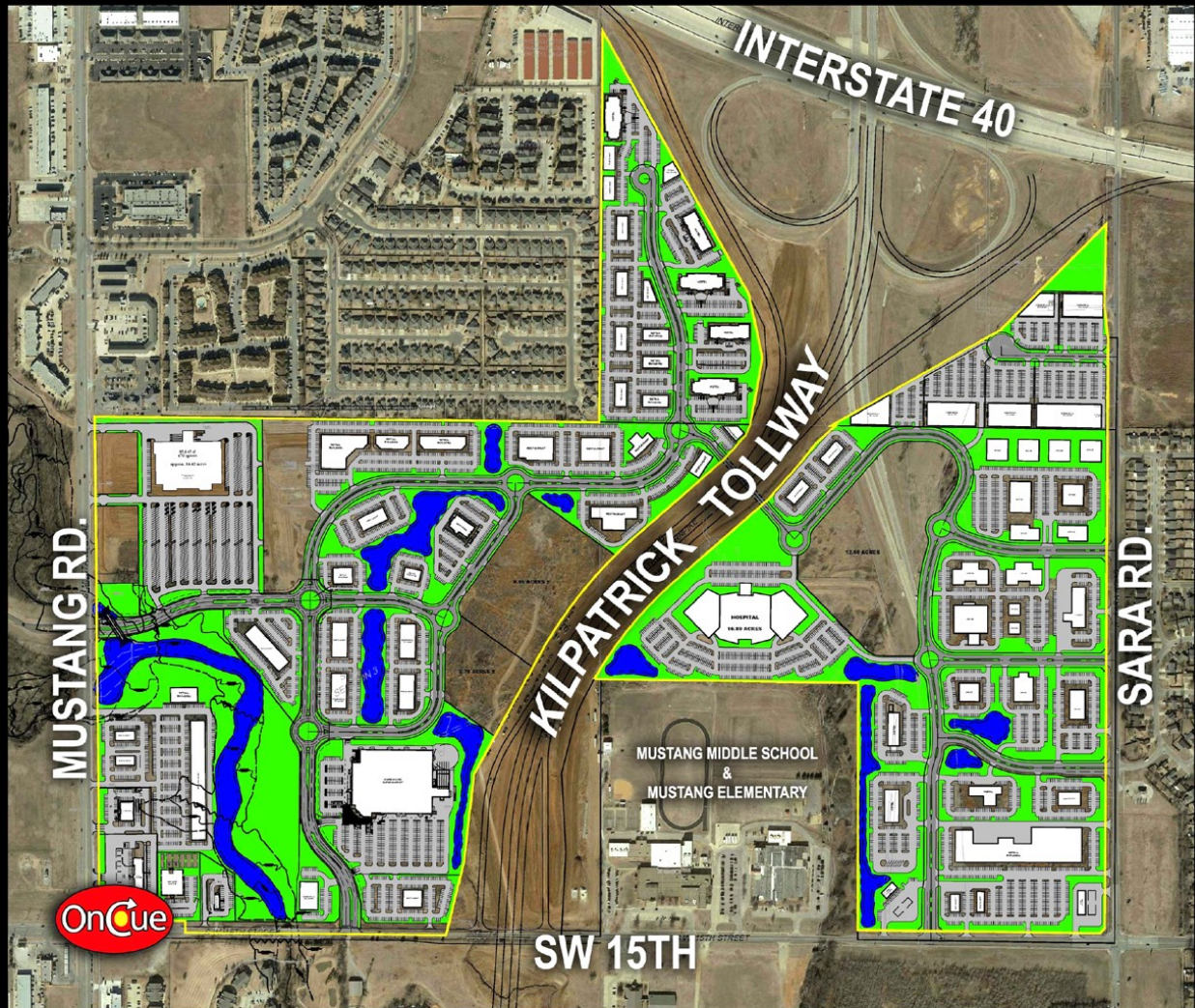




MUSTANG CREEK CROSSING



### MUSTANG CREEK CROSSING

is a 260-acre, mixed-use commercial development

(the **Largest Commercial Development in the State of Oklahoma**) located in West Oklahoma City that is destined to be a major, Metro-anchored urban center near the boundary of Canadian and Oklahoma Counties in **WEST OKLAHOMA CITY** at the intersection of the **KILPATRICK Toll Road and INTERSTATE 40 & immediate proximity to Will Rogers World Airport**. The project will ultimately comprise 400,000 square feet of retail, restaurants and multiple entertainment venues, projecting 500,000 square feet of office, 1,200 residential units and 300 hotel rooms.



Hayes Brokerage

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[hayesbrokeage@gmail.com](mailto:hayesbrokeage@gmail.com)





**MUSTANG CREEK CROSSING**

**West OKLAHOMA CITY**



## **MUSTANG CREEK CROSSING**

- ◆ 260-acre, mixed-use Commercial Development
- ◆ LARGEST in Oklahoma
- ◆ Located in Fastest Growing West Oklahoma City
- ◆ **KILPATRICK Tollway and INTERSTATE 40**



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PRELIMINARY R/W  
TRACT LINES (APPROX.)  
AREA TO BE RETURNED

TRACT 1  
TRACT 2  
TRACT 3  
TRACT 4  
TRACT 5  
TRACT 6

S. MUSTANG RD.  
S. SAVA RD.  
SW 15TH ST.

THE PROPOSED R/W LINES ARE PRELIMINARY AND HAVE NOT BEEN FINALIZED.

APPROXIMATE RIGHT OF WAY ACREAGE NEEDED FOR EACH TRACT  
TRACT 1 = 7.3 AC  
TRACT 2 = 4.6 AC  
TRACT 3 = 0.4 AC  
TRACT 4 = 0.0 AC  
TRACT 5 = 0.0 AC  
TRACT 6 = 16.9 AC

TOTAL RW ACREAGE NEEDED = 29.2 AC  
AVERAGE AREA TO BE RETURNED = 25.5 AC

CRW  
2022 S. CLAYTON BLVD., SUITE 1100  
DALLAS, TX 75246-1100  
TEL: 214.635.1100  
WWW.CRW.COM  
JOHN KELPATRICK SURPRISE, ARIZONA  
SW 15TH EXHIBIT  
3/16/17

[illegible]



**MUSTANG CREEK CROSSING**



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### **MUSTANG CREEK CROSSING**

The first phase of Mustang Creek Crossing will open in spring of 2020, showcasing an extraordinary collection of restaurants, entertainment venues and retail stores undiscoverable anywhere else in the region. Major attractions will include an international food emporium, a 1,000-seat live music venue, a 10-acre public park with an amphitheater, a great lawn hosting the region's largest farmers market and a bustling retail village offering pleasant surprises around every corner and alleyway. Dramatically, this tableau of energetic urbanism will be nestled into a remarkable natural landscape of forest, Mustang Creek, and walking and biking paths.



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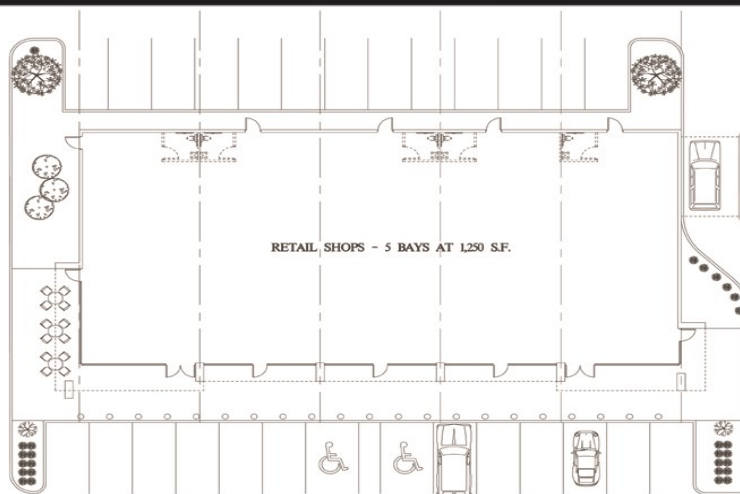
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# West Creek

Creekside Shops



BUILDING PLAN 7,500 S.F.

**West Creek**  
Creekside Shops

Leasing Agent:  
**Hayes Brokerage, Inc.**

Architect: **BRAND+BRAND**  
BRAND+BRAND  
10000 N. 100th Ave.  
Suite 100  
Dallas, TX 75243  
(214) 343-8800

Project Team:

Civil Engineers	333
Foundation Engineers	333
Mechanical Engineers	333
Electrical Engineers	333

Team:

Project Mgr. (1)	Proj. Mgr.	333
S.E. (Design)	Proj. Mgr.	333
Struct. Engr.	Proj. Mgr.	333

**B**



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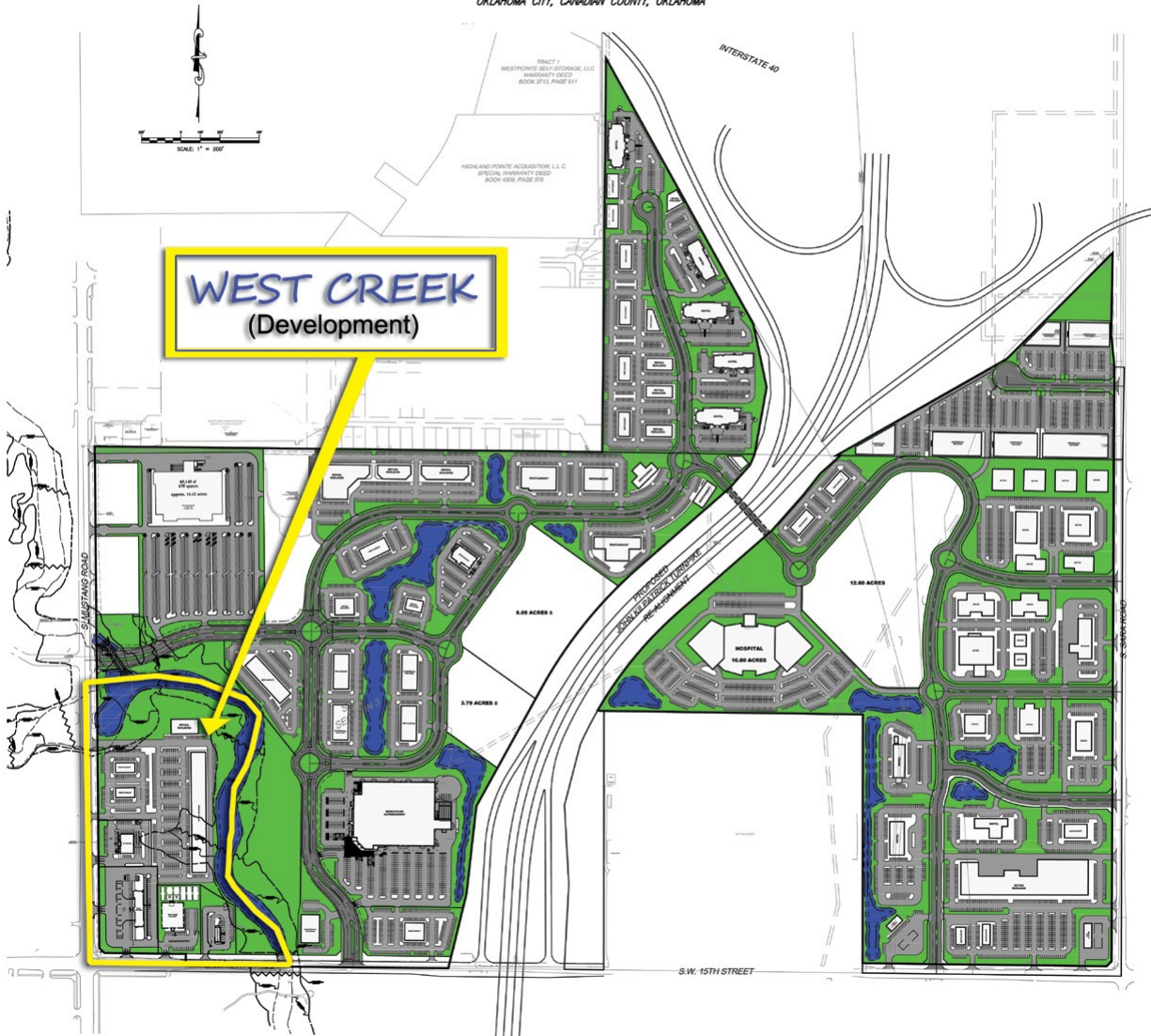
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hayesbrokerage@gmail.com



# West Creek

Creekside Shops

**MUSTANG CREEK CROSSING**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, S.E. 1/4 AND N.E. 1/4 OF SECTION 32, T12N, R5W, 1.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



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**MUSTANG CREEK CROSSING**

**NOW  
PRE-LEASING**



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### **MUSTANG CREEK CROSSING**

is a 260-acre, mixed-use commercial development (the largest in the State of Oklahoma) located in West Oklahoma City that is destined to be a major, Metro-anchored urban center near the boundary of Canadian and Oklahoma Counties in WEST OKLAHOMA CITY at the intersection of the KILPATRICK Toll Road and INTERSTATE 40 & immediate proximity to Will Rogers World Airport. The project will ultimately comprise 400,000 square feet of retail, restaurants and entertainment, 500,000 square feet of office, 1,200 residential units and 300 hotel rooms.

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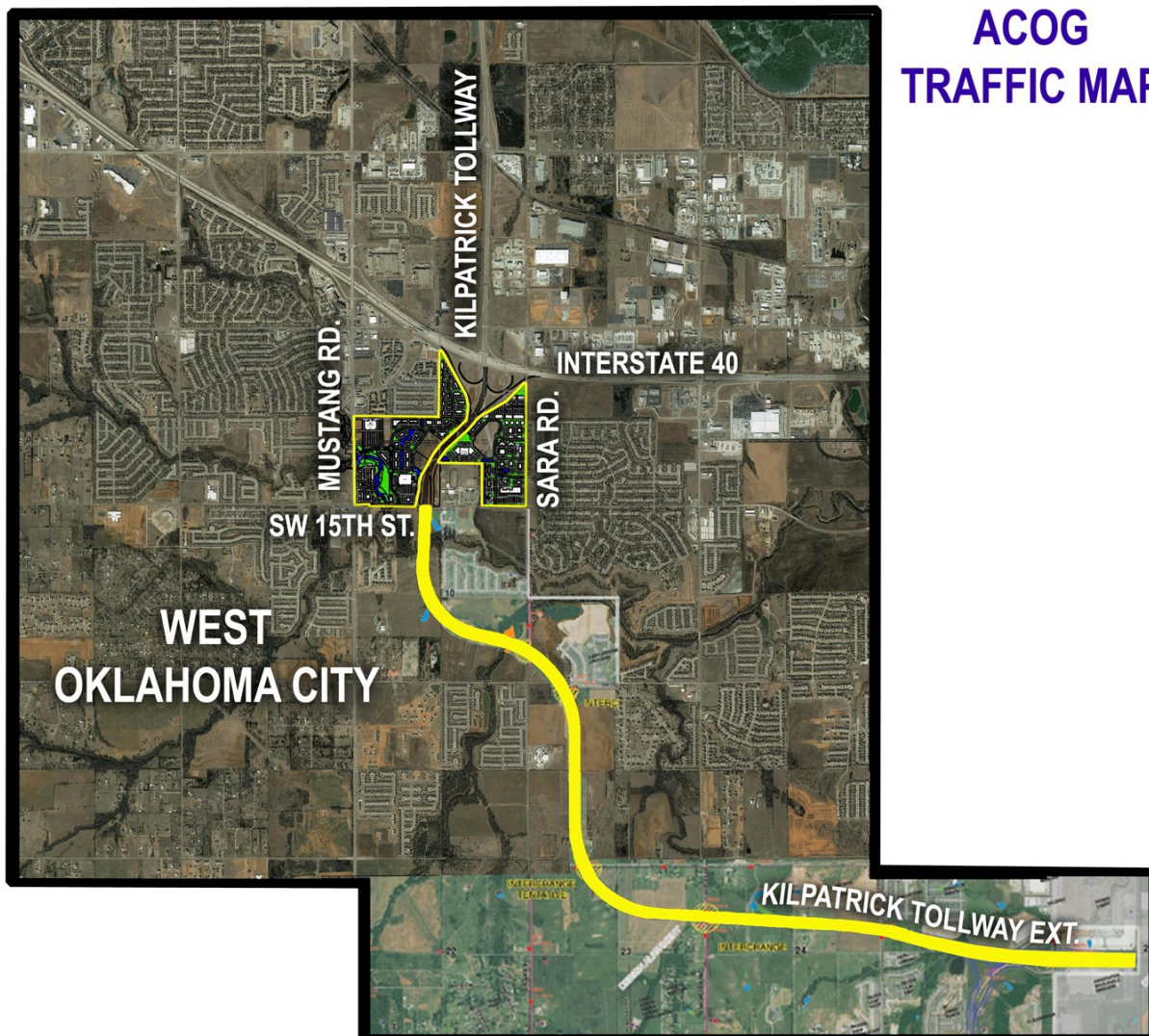
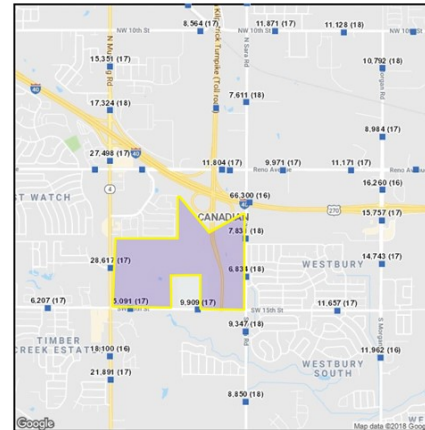
**[hayesbrokerage@gmail.com](mailto:hayesbrokerage@gmail.com)**





**Mustang School District**  
Centered in Fast Growing Home Development

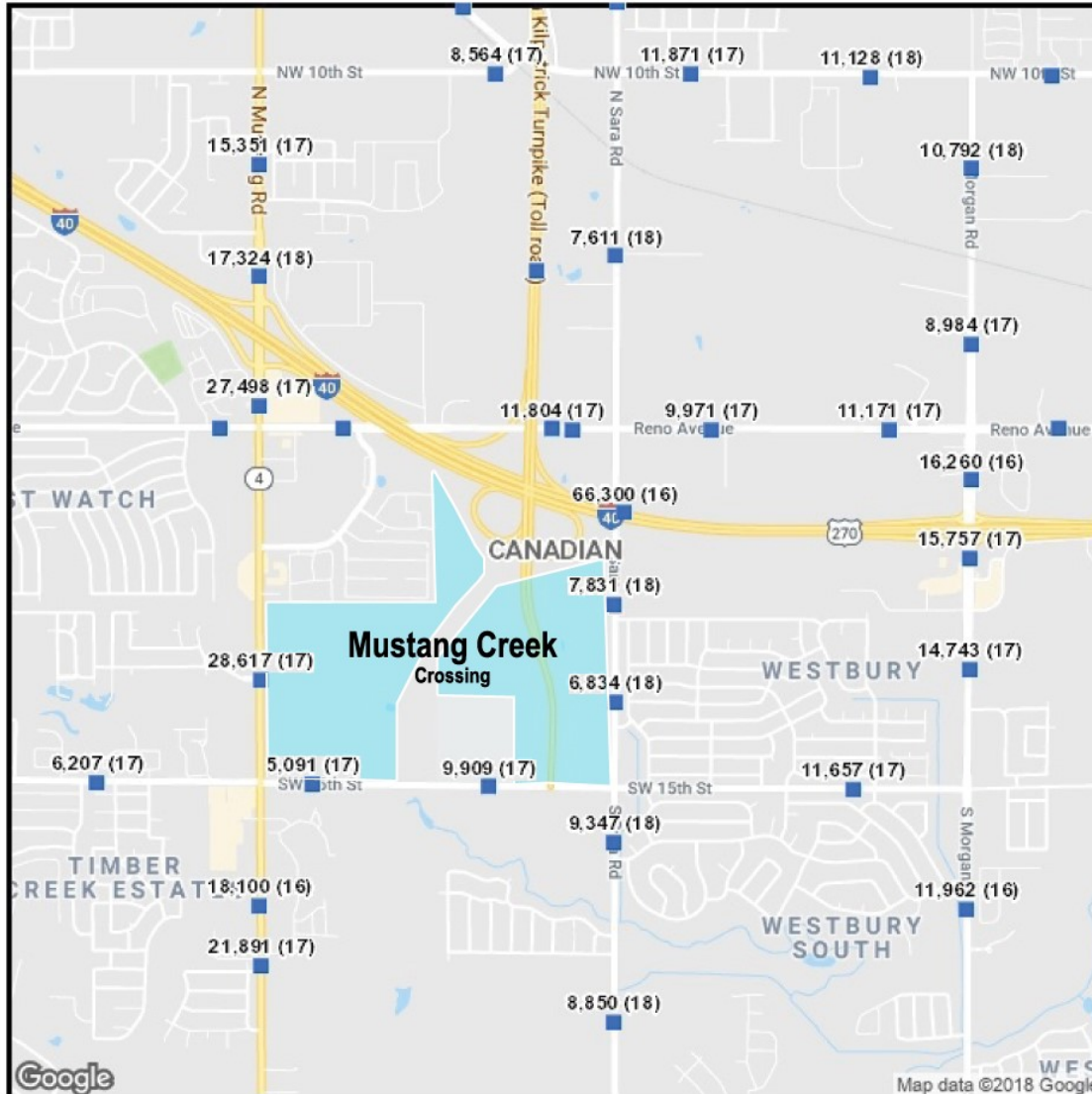
## 2 MILE OVERVIEW



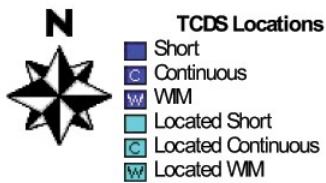
## ACOG TRAFFIC MAP



# ACOG TRAFFIC MAP



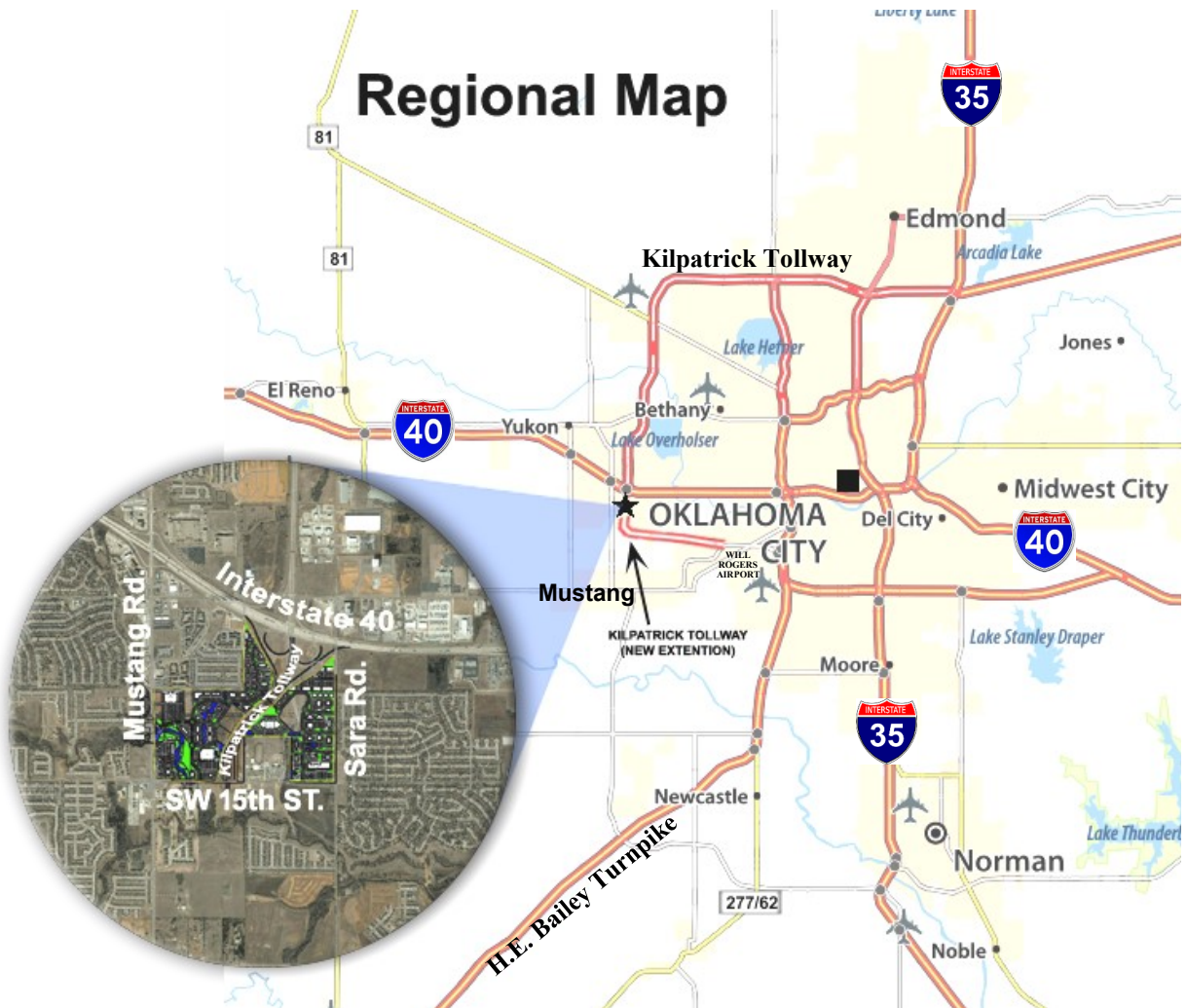
0 3000 6000  
Feet



12/6/2018



## MUSTANG CREEK CROSSING



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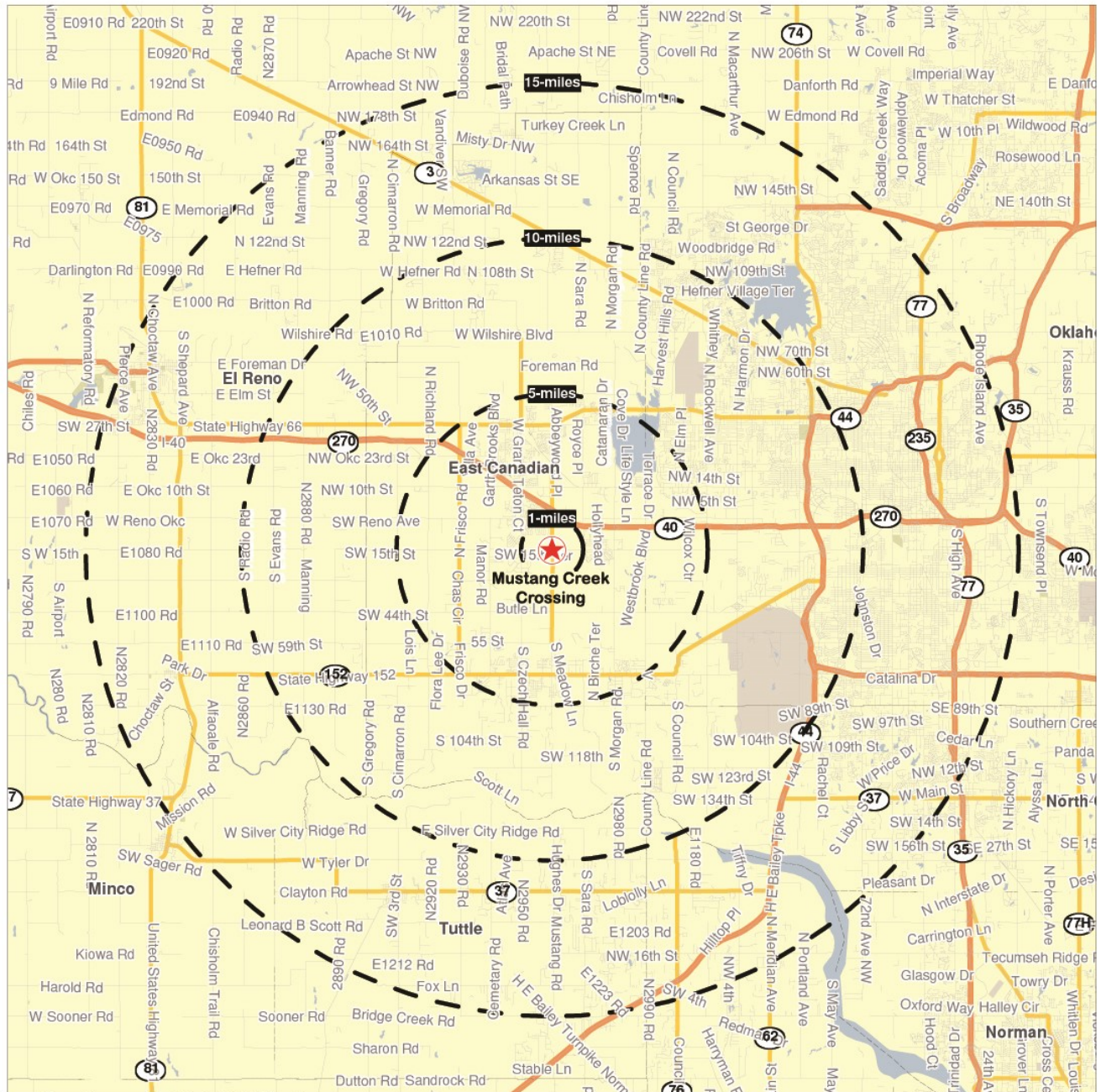
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# Demographic Map



Coordinates: X:-97.7247 Y:35.4499

**SW 15th St & S Mustang Rd  
Oklahoma City OK 73099**



# Demographic Report



12/12/2018

## EXECUTIVE SUMMARY

**Prepared for:**  
Hayes Brokerage, Inc.

**Coordinates**  
X: -97.7247  
Y: 35.4499

SW 15th St & S Mustang Rd Oklahoma City OK 73099	1.00 mile radius	5.00 mile radius	10.00 mile radius	15.00 mile radius
Square Miles Land Mass	3.14	78.49	313.95	706.39
<b>Population &amp; Growth</b>				
2018 Total Population	5,896	97,968	321,364	708,990
2018 Population Density	1,878 psm	1,248 psm	1,024 psm	1,004 psm
2010-2018 Growth	1,393 30.9%	20,843 27.0%	52,525 19.5%	96,479 15.8%
2010-2018 Avg. Annual Growth	199 3.9%	2,978 3.4%	7,504 2.4%	13,783 2.0%
2023 Total Population	6,619	109,383	354,730	774,759
2023 Population Density	2,108 psm	1,394 psm	1,130 psm	1,097 psm
2018-2023 Proj. Pop. Growth	723 12.3%	11,415 11.7%	33,366 10.4%	65,768 9.3%
2018-2023 Avg. Annual Growth	103 1.5%	1,631 1.5%	4,767 1.3%	9,395 1.2%
2010 Total Population	4,503	77,125	268,840	612,512
<b>Households &amp; Growth</b>				
2018 Households	2,184	36,705	124,173	280,633
2010-2018 Growth	511 30.6%	7,706 26.6%	19,480 18.6%	35,911 14.7%
2010-2018 Avg. Annual Growth	73 3.8%	1,101 3.3%	2,783 2.3%	5,130 1.8%
2023 Households	2,452	40,980	136,598	305,130
2018-2023 Growth	268 12.3%	4,275 11.6%	12,425 10.0%	24,497 8.7%
2018-2023 Avg. Annual Growth	38 1.5%	611 1.5%	1,775 1.3%	3,500 1.1%
2010 Households	1,673	28,999	104,693	244,722
<b>Families</b>				
2018 Families	1,621	27,308	82,298	177,386
2023 Families	1,819	30,477	90,681	193,584
<b>Income</b>				
2018 Aggregate HH Income	\$ 137.40 million	\$ 2,834.53 million	\$ 9,532.21 million	\$ 20,815.15 million
2018 Average Household Income	62,920	77,225	76,766	74,172
2018 Median Household Income	56,957	72,437	71,269	69,150
2018 Per Capita Income	25,229	28,445	28,289	27,461
2023 Aggregate HH Income	\$153.80 million	\$3,173.87 million	\$10,488.83 million	\$22,665.84 million
2023 Average Household Income	\$62,719	\$77,449	\$76,786	\$74,283
2023 Median Household Income	\$59,698	\$75,165	\$74,128	\$71,848
2023 Per Capita Income	\$25,186	\$28,546	\$28,379	\$27,547
<b>Daytime Demographics</b>				
Number of Employees	227	19,526	106,579	284,463
Number of Businesses	27	1,204	7,069	18,429
Avg. number Employees per Bus.	8.5	16.2	15.1	15.4
Residents per Business	221.5	81.4	45.5	38.5
Total Aggregate Annual Payroll	\$5.8 million	\$667.4 million	\$3,578.0 million	\$11,102.1 million

This report was produced using data from private and government sources deemed to be reliable. This data is provided without representation or warranty.





# In The News!



THE OKLAHOMAN NewsOK: Oklahoma City News, Sports, Weather & Entertainment

## Mustang Wal-Mart Supercenter best in country, company announces



by **JACK MONEY**

Published: Fri, March 31, 2017 10:24 AM | Updated: Fri, March 31, 2017 5:30 PM

shares



Scott Langston, the store manager at Wal-Mart's supercenter in Mustang, poses by seasonal items March 31 during a party where the store celebrated its selection as the company's supercenter of the year. [PHOTO BY JACK MONEY, THE OKLAHOMAN]

Mar 31, 2017 - The Wal-Mart in *Mustang* is the best Supercenter in America, company officials say. ... North Texas, and finally against winning stores in Texas, *Oklahoma* and Missouri. ... Jack Money has worked for The Oklahoman for more than 20 years. ... Contact Us · Terms of Use; ©2018 Produced by NewsOK.com ...

# Mustang Creek Crossing



OnCue will be one of the first projects at the massive Mustang Creek Crossing mixed-used development at N. Mustang Road toward S.W. Sara Road and north of S.W. 15th Street. The project will include a town center with an anchor grocery store, theaters, a medical complex, restaurants, retail shops, offices and apartments. Photo/Chris Eversole

By CHRIS EVERSOLE  
Contributing Writer

Mustang Creek Crossing, a 260-acre mixed-use development, is being planned between

N. Mustang Road and S.W. Sara Road and north of S.W. 15th Street.

"This is the largest commercially zoned parcel available in Oklahoma, and we're really excited about it," said Don Hayes, the real estate broker involved in the project.

The project came to light last week after OnCue placed a sign noting its coming store at the location.

The new store, which will open in late 2019 or early 2020, will include a

made-to-order fresh food offering called "The Grill," in keeping with the company's new concept, said representative Scott Minton.

"We will have a place to sit down and for families to enjoy," he said. "We even had a birthday party at one of our new locations."

Mustang Creek Crossing will be a town center with an anchor grocery store, theaters, a medical complex, restaurants, retail shops, offices and apartments.

"We're close to a deal on our grocery and theater anchors," Hayes said.

"Once we have them, we will make a push to promote ourselves to restaurants, clubs and other entertainment

venues."

The project will include larger than life-sized mustangs, fountains and beautification of Mustang Creek.

"We will have trending architecture," Hayes said.

Internal traffic will use roundabouts instead of intersections with stop signs to create good vehicular flow.

The 260 acres of the project will far exceed the 80-acre Chisholm Creek project located south of Memorial Road and Western Avenue near Edmond.

The project will have access to the new John Kilpatrick Turnpike intersection of S.W. 15th Street.

*Continued to CROSSING, Page 5A*

Mustang News

Thursday, October 18, 2018 | NEWS+5A

**Mustang Creek Crossing**

Interstate 40

Mustang Rd

Kilpatrick Turnpike

SW 15TH ST

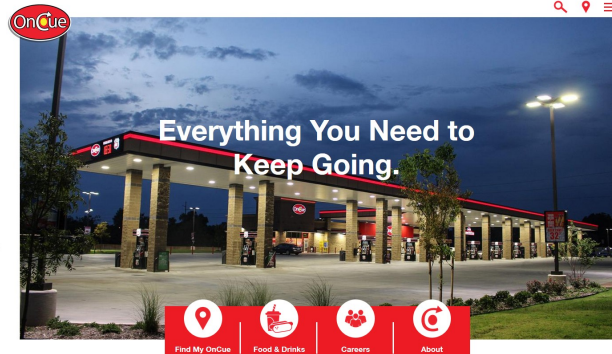
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## COMING SOON!



## CROSSING From page 1A

"This is in one of the fastest growing areas in Oklahoma City and a project of this size and caliber will be great addition to the marketplace. This location has been awakened by the new development and extension of the Kilpatrick Turnpike. It is a sleeping giant with easy access for a large area of North, West and South Oklahoma City as well as other communities West of Oklahoma City," Hayes said.

Dr. A. Sam Coury, a retired Edmond dentist, owns the

Mustang Creek Crossing property. He also owns 1,800 feet of frontage cater-cornered from project that includes a 7-Eleven, and he is developing the 400-acre Deer Creek Crossing near W. Danforth Road and Heffner Parkway in Edmond.

OnCue, which is a merger of two companies that go back over 50 years, entered the Oklahoma City market in 2006.

The Mustang location will either be the 30th or 31st loca-

tion in the metro, depending on which new store is finished first.

"We want to be a store that Oklahoma City can call its own," Minton said. "In the past, the Oklahoma City Metro never had a great convenience store to be proud of."

OnCue strives to be a destination that is more than a place to buy gas. "Our stores are safe, clean and well-lit, and we'll be a fantastic addition to the Mustang area," Minton said.



# Mustang, Oklahoma

## In The News!

### Mustang ranked as 88 in Money Magazine's Best Places to Live list ...

Sep 18, 2017 - *Money* is a publication of *Time Magazine* that helps readers invest sensibly, plan wisely, and spend smartly so they can achieve their goals, according to [timeinc.com/brands/money](http://timeinc.com/brands/money). Out of the top 100 cities, *Mustang* was No. 88 and was the only *Oklahoma* city to make the list.

Mustang, Oklahoma: MONEY

Google

time.com/money/collection/best-places-to-live-2017/4925414/mustang-oklahoma/

Money | Best Places to Live 2017 | In Partnership With realtor.com®


The Top 100

Best by Region

10 Best Places

Methodology

Editor's Note



Photograph by Jeff Marzec

No. 88

Mustang, Oklahoma

f

t

...

## Canadian County leads state in population growth rate

by **CHRIS CASTEEL**

Published: Thu, April 18, 2019 5:00 AM



A ferris wheel towers over downtown Yukon during Czech Festival in Yukon on Saturday Oct. 7, 2015. [JACKIE DOBSON/for The Oklahoman]

Canadian County led the state in growth last year, according to U.S. Census Bureau figures that show the county's population rising by 3 percent, ranking it in the Top 50 growing counties in the nation.

The county, which includes El Reno, Mustang, Yukon, Piedmont and part of Oklahoma City, added an estimated 4,394 residents, according to the Census Bureau.

Mustang City Manager Timothy Rooney said Wednesday the number of new homes built in Mustang in 2018 doubled from the previous year.

"Mustang is experiencing unprecedented growth," he said.

Canadian County's growth rate last year ranked it 49th in the nation. Since 2010, the county's growth rate ranks 28th in the nation.

"That puts Canadian County growth in the top 1 percent of county growth in the United States" since 2010, said Eric Long, research economist for the Greater Oklahoma City Chamber.

Of the 77 counties in Oklahoma, 48 lost population between 2017 and 2018.

Blaine County, which borders Canadian County on the north and west, was among those losing population last year. Since the 2010 Census, the county has lost 21 percent of its population, the highest percentage loss in the state.

Teresa A. France, director of the chamber of commerce in Watonga, the seat of Blaine County, said residents had begun to rally after many years of complacency.



A consultant was brought in to make recommendations. Residents are voting soon on whether to establish a city manager form of government. A foundation was created.

“We’re working on several things in our downtown area,” France said. “We have seen a slow, steady move upward. I do believe we’ll have a change in growth.”

The Oklahoma City Metropolitan Statistical Area, which includes seven counties, grew by 1 percent from 2017 to 2018. The Census Bureau estimated the population as 1,396,445 in July 2018.

Since the 2010, the metro area has grown 11.4 percent, adding 143,455 people.

Long said, “While the population growth for the Oklahoma City metro has slowed somewhat over the past two years, it is still slightly above the growth rate for the nation, just under 1 percent.

“And over the next 25 years, if that long-term growth persists, that slightly higher rate, we could add another half a million people and we would be at about 2 million population by 2045.”

The chamber is expecting job growth this year of 2.1 percent, an additional 13,600 jobs.

According to research at the chamber, about 60,000 people or 44 percent of residents in Canadian County live in the Oklahoma City portion of Canadian County.

“That tends to be one of the major drivers of population growth in Canadian County, but you do have a lot of additional residential growth in the surrounding cities in Canadian County,” Long said.

“Oklahoma County continues to be the driving engine for job growth in the metro. The beneficiaries of that are the surrounding suburban counties.”

The state of Oklahoma added 10,439 people between July 2017 and July 2018 and moved closer to the 4 million mark. According to the new estimates, the Oklahoma population was 3,943,079 last July.

The next full head count by the Census Bureau is in 2020. The population numbers released between the full head counts, conducted every 10 years, are estimates.

*Staff Writer Robert Medley contributed*

**CHRIS CASTEEL**

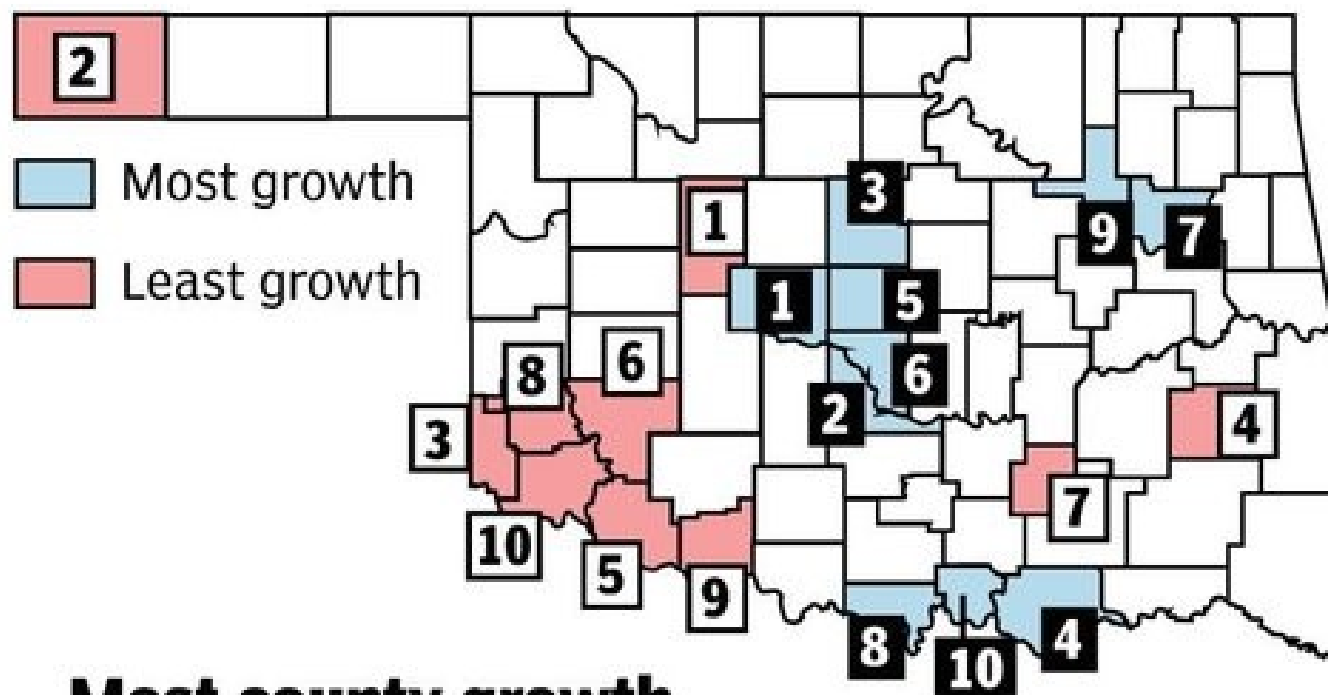
Chris Casteel began working for The Oklahoman's Norman bureau in 1982 while a student at the University of Oklahoma. Casteel covered the police beat, federal courts and the state Legislature in Oklahoma City. From 1990 through 2016, he was the...

[Read more >](#)

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## Oklahoma population



### Most county growth

County	2010	2018	Percent change
1. Canadian	115,540	144,447	+25
2. McClain	34,508	39,985	+16
3. Logan	41,854	47,291	+13
4. Bryan	42,416	47,192	+11
5. Oklahoma	718,377	792,582	+10
6. Cleveland	256,009	281,669	+10
7. Wagoner	73,082	80,110	+9.6
8. Love	9,416	10,134	+7.6
9. Tulsa	603,437	648,360	+7.4
10. Marshall	15,836	16,806	+6

### Least county growth

County	2010	2018	Percent change
--------	------	------	----------------