

2 Parcels Surrounding Lawton Downtown Center
Lot 3 Block 1
\$2-\$3psf

LAND FOR SALE



OFFERING SUMMARY

Sale Price: \$2-\$3psf

Lot Size: ±3.5 Acres

Zoning: I-3, I-1, R-3 & C-5

Price / SF: \$2-\$3psf

PROPERTY OVERVIEW

Two parcels for sale surrounding Lawton's Downtown Center. Lot 8, Block 1 is ±10.94 acres corner lot, and has 963 feet of frontage on Ferris Avenue and 497 feet of frontage on NW 2nd St., just south of Elmer Thomas Park, which is the home to Lawton's new athletic complex. Lot 3 Block 1 is ±3.5 acres with 452 feet of frontage on North Railroad St. Both parcels are ready for development and sit on either side of Lawton's Downtown Center. Nearby businesses include Kohls, Joann Fabrics, Dicks Sporting Goods, Ulta, Bed Bath and Beyond, Dollar Tree, The Hilton Garden Inn, and Days Inn.

PROPERTY HIGHLIGHTS

- Two parcels ready for development
- Both lots have frontage on high traffic streets
- Adjacent to two hotels

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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.



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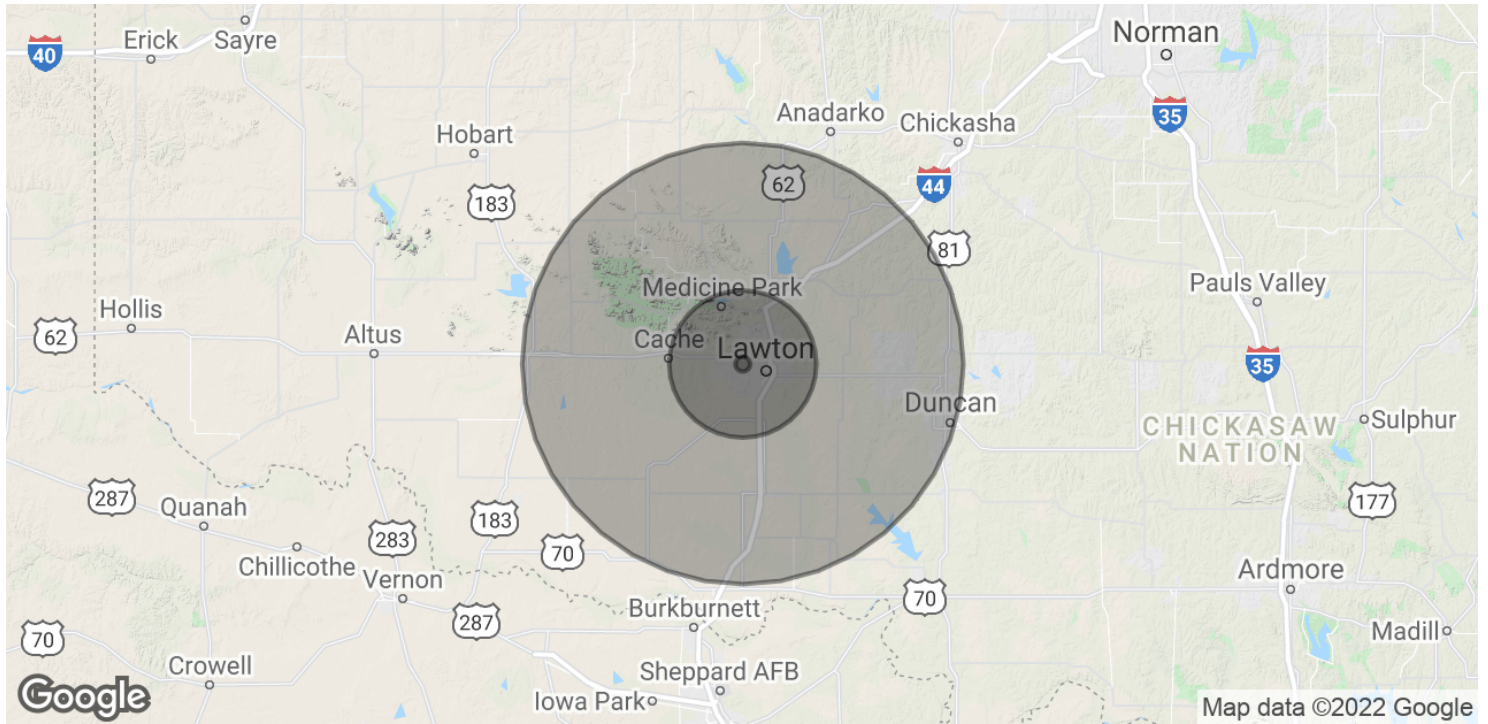
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	54	25,295	196,215
Average Age	43.5	35.2	35.5
Average Age (Male)	43.2	35.3	34.8
Average Age (Female)	45.0	36.4	36.3
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	20	7,690	72,842
# of Persons per HH	2.7	3.3	2.7
Average HH Income	\$68,801	\$67,082	\$54,125
Average House Value		\$136,006	\$126,001

* Demographic data derived from 2010 US Census

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