

425 SW Sheridan Rd. Lawton, OK
\$623,780.00 or \$4psf

DEVELOPMENT
OPPORTUNITY



OFFERING SUMMARY

Sale Price: \$623,780.00

Lot Size: ±3.58 Acres

Zoning: C-5

Price / SF: \$4.00

PROPERTY OVERVIEW

±3.58 acres for sale on the corner of high traffic Sheridan Rd. and E Avenue. Over 17,000 cars travel by daily, and it has over 250 feet of frontage on Sheridan Rd. Ready for commercial development, and minutes from Fort Sill, a United States Army post which covers almost 94,000 acres. Fort Sill is designated as a National Historic Landmark and serves as home of the United States Army Field Artillery School. Nearby businesses include Stripes gas station, Polly's Thai food, Chele's Club, Jerry's Music Emporium, and the Great Plains Coliseum.

PROPERTY HIGHLIGHTS

- Located on the corner of high traffic SW Sheridan Rd.
- Over 17,000 cars per day
- 250 feet of frontage on Sheridan Rd.

MELISSA BUSSE

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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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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,419	8,566	17,467
Average Age	31.6	36.6	37.7
Average Age (Male)	31.8	37.3	37.4
Average Age (Female)	31.4	36.8	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,366	4,720	9,295
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$30,287	\$36,393	\$40,063
Average House Value	\$181,978	\$166,979	\$130,217

** Demographic data derived from 2020 ACS - US Census*

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