

3402 NW Cache Rd. & 3403 NW Oak Ave.
Lawton, OK 73505
\$995,000.00

PRIME DEVELOPMENT
OPPORTUNITY



Subject Properties
3402 NW Cache Rd. &
3403 NW Oak Ave.

OFFERING SUMMARY

Sale Price: \$995,000

Cars Per Day: ±28,100

Lot Size: 1.41 Acres

Price / SF: \$16.20

PROPERTY OVERVIEW

Over 1 acre of prime development land located on NW Cache Rd, Lawton's busiest thoroughfare. NW Cache Rd. sees over 35,000 cars per day. Also for sale is the lot directly behind, 3403 NW Oak Ave. 3403 Oak currently has a residential rental property. Both lots are zoned commercial. Great investment opportunity. Nearby businesses include Bancfirst, Jimmy Johns, EzGo, and Chief's Smokin Icehouse.

PROPERTY HIGHLIGHTS

- Prime development land
- Located on NW Cache Rd.
- Over 1 acre

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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3402 NW Cache Rd *(and 3403 NW Oak Ave)*



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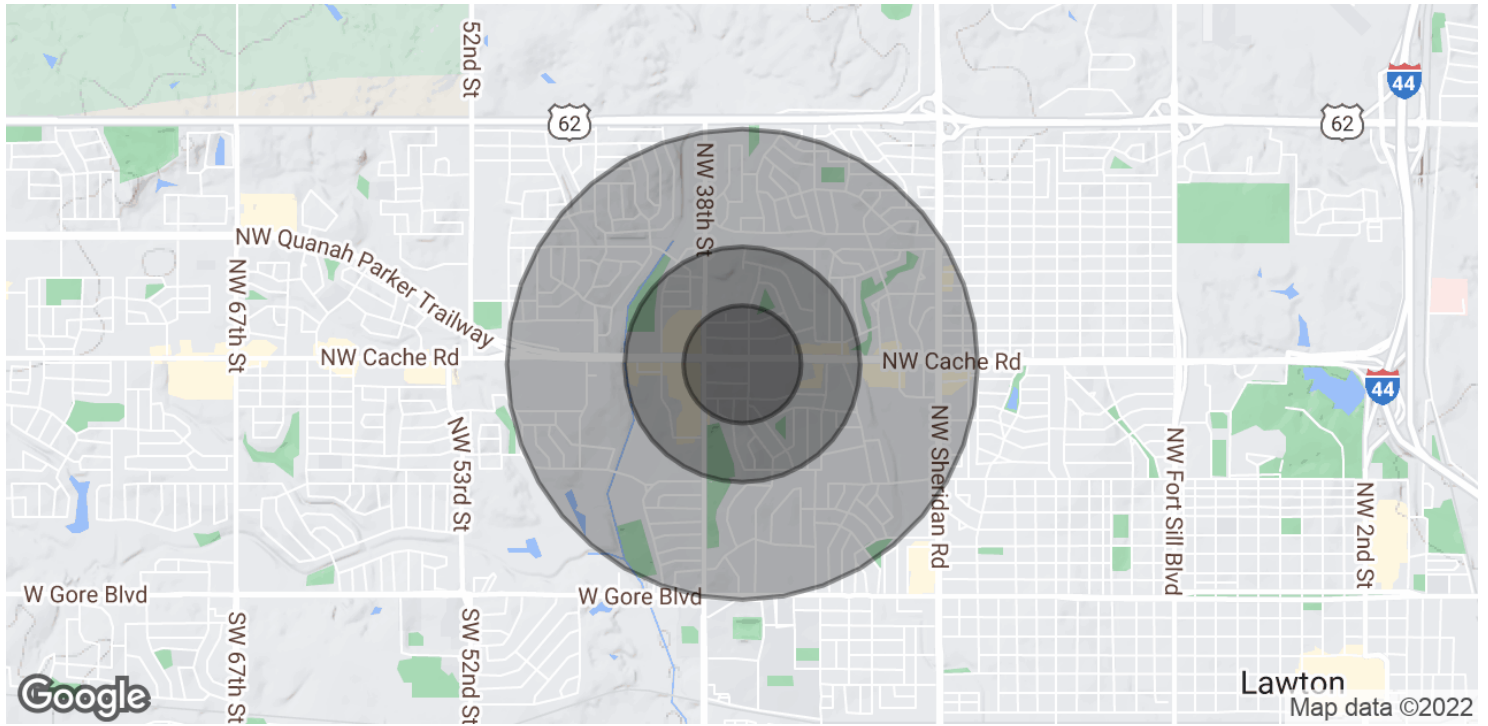
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	554	2,448	10,730
Average Age	39.5	38.9	36.5
Average Age (Male)	30.2	31.4	32.5
Average Age (Female)	53.4	49.3	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	336	1,324	5,427
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$65,544	\$59,729	\$47,258
Average House Value	\$138,471	\$132,622	\$101,515

* Demographic data derived from 2020 ACS - US Census

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