

3307 NW Cache Rd. Lawton, OK
\$243,054.00

**PRIME DEVELOPMENT
LAND FOR SALE**



OFFERING SUMMARY

Sale Price: \$243,054.00

Lot Size: ±0.31 Acres

Price / SF: \$18.00

PROPERTY OVERVIEW

Prime development land for sale on Lawton's busiest thoroughfare, NW Cache Rd. Adjacent to new development on the south side of the street, as well as recently built eateries, hotels, shopping and other retail venues. Electric and water to site. Great opportunity to redevelop to commercial. Additional lots contiguous that could be available if more land is needed. Nearby businesses include Burger King, Executive Inn and Suites, and Red Lobster.

PROPERTY HIGHLIGHTS

- Prime Development land
- Located on Lawton's busiest thoroughfare
- Water and electric to site

JASON WELLS

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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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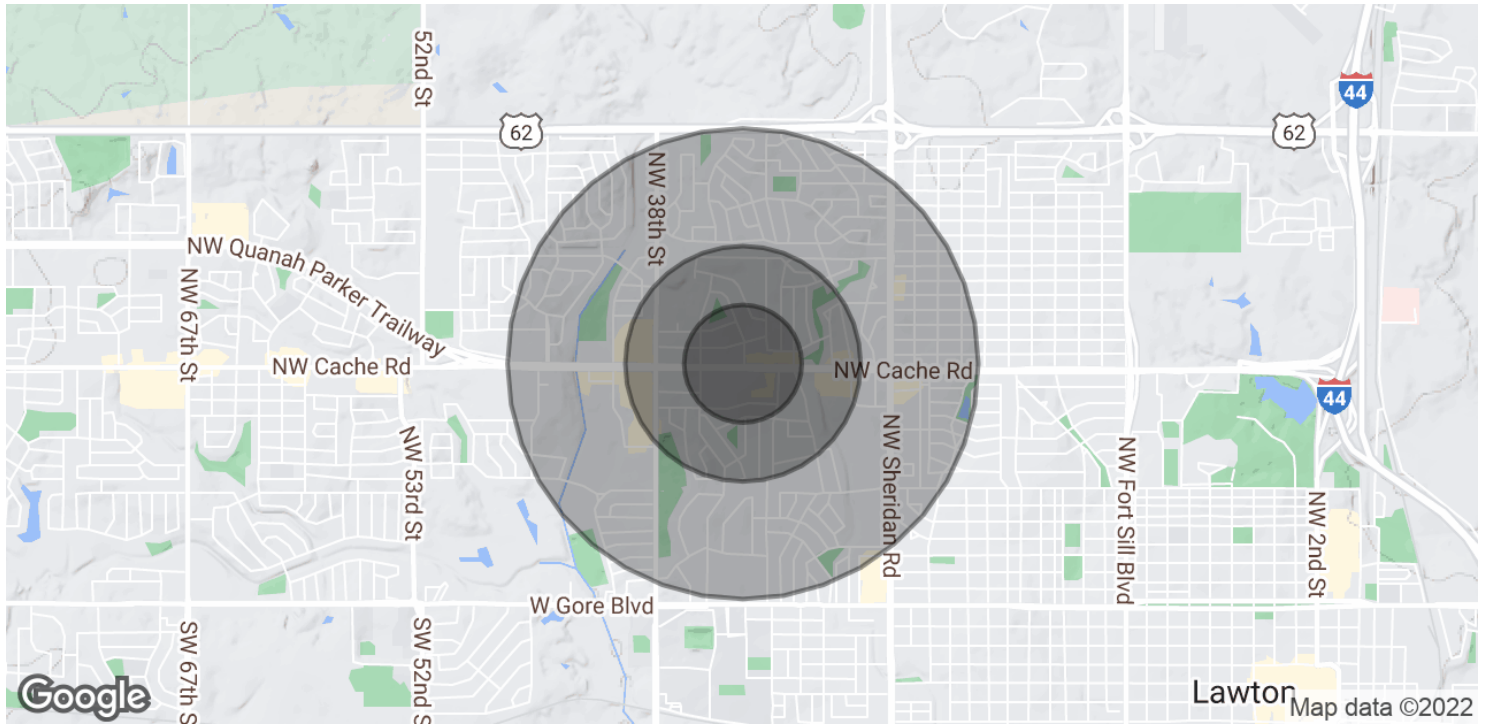
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	562	2,489	10,939
Average Age	40.2	39.0	36.5
Average Age (Male)	31.3	33.7	33.1
Average Age (Female)	52.6	45.6	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,365	5,646
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$65,912	\$58,531	\$47,225
Average House Value	\$131,036	\$117,024	\$98,291

* Demographic data derived from 2020 ACS - US Census

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