

Flexible office space available

By Jayson Knight
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A growing commercial corridor in Mustang is offering flexible office space options designed to meet the needs of small business owners, independent professionals, and service-based companies.

Located just south of State Highway 152 and east of Highway 4, adjacent to Atwoods, the 4-unit, 3,399 SF office building sits within the broader Mustang South development and provides a range of leasing configurations.

Eric Williams, with McGee Real Estate Services, said the concept behind the space was driven by a specific need in the market.

“We saw a need for smaller office users, insurance agencies, CPA firms, and other service-based businesses that don’t necessarily require retail space,” Williams said.

The building offers flexible layouts, with suites ranging from 844 to 858 square feet and the ability to combine units for users needing additional space. Monthly lease rates range from \$2,075 to \$2,109 per unit and include utilities, building services, and property expenses. Currently, three suites remain available.

“1120 S Sara Rd is a newly constructed, fully built-out, 3,399-square-foot garden-style office building,” Williams said. “The design includes four separate units, each with a front reception area and two to three private offices. Tenants also share a common lobby with two



The office building at 1120 S. Sara Road in Mustang offers four flexible office suites within the broader Mustang South development. The property is located just south of State Highway 152 and east of Highway 4, near Atwoods. PHOTO BY JAYSON KNIGHT

restrooms and a kitchenette, which helps reduce overhead and tenant improvement costs. The building is also equipped with high-speed fiber internet through OEC, a feature that continues to grow in importance for modern businesses.”

The location itself remains one of the development’s strongest assets.

“The location is great, right off of Highway 4, just south of 152,” Williams said. “It’s a high-traffic area with strong visibility from the highway, and we’ve installed a pylon sign to help tenants capture that expo-

sure.” That visibility, combined with proximity to major roadways, positions the property within one of Mustang’s more active commercial areas, making it accessible for both clients and employees.

McGee Real Estate Services has played a significant role in shaping commercial growth throughout the region. The company has been involved in multiple developments across Mustang and Yukon, including retail and mixed-use areas that have attracted a range of businesses. “Our ownership group

acquired this site several years ago and led the development, including bringing Atwoods to the area,” Williams said. “In addition, we own the 2 industrial buildings to the north that are being marketed for lease, along with a 2.10 acre lot on the north side of the development that is currently available for sale.”

The broader development strategy reflects a long-term approach to commercial growth in the area, with projects designed to support both established businesses and new ventures looking for accessible,

functional space. “Ken McGee is a Mustang resident and has been developing commercial real estate for over 40 years,” Williams said. “Our most recent development is Route 66 Landing, located just east of the Kilpatrick Turnpike, north of Northwest 39th Street in Yukon.”

As Mustang continues to grow, developments like this one aim to provide options that fit a range of business sizes and needs, particularly for those who may not require large retail footprints or standalone buildings. The focus on smaller,

service-oriented tenants reflects a segment of the market that often looks for professional space without the cost and scale of traditional commercial leases.

For business owners seeking visibility, accessibility, and flexibility, the Mustang South office space offers a practical solution with expanding commercial potential.

For more information about leasing opportunities, contact Eric Williams with McGee Real Estate Services at (405) 819-1638, by email at ewilliams@mcgeecre.com or visit mcgeecre.com.

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Board of McClain County Commissioners met in regular session on Monday, May 18, 2026 at 8:15 a.m. in Room 111 of the McClain County Courthouse. Chairman Wilson Lyles called the meeting to order and led the flag salute. County Clerk Rebekah Couch called the roll and those present were: Chairman Wilson Lyles, member Glen Murray, and District Three Foreman Joe Southern represented Vice Chairman Terry Daniel in his absence.

Glen Murray moved to approve the minutes of the May 11, 2026 meeting, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve the following maintenance and operation claims. Vote Aye: Murray, Lyles, Southern. Motion carried.

CLAIMS FOR FISCAL YEAR 2022-2023 AS FOLLOWS:

ARPA 2021 173, Turn Key Health Clinics, 9185.54, Medical Staffing;

CLAIMS FOR FISCAL YEAR 2024-2025 AS FOLLOWS:

Health 283, Rees Associates, 4923.49, Service;

CLAIMS FOR FISCAL YEAR 2025-2026 AS FOLLOWS:

Em Mgmt-ST 99, ImageNet Consulting, 98.19, Service;

Extension-ST 120, Blanchard News, 35.00, Subscription 121, Vandaveer, Laura A., 308.42, Travel;

Fair Main-ST 69, Amazon, 1849.62, Computer;

General 1707, Amazon, 287.80, Supplies 1708, Blanchard News, 280.50, Commissioners Minutes 1709, Comdata MasterCard Program, 775.69, Fuel, Service & Auto Supplies 1710, Cintas Corporation, 33.41, Supplies 1711, County Clerks And Deputies Association, 415.00, Conference 1712, Classic Paper, 961.52, Supplies 1713, Johnson Controls Building Solutions, 237773.05, Chiller/FCU Project 1714, Midcon Data Service, 25.57, Service 1715, OSU-CTP, 40.00, Training 1716, OSU-CTP, 40.00, Training 1717, ONG, 54.10, Service 1718, ODP Business Solutions, 309.03, Supplies 1719, OSU-CTP, 65.00, Training 1720, Purcell Register, 57.12, Bid Publication 1721, Quill, 589.91, Parts 1722, Rockys Professional Plumbing, 563.00, Service 1723, Riley Exploration Group, 8623.53, Error Correction 1724, Symmetry Energy Solutions, 944.12, Natural Gas Commodity 1725, Stolz Telecom, 130.00, Web Hosting 1726, Danny Daniels Pest Services, 225.00, Service 1727, Danny Daniels Pest Services, 225.00, Service 1728, Danny Daniels Pest Services, 225.00, Service 1729, Midcon Data Service, 24.42, Service 1730, OEC, 5513.59, Service 1731, Valir Outpatient Clinics, 35.00, Service 1732, Valir Outpatient Clinics, 35.00, Drug Testing 1733, OSU-CTP, 65.00, Training 1734, OSU-CTP, 65.00, Training 1735, Slover, Destiny C., 59.45, Mileage 1736, Pictometry International Corp, 54000.00, Service 1737, Pictometry International Corp, 5000.00, Service 1738, Pictometry International Corp, 38400.00, Service 1739, Pictometry International Corp, 15600.00, Service 1740, Johnson Controls Fire Protection, 315.00, Service;

Health 268, Ace Hardware, 77.55, Supplies 269, Willowbrook, 151467.41, Construction 270, Yarbrough And Sons, 119.00, Plumbing Repair & Labor;

Highway 1679, AEG Petroleum, 822.25, DEF 1680, Clean Uniform, 219.42, Uniforms 1681, Cintas, 257.89, Service 1682, Classic Paper Supply, 201.82, Supplies 1683, Cintas, 221.09, Service 1684, Dolese Bros, 4301.31, Chips & Rock 1685, Dolese Bros, 6654.73, Chips & Rock 1686, Dub Ross Company, 3030.40, Tinhoorns 1687, Dolese Bros, 43846.10, Chips & Rock 1688, Ergon Asphalt And Emulsions, 26949.94, Oil Seal 1689, Ergon Asphalt And Emulsions, 13443.34, Oil Seal 1690, Ergon Asphalt And Emulsions, 13448.61, Oil Seal 1691, Eureka Water, 22.99, Supplies 1692, Gill Express, 335.00, Service 1693, H & R Diesel, 1723.31, Service 1694, HAC, 99.69, Supplies 1695, James Supply And Rental, 58.90, Service & Supplies 1696, James Supply And Rental, 55.00, Lease 1697, Kirby Smith Machinery, 271.34, Parts 1698, Mid Continent Truck Sales, 39.36, Parts 1699, Noble Truck Repair And Sales, 720.34, Repair & Service 1700, O’Reilly Automotive Stores, 345.70, Parts & Supplies 1701, ONG, 242.82, Service 1702, O’Reilly Automotive Stores, 93.39, Parts & Supplies 1703, ONG, 249.17, Service 1704, P & K Equipment, 35.78, Parts 1705, Robbins Ace Of Purcell, 261.86, Supplies 1706, Robbins Ace Of Purcell, 153.89, Supplies 1707, Webb Oil, 1122.00, Service 1708, Warren CAT, 3606.00, Service 1709, Webb Oil, 374.00, Service 1710, Warren CAT, 2468.87, Service & Supplies 1711, Windstream, 95.69, Utilities 1712, Warren CAT, 1601.53, Service & Supplies;

ML Fee 48, Midcon Data Service, 98.20, Service 49, Couch, Rebekah, 118.23, Travel;

Preservation 13, Mid West Printing, 3650.00, Service;

Rental of County Property - Expo 163, Johnson Controls Fire Protection, 796.00, Service 164, James Supply And Rental, 85.88, Equipment 165, McPherson Machine Shop, 225.00, Parts 166, Mid Continent Truck Sales, 2281.15, Pump Motor 167, Mid Continent Truck Sales, 302.59, Supplies 168, ONG, 203.93, Service 169, ONG, 272.53, Service 170, RS Tractor Repair, 322.50, Labor 171, Atwood Distributing, 399.49, Supplies;

Rural Fire-ST 217, AT&T, 283.78, Service 218, Local Merch - Purcell, 1959.00, Supplies;

SFAG 85, J&S Glass, 575.00, Windshield;

Sheriff Commissary 42, Amazon, 121.00, Supplies;

SR Cit-ST 405, Classic Paper, 821.39, Supplies 406, HAC., 399.98, Supplies 407, HAC, 996.74, Supplies 408, OEC, 218.13, Service 409, ONG, 54.70, Service 410, OEC, 221.00, Service 411, OEC, 170.61, Service 412, OEC, 348.00, Service 413, Pioneer Telephone, 103.90, Service 414, Tankersley Food Service, 2093.56, Supplies.

Glen Murray moved to approve Blanket Purchase Orders as on file in the County Clerk’s office, seconded by Joe Southern. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve of the following Transfers of Appropriations: **SR Cit-ST:** \$1,580.04 from 1322-3-8307-4110 into 1322-3-8307-2005. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve Haley Johnson & Rachel Rios as Receiving Officers for the Treasurer’s Office. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved to approve the agreement for Inmate Housing between Grady County Criminal Justice Authority and McClain County for the 2026-2027 fiscal year, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve the renewal of Atlas Termite & Pest/Green Lawn for the 2026-2027 fiscal year. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve a lease purchase between the McClain County Board of County Commissioners, on behalf of the Purcell Fire Department, and NCL Financing Solutions for the purchase of one (1) Rosenbauer stock two-door pumper through Sourcewell Contract No. 082025-RSD, with a down payment of \$250,000.00, pending execution of all required legal agreements and financial approvals. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve the legal representation agreement between attorney Bill Lester and the Board of County Commissioners for legal services pertaining to real estate matters. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved to approve the Interlocal Cooperative Agreement between the Board of Commissioners and Circuit Engineering District No. 4, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried

Glen Murray moved to approve the agreement between OSU Extension Service and McClain County BOCC for the 2026-2027 fiscal year, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried

Glen Murray moved, Joe Southern seconded to approve the 2026-2027 Fiscal Year Temporary Appropriations for the General and Health Fund needs of McClain County. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved to approve the estimate provided by Jackson Electrical in the amount of \$2,655.00 to furnish and install a Pico switch and fifty-four (54) LED lamps at the OSU Extension/Community Center, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved to approve the estimate provided by KJ Power Washing in the amount of \$1,750.00 for the soft washing of the exterior of the OSU Extension Office/Community Center, Joe Southern seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Joe Southern moved, Glen Murray seconded to approve the USDA Wildlife Service Cooperative Agreement and invoice for the 2026-2027 fiscal year. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved, Joe Southern seconded to approve the agreement and addendum between Commercial Real Estate Exchange, Inc and the McClain County BOCC, on behalf of the McClain County Assessor, for Crexi intelligence membership/service. Vote Aye: Murray, Lyles, Southern. Motion carried.

Glen Murray moved to allocate \$1.5 million in Economic Development Sales Tax (Eco Dev-ST) funds toward the City of Newcastle’s NW 24th Street Road Widening Project (Job No. 346-719, JP37000(56)), subject to the execution of all required legal agreements, compliance with the Public Competitive Bidding Act, and all applicable purchasing procedures, Wilson Lyles seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Public Comments:
Ruben Stringfellow with Optavise addressed the Board regarding employee benefit services they could offer to county employees. Mr. Stringfellow discussed various benefit options his company can provide and explained how those services compare to other providers. He advised that one feature distinguishing Optavise from other providers is the company’s return-of-premium benefit offering, which allows participating employees the opportunity to receive a return of unused premium funds.

With no further business Glen Murray moved to adjourn at 9:21 a.m., Wilson Lyles seconded. Vote Aye: Murray, Lyles, Southern. Motion carried.

Attest:

Rebekah Couch
County Clerk

BOARD OF COUNTY COMMISSIONERS
McCLAIN COUNTY, OKLAHOMA

Wilson Lyles, Chairman
Terry Daniel, Vice Chairman
Glen Murray, Member