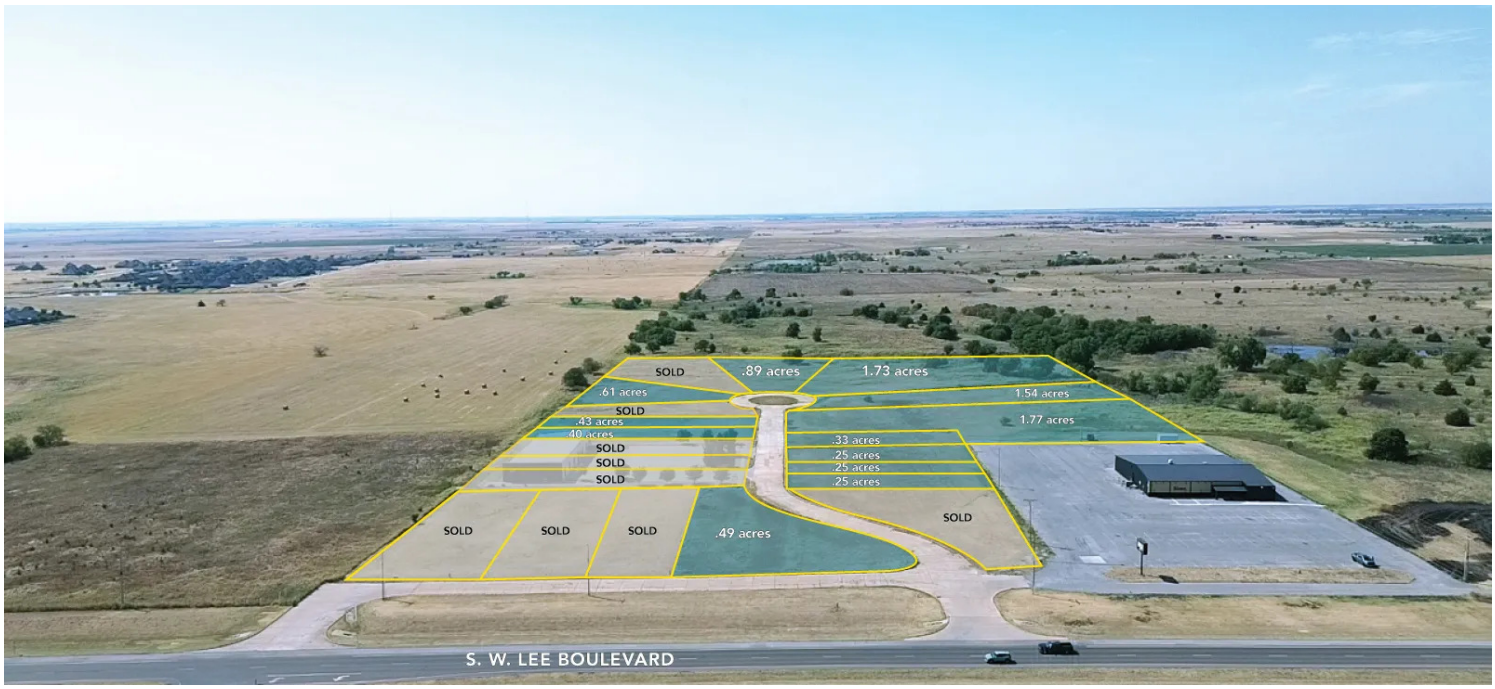
Executive Summary



Details

Sale Price:	$475,000
Lot Size:	8.89 Acres
Zoning:	C-5

Highlights

- Zoned C-5
- Strategically located
- Ideal for industrial use
- Development potential
- Highly versatile zoning
- Attractive investment opportunity

Overview

Excellent industrial development opportunity located just off SW Lee Blvd in Lawton, Oklahoma. This offering consists of multiple lots that are being sold together as one package, providing an opportunity to acquire a larger tract in an established and accessible area.

The property is zoned Industrial, offering potential for a variety of industrial, commercial, warehouse, manufacturing, storage, and other permitted uses, subject to applicable zoning requirements.

Conveniently located near SW Lee Blvd, the property offers easy access to major roadways and surrounding commercial and industrial areas, making it an attractive option for businesses, investors, and developers seeking a strategic location in Lawton.

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Additional Photos



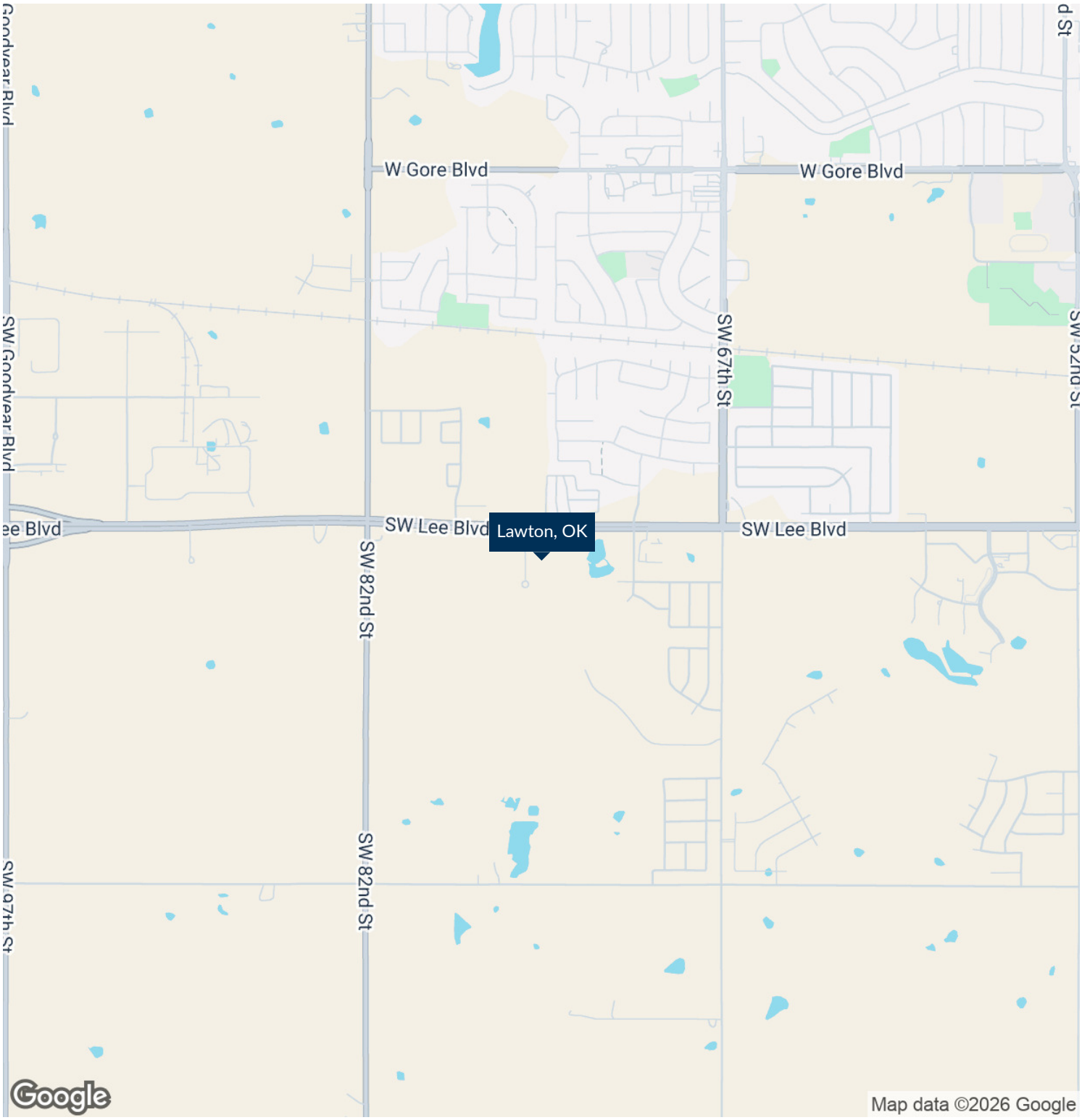


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Regional Map

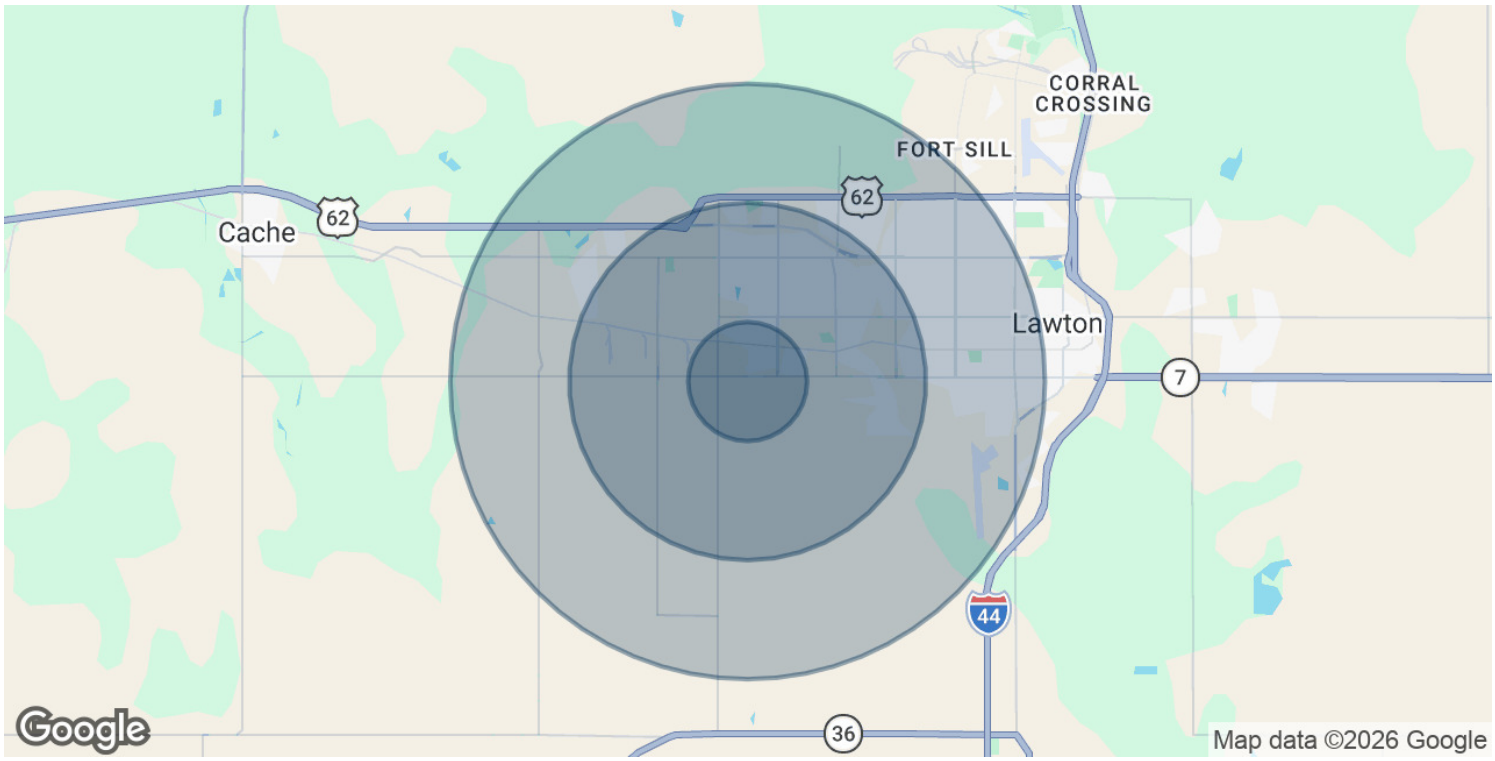


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,635	31,696	59,500
Average Age	36.5	34.6	35.9
Average Age (Male)	32.9	34.2	35.0
Average Age (Female)	38.3	36.5	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,373	12,412	24,208
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$95,847	$79,448	$69,435
Average House Value	$233,585	$172,641	$207,690

2023 American Community Survey (ACS) *10262026*

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