

9800-9806 NW Cache Rd. , Lawton, OK 73505  
REDUCED! \$800,000.00

SPECIAL PURPOSE  
PROPERTY FOR SALE



**SALE PRICE**

**\$800,000.00**

### PROPERTY OVERVIEW

REDUCED!! Two successful, income producing nightclubs for sale. Dragon West and City Limits are both fully occupied and operating. All furniture, fixtures, equipment and inventory are included. Financials are available to qualified buyers only, with a signed non-disclosure. Owner will not split the properties. Owner will consider owner financing with substantial down payment. Serious inquires only! County will be extending road from Cache Rd. and Good Year Blvd. to Hwy 62. Surveying is currently being conducted for road extensions.

### OFFERING SUMMARY

Property Size: ±6.5 Acres

Building Size: Building 1-4,000sf  
Building 2-6,352sf  
Land-6.55 acres

Price / SF: \$77.28

### PROPERTY HIGHLIGHTS

- ±6.5 Acres
- All furniture, fixtures, equipment and inventory are included.

### MELISSA BUSSE

580.353.6100

mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.





Insight Commercial Real Estate Brokerage, LLC

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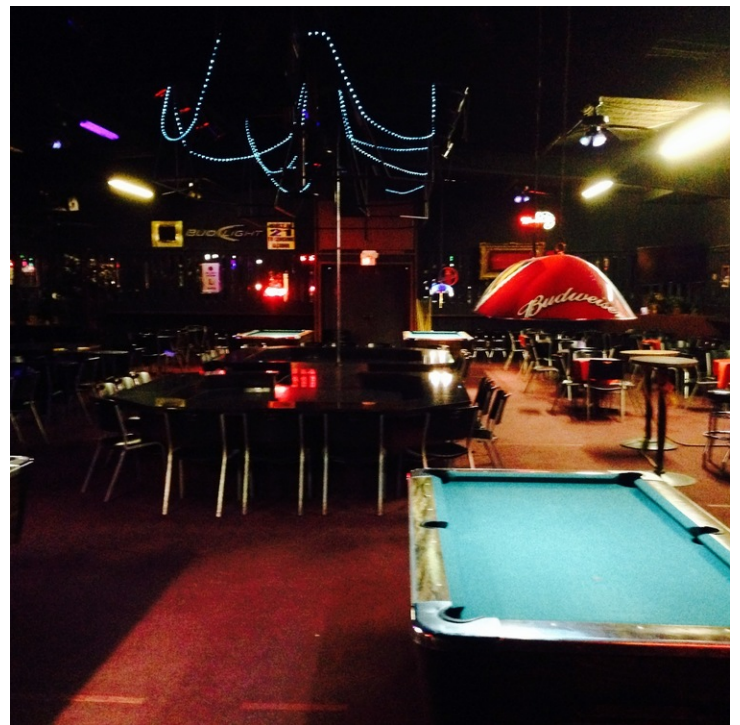




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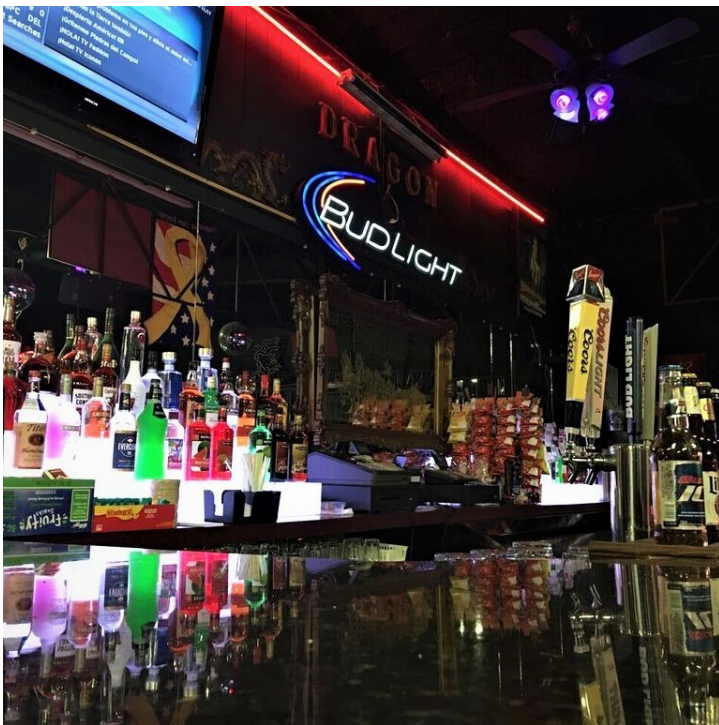
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**BUILDING #2**



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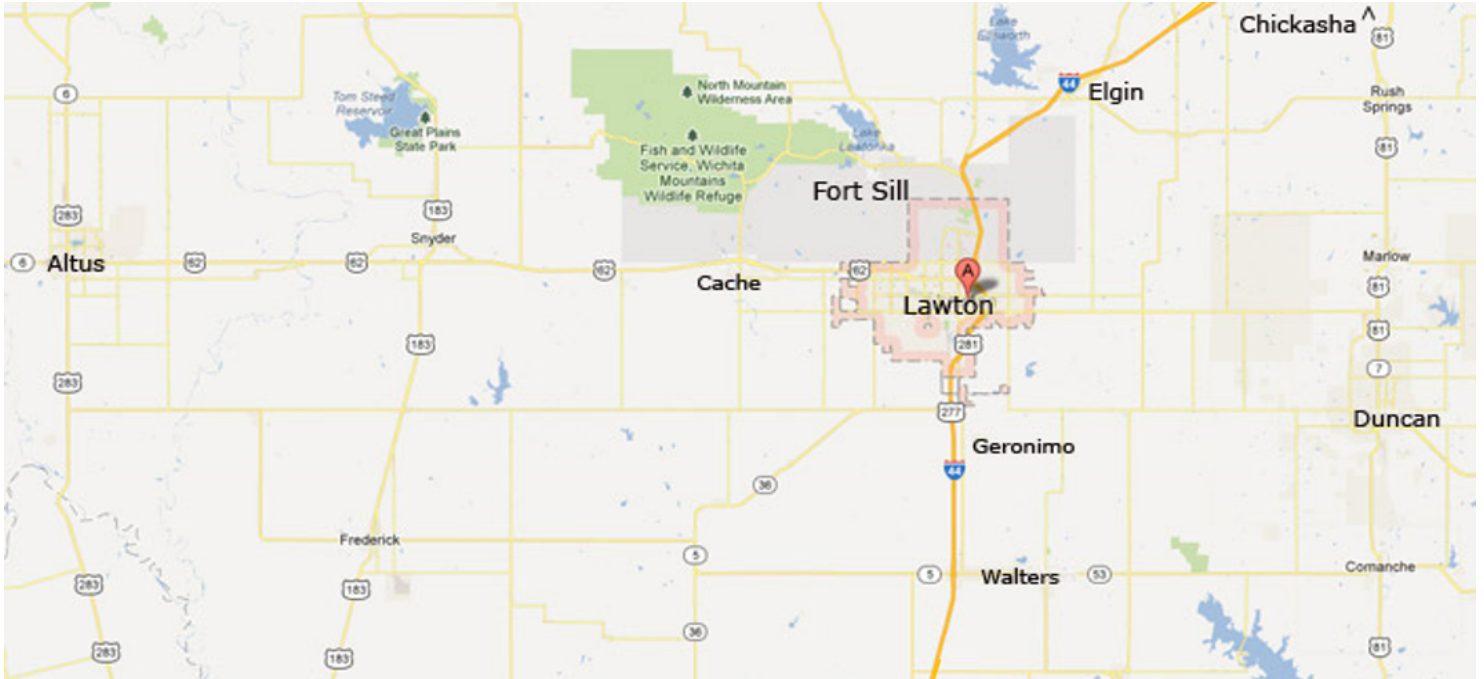
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## REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

## LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

## FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.

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