

**600 E California Ave.  
Walters, OK 73572**

**SPECIAL PURPOSE  
PROPERTY FOR SALE**



### **OFFERING SUMMARY**

<b>Sale Price:</b>	\$169,900
<b>Lot Size:</b>	2.52 Acres
<b>Year Built:</b>	1966
<b>Building Size:</b>	±12,586 SF
<b>Price / SF:</b>	\$13.50

### **PROPERTY OVERVIEW**

±12,586 sf former nursing facility available for sale in Walters, OK! This three-wing building features wide hallways, 26 rooms suitable for care rooms, classrooms or offices, 17 restrooms, kitchen and dining area ideal for daycare, senior care, or group use. With ample on-site parking, this property is primed for use as an assisted care facility, nursing home, daycare, or health-care related use (subject to approvals). Located near downtown Walters, nearby businesses and entities include: Cotton County Courthouse, Walters High School, Dollar General Market, Cali Burrito, Sonic Drive-In, Tong's Chinese Restaurant, and Comanche Star Casino.

### **PROPERTY HIGHLIGHTS**

- 26 rooms suitable for offices, classrooms, or care rooms.
- Ample on-site parking.

### **JASON WELLS**

580.353.6100  
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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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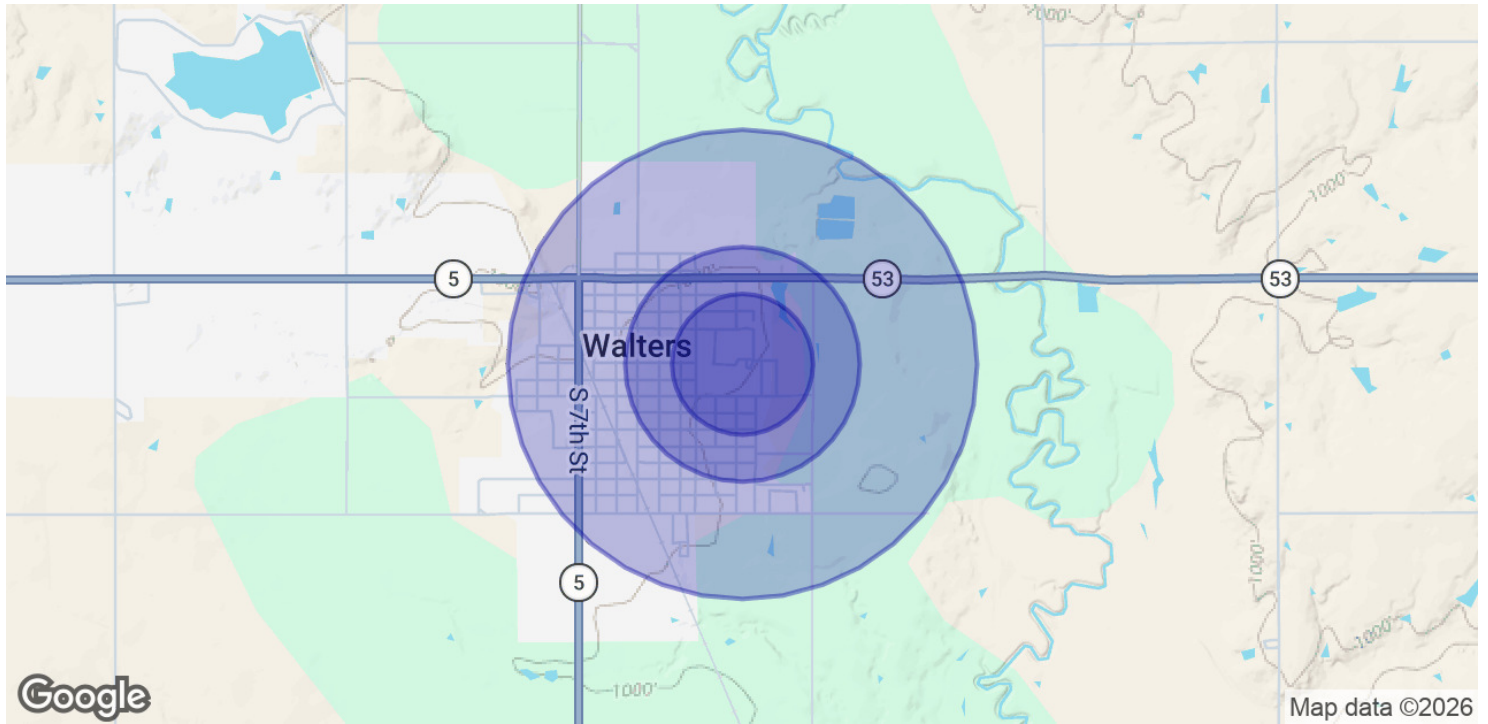
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	310	1,052	2,229
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	135	446	914
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,228	\$72,777	\$79,503
Average House Value	\$147,180	\$151,922	\$163,736

*Demographics data derived from AlphaMap*

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