



Cummins-Setters
Commercial Partners LLC



Johnny Owens

1008 SW C Avenue
Lawton, OK
(580) 695-8882
www.cscpok.com



Linda Mask
Broker Associate

810 SE 3rd St. - Lawton OK

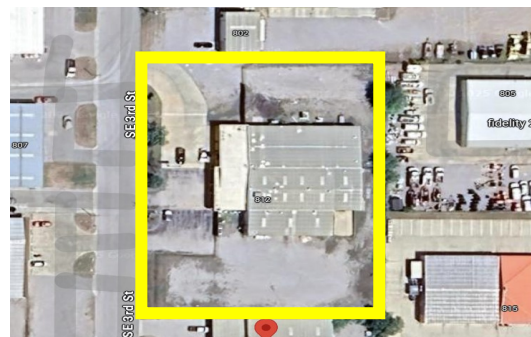


FOR SALE OR LEASE

Industrial Commercial Warehouse

With Offices - Great Investment Property

**\$800,000 FOR SALE -
CALL TO INQUIRE FOR LEASE**



Office/ Warehouse located in the industrial part of Lawton, OK—Just minutes away from Interstate 44. Property can be divided into 2 separate sides or used as one. You can operate in one and lease the other—Let the building pay for itself!

12,400 sq ft of Warehouse space with 2,280 sq ft of office space available.

There are two sets of 3 phase electrical available on both sides; 1000 amps on the north side and 600 amps on the south side. Offices on both sides have high end finishes and warehouses are equipped with multiple overhead doors and both yards are fully fenced for security purposes. Plenty of room for expansion; over 19,000 sq ft to the north of the building and over 10,000 sq ft to the south of the building. Separate utilities and paved parking for each side. Nearby businesses include Stripes Division offices, Sesco Supply and Johnson's Electric.

Contact Linda Mask (580)695-8882

**Located in the
industrial
warehouse area
with ease of
access and
gorgeous
frontage. Tons
of possibilities
on this property.**

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ADDITIONAL PHOTOS



Linda Mask
Broker Associate

Contact Johnny at:
(580)695-8882 cell
(580)357-2727 office

Or via email
lindam@cscpok.com

View our other properties
www.cscpok.com

Linda Mask is a Broker Associate and has been Commercial Real Estate since 1997. She worked in the residential field and as First Deputy in the County Assessor's Office. For 15 Years she worked in county evaluation. Linda specializes in sales, leasing and property management actively overseeing six management properties. She has been successful in helping to place many businesses over the years, such as Citi Trends, Goodwill Industries, Batteries Plus, USA Discounters, Lockheed Martin, Texas Roadhouse. Carl's Jr, Discount Tire and S&B Burgers.



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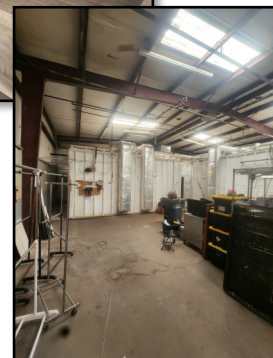
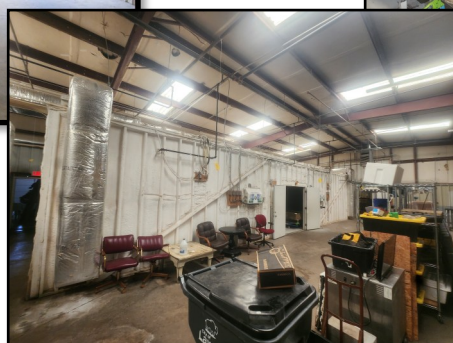
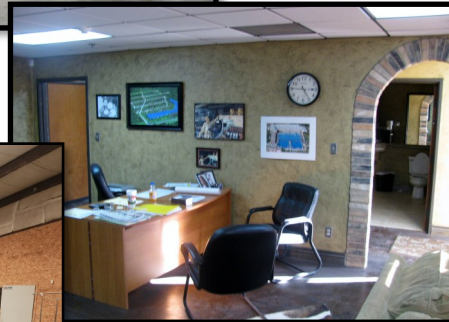
Contact Johnny at:
(580)678-0884 cell
(580)357-2727 office

Or via email
johnnyowens@cscpok.com

View our other properties
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Johnny Owens is a native of Lawton-Fort Sill who has been in the Commercial Real Estate Business since 1989. He opened his own company in 1992, where he became the leading commercial real estate company and broker in the surrounding area. In February 2020, Johnny Owens Commercial Properties, Inc merged with Cummins-Setters Commercial Partners, LLC to form the largest Commercial Real Estate Company in Southwest Oklahoma.

ADDITIONAL PHOTOS

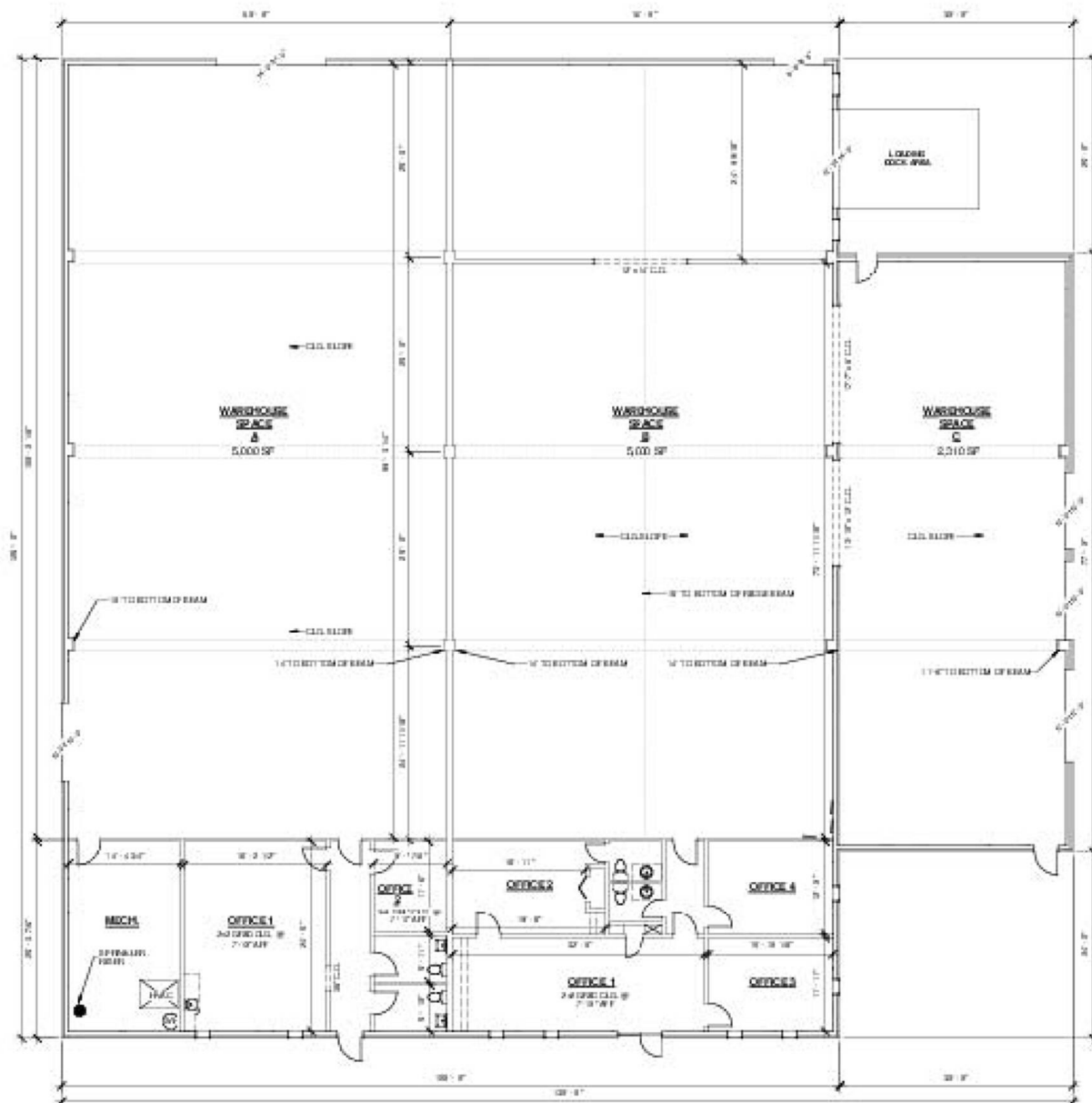


810 SE 3rd, Lawton OK



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810 SE 3rd Street

Existing Building = 14,910 SQ. FT.

810 SE 3rd. St., Lawton OK



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DEMOGRAPHICS

LAWTON, OK

METROPOLITAN STATISTICAL AREA (MSA)

ADD COMPARISON

2022 POPULATION

127,314

0.164% 1-YEAR GROWTH

US SENATOR



James
Lankford

REPUBLICAN PARTY

US SENATOR



Markwayne
Mullin

REPUBLICAN PARTY

2022 MEDIAN AGE

33.8

0.595% 1-YEAR INCREASE

2022 POVERTY RATE

16.8%

1.21% 1-YEAR INCREASE

2022 MEDIAN HOUSEHOLD INCOME

\$57,196

4.96% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$143,200

9.98% 1-YEAR GROWTH

2022 EMPLOYED POPULATION

48,132

3.1% 1-YEAR DECLINE

About

In 2022, Lawton, OK had a population of 127k people with a median age of 33.8 and a median household income of \$57,196. Between 2021 and 2022 the population of Lawton, OK grew from 127,105 to 127,314, a 0.164% increase and its median household income grew from \$54,494 to \$57,196, a 4.96% increase.

The 5 largest ethnic groups in Lawton, OK are White (Non-Hispanic) (55.5%), Black or African American (Non-Hispanic) (13.8%), Two+ (Non-Hispanic) (9.66%), White (Hispanic) (4.94%), and Two+ (Hispanic) (4.03%).

None of the households in Lawton, OK reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.8% of the residents in Lawton, OK are U.S. citizens.

The largest universities in Lawton, OK are [Cameron University](#) (717 degrees awarded in 2022), [Great Plains Technology Center](#) (162

degrees), and [Eves College of Hairstyling](#) (57 degrees).

In 2022, the median property value in Lawton, OK was \$143,200, and the homeownership rate was 55.7%.

Most people in Lawton, OK drove alone to work, and the average commute time was 18.7 minutes. The average car ownership in Lawton, OK was 2 cars per household.

Lawton, OK borders [Duncan, OK](#), [Oklahoma City, OK](#), and [Wichita Falls, TX](#).

About the photo: [Indianoma Wye, Oklahoma](#)

PHOTO BY H.L.I.T.

UNITED STATES \ OKLAHOMA



DIVERSITY

Race and Ethnicity

THE 3 LARGEST ETHNIC GROUPS IN LAWTON, OK

- White (Non-Hispanic)
70.7k ± 362
- Black or African American (Non-Hispanic)
17.6k ± 655
- Two+ (Non-Hispanic)
12.3k ± 886

14%

HISPANIC POPULATION
17.8k people

In 2022, there were 4.02 times more White (Non-Hispanic) residents (70.7k people) in Lawton, OK than any other race or ethnicity. There were 17.6k Black or African American (Non-Hispanic) and 12.3k Two+ (Non-Hispanic) residents, the second and third most common ethnic groups.

14% of the people in Lawton, OK are hispanic (17.8k people).

The following chart shows the 7 races represented in Lawton, OK as a share of the total population.

Data from the [Census Bureau ACS 5-year Estimate](#)

