



## Development Opportunity Near McDonald's \$259,000

3311 NW Cache Rd, Lawton, OK 73505



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## 3311 NW Cache Rd

\$259,000

Prime commercial land and development opportunity located at 3311 NW Cache Rd Lawton, OK 73505. This property offers approximately 0.31 acres of land with approximately 75 feet of frontage, strategically positioned on Cache Road in Lawton, directly across from a prominent McDonald's location. With a high-traffic count of approximately 35,000 cars per day on Cache Rd, this site boasts exceptional visibility and accessibility.

The previously developed lot comes equipped with utilities, streamlining the development process for potential investors. Zoned as C5, this property features one curb cut and is situated on the busiest road...

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- Prime Location on Cache Rd. with Lawton's Highest Traffic Count
- Across the Street From McDonald's National Chain Restaurant
- Approximately 35,000 Cars Per day
- 75' of Frontage
- Utilities to Site
- High Visibility



Price:	\$259,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.31 AC
No. Lots:	1
Zoning Description:	C-5
APN / Parcel ID:	0024261



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The previously developed lot comes equipped with utilities, streamlining the development process for potential investors. Zoned as C5, this property features one curb cut and is situated on the busiest road in Lawton, ensuring maximum exposure for any commercial venture.

This rare opportunity presents an excellent development potential for businesses looking to establish a prominent presence in a high-traffic area. Additional lots are also available for purchase, offering the flexibility to expand or customize the property to suit specific needs.