,00 residents.

- City of Yukon Total Population 56,700
- Canadian County boasts the highest median income county in the state of Oklahoma.
- Total Trade Area (2006 estimates) for surrounding areas:

Canadian County	101,335	West Oklahoma City	75,390
Mustang	16,975	El Reno	16,222

- The average new home building permit in 2005 was issued for \$205,000, compared with \$140,000 just 5 years ago in 2000.
- Yukon is strategically located along Interstate 40 which connects it to Oklahoma City (12 miles east) and the John Kilpatrick Turnpike, a 20-mile connection that links Yukon to the fastest growing area of north OKC and Edmond, OK.



TRAFFIC COUNTS

2006 Average Daily Counts (cars/day)

I-40 east of Garth Brooks Blvd.	64,400
I-40 west of Garth Brooks Blvd.	69,700
Garth Brooks Blvd. north of Health Center Parkway	29,527

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