

CROUT COMPANIES

REAL ESTATE

Mustang Road at SW 59th Mustang, Oklahoma Commercial Property

<u>SITE SIZE:</u>	1.10 Acres
<u>ASKING PRICE:</u>	\$330,000.00
<u>DIMENSIONS:</u>	Approximately <u>240'</u> Frontage on SW 59 th Street; <u>200'</u> Deep
<u>ZONING:</u>	Commercial
<u>LOCATION:</u>	This property is located on the South side of SW 59 th Street just East of Shell Station at the corner of Mustang Rd and SW 59 th Street.
<u>UTILITIES:</u>	All utilities are provided on site.
<u>COMMENTS:</u>	This property backs up to the upscale Savannah Commons Office Village. There could be an agreement made to connect parking lot to the adjacent parking of Savannah Commons. Covenants are available upon request.

1452 N. Mustang Road, Ste. 108 ● P.O. Box 250 ● Mustang, OK 73064

(405) 376-3704 ● (405) 376-3722 Fax
Commercial Real Estate Agency

Commercial Listings

P.O.C.
 N.W. CORNER OF N.W./4 OF
 SEC. 27, T-11-N, R-5-W, I.M.
 (FOUND CUT "X")
 (O.C.C.R. FILED 06/30/04)

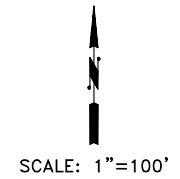
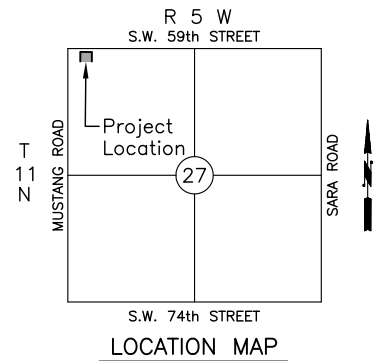
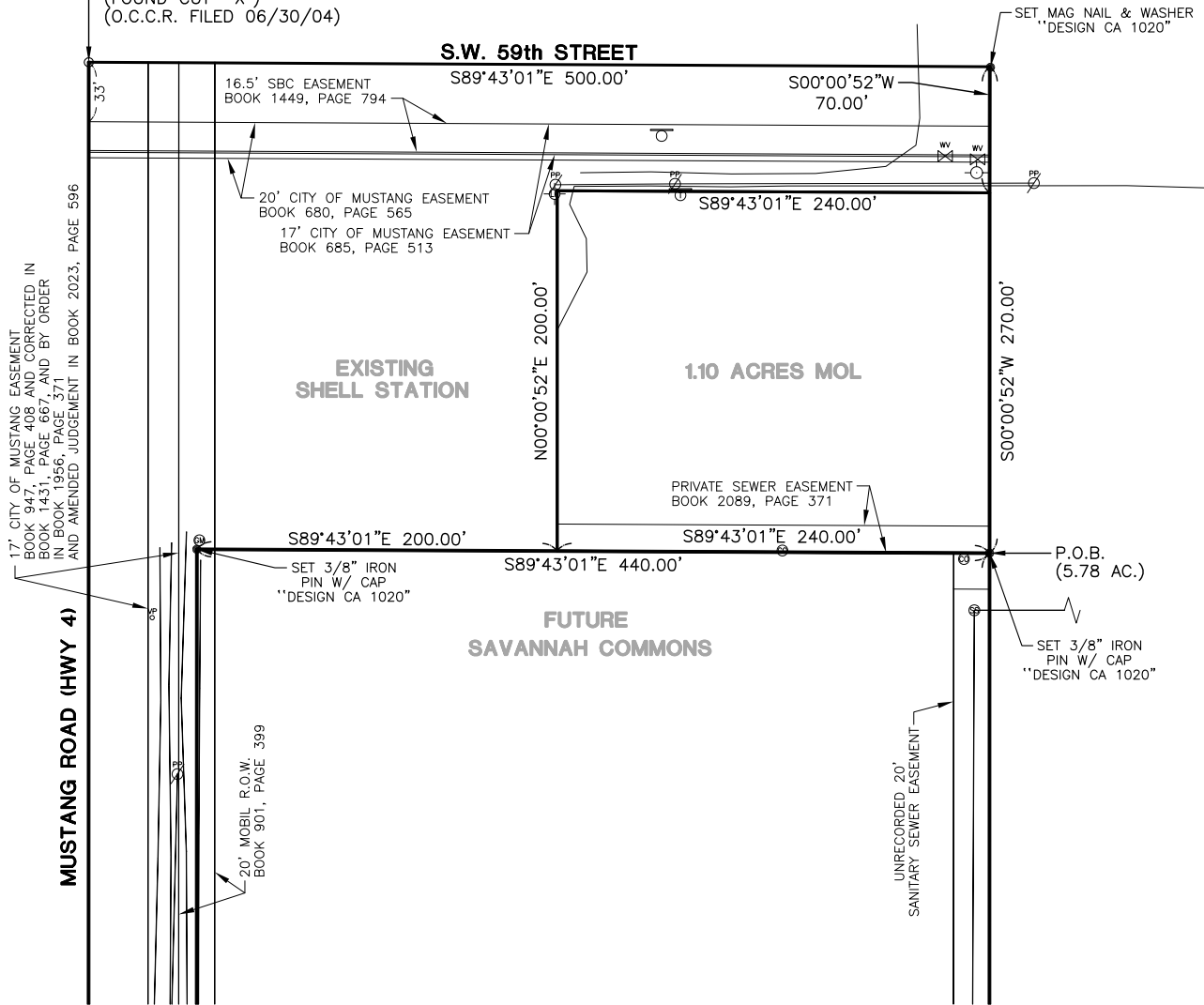


EXHIBIT FOR PROPERTY NORTH OF SAVANNAH COMMONS

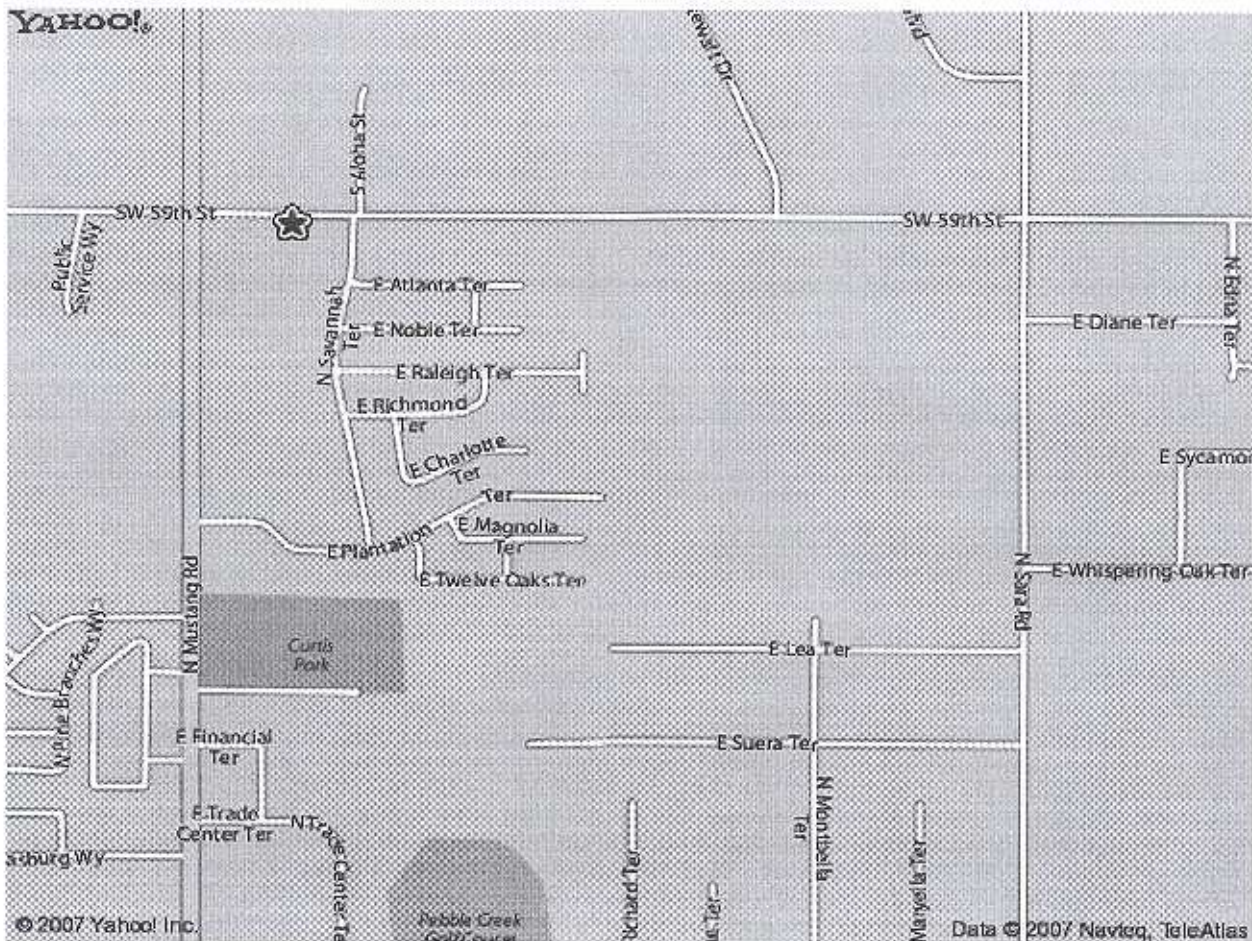
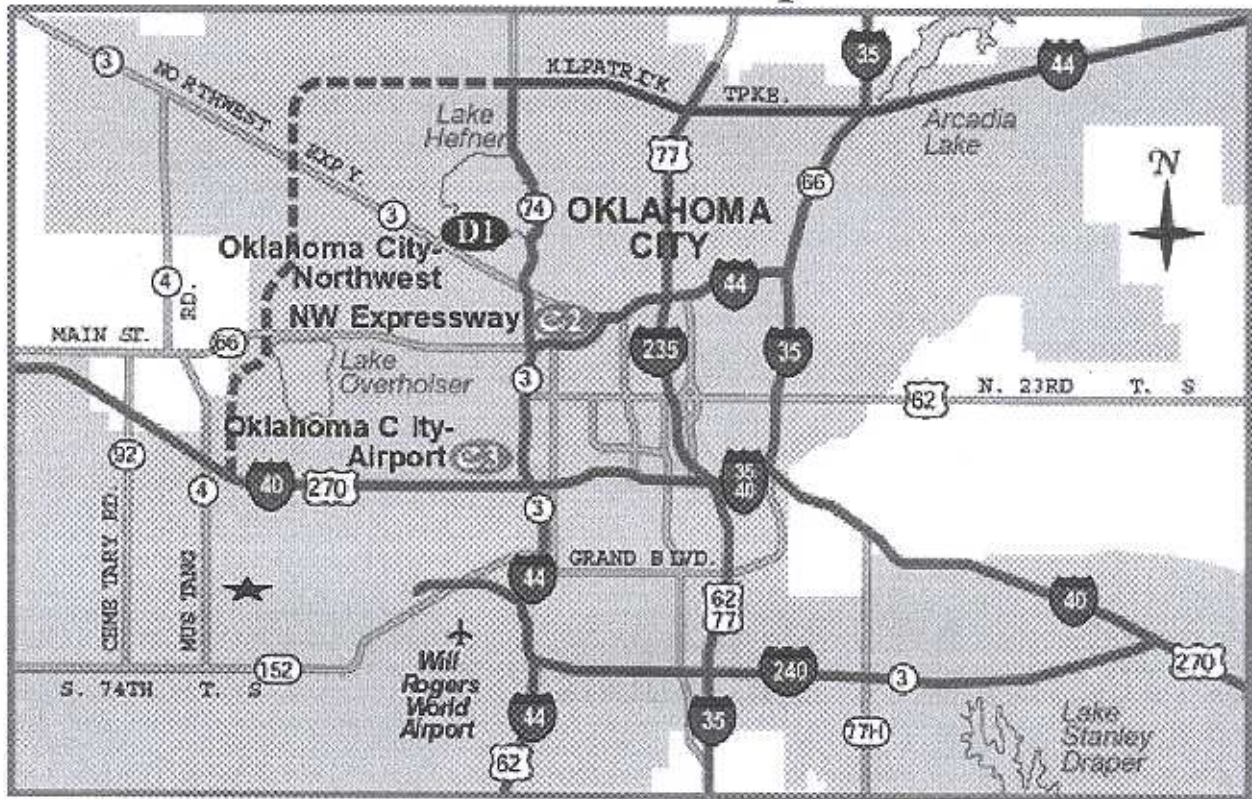
Design Engineers, Inc.

Civil and Environmental Engineering
 1614 Greenbriar Place
 Oklahoma City, OK, 73159
 E-Mail: design@dei-okc.com

Ph: (405) 691-6333
 Fax: (405) 691-6362
 CA 1020, EXP. 6-30-08

S:\DRAWING\5623\dwg\exhibits\5623 North Property.dwg 5/4/2007 9:49:30 AM CDT

Location Map



LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°43'01"E along the North line of said NW/4 a distance of 500.00 feet; thence
S00°00'52"W a distance of 70.00 feet to the POINT OF BEGINNING; thence continuing

S00°00'52"W a distance of 200.00 feet; thence
N89°43'01"W a distance of 240.00 feet; thence
N00°00'52"E a distance of 200.00 feet; thence
S89°43'01"E a distance of 240.00 feet to the POINT OF BEGINNING.

Said tract contains 48,000 Square Feet or 1.102 Acres, more or less.