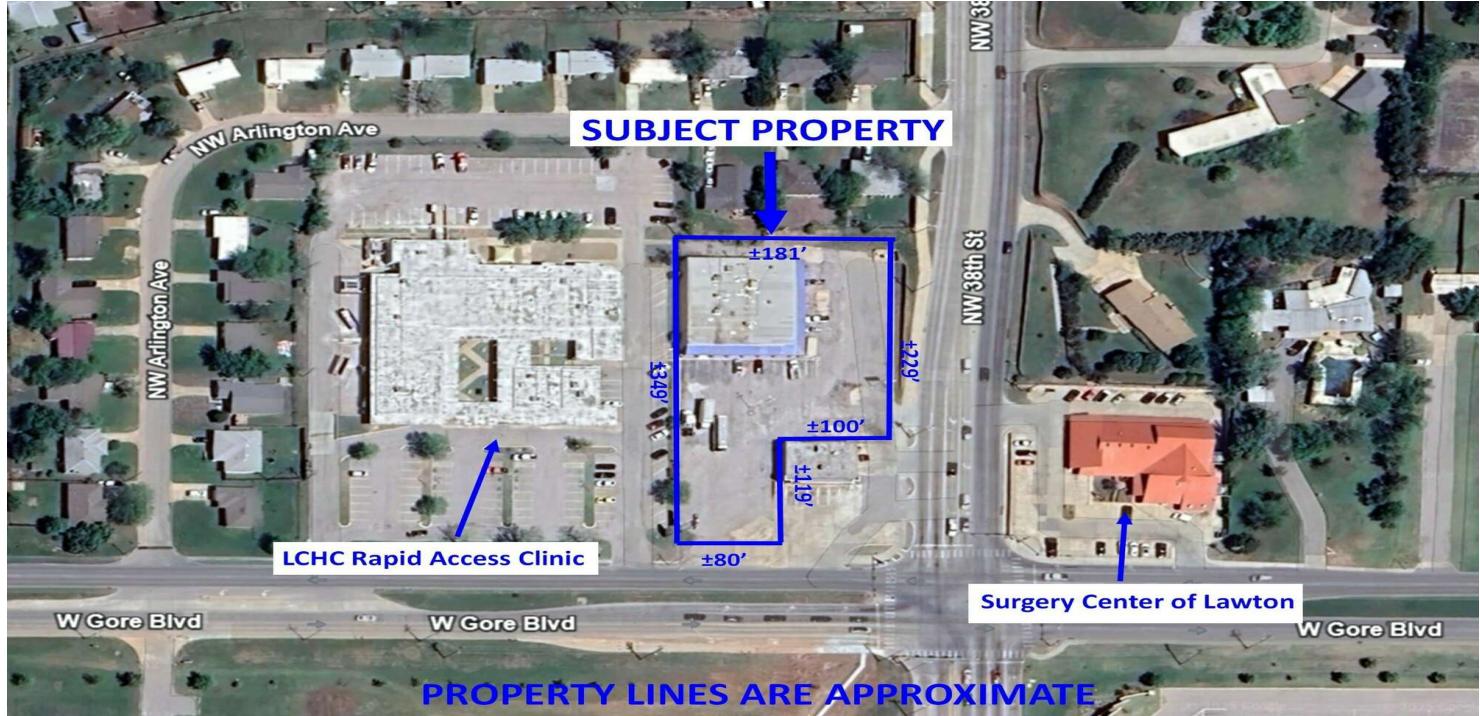


10 NW 38th St. Lawton, OK 73505

MEDICAL/OFFICE
BUILDING FOR SALE



OFFERING SUMMARY

Sale Price: \$950,000.00

Lot Size: 1.18 Acres

Year Built: 1962

Building Size: 7,130 SF

Zoning: C-1

Price / SF: \$133.24

PROPERTY OVERVIEW

±7,130 free standing medical office building for sale near the high traffic corner of NW 38th St and Gore Blvd in Lawton, OK. This property is conveniently located near Comanche County Memorial Hospital and is a great location for a medical office/clinic. Other nearby businesses and entities include: Surgery Center of Lawton, Cameron University, Lawton Country Club, Rapid Access Clinic, Lawton Kids Dentistry and Braces, and Kids Zone (Greer Park).

PROPERTY HIGHLIGHTS

- Near the high traffic corner of NW 38th St. and Gore Blvd.
- Close proximity to Comanche County Memorial Hospital.
- Great redevelopment opportunity located in close proximity to Cameron University, near the baseball and softball facility.

JASON WELLS

580.353.6100

jwells@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.

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | INSIGHTBROKERS.COM

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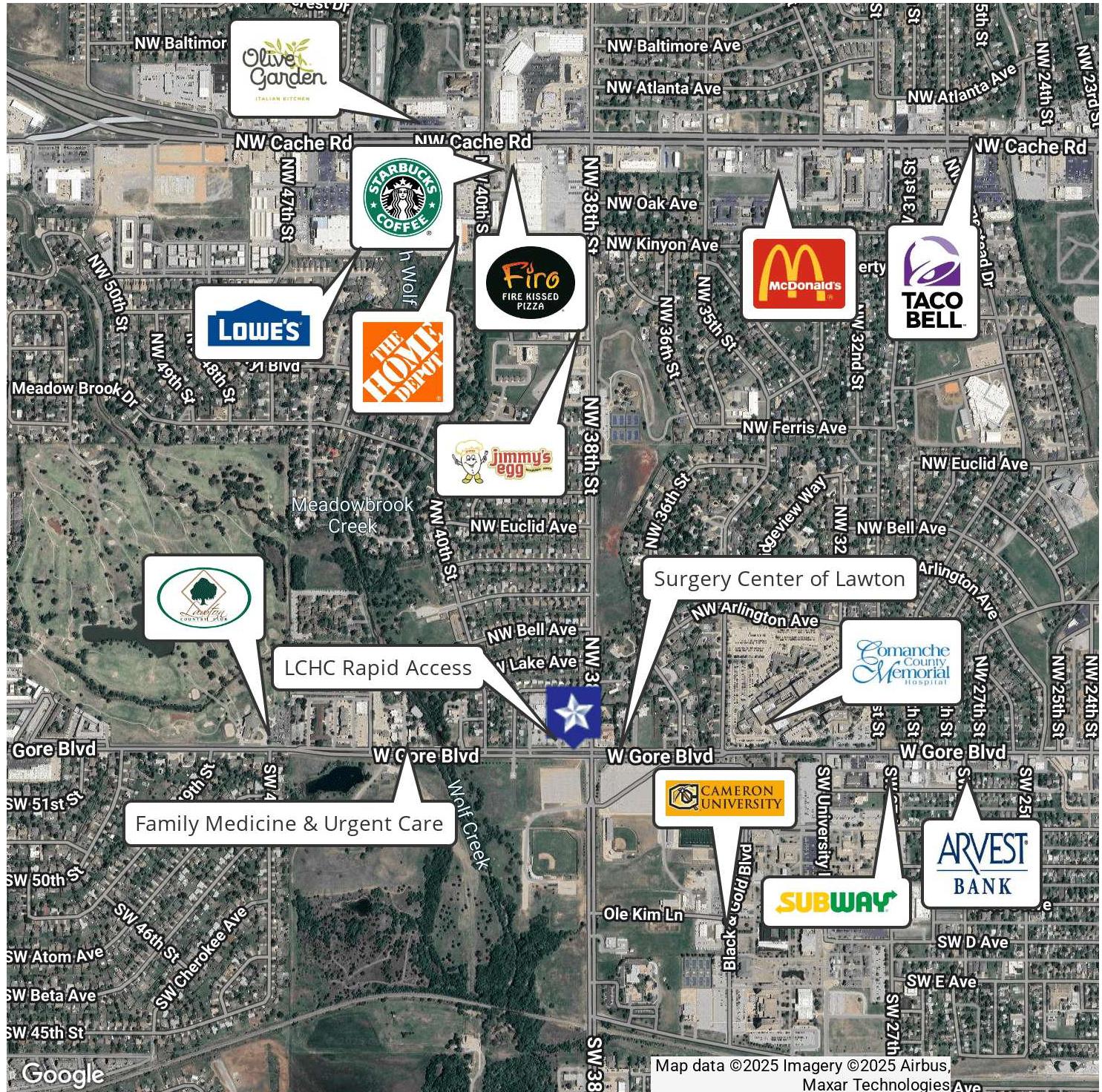
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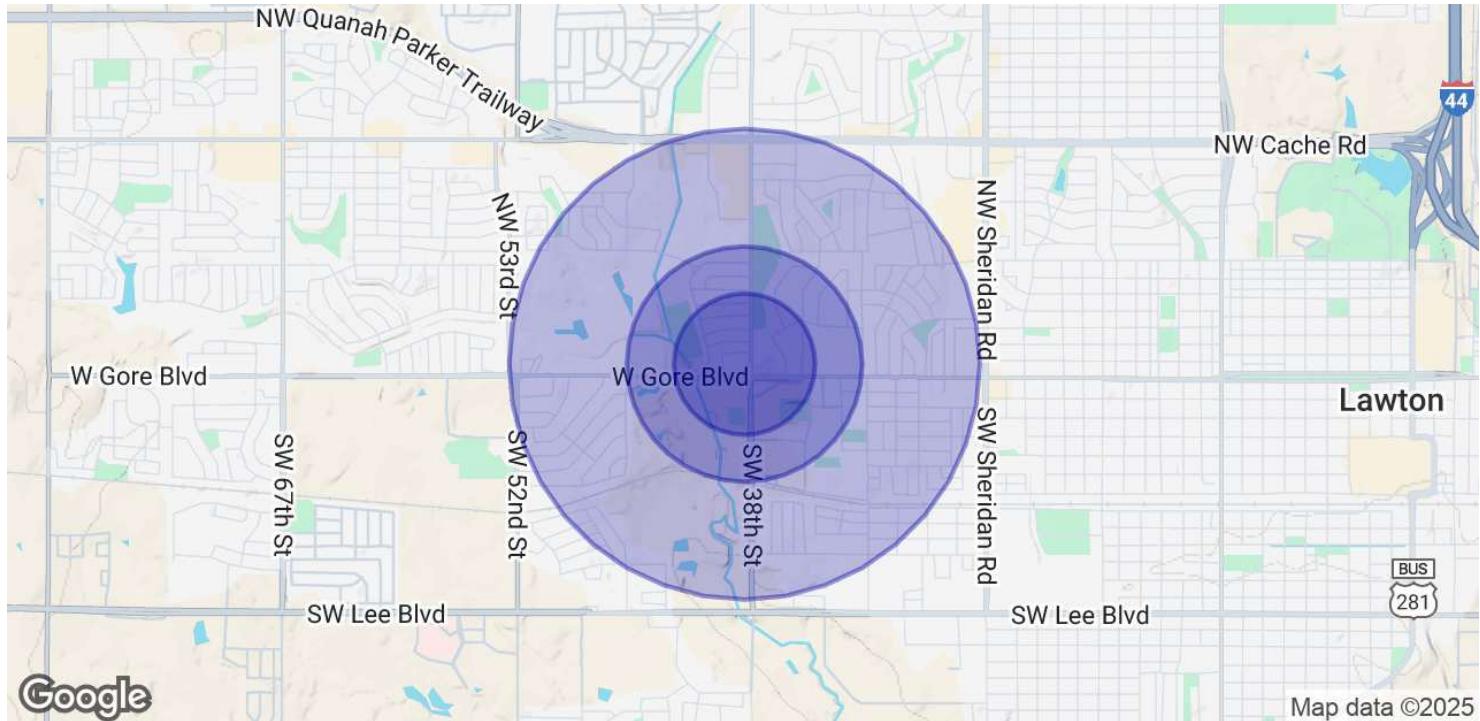
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	523	1,894	8,974
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	847	3,908
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$55,499	\$57,633	\$57,535
Average House Value	\$208,730	\$201,693	\$170,188

Demographics data derived from AlphaMap

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