

**211 SW Texas Ave.  
Lawton, OK 73501**

**INDUSTRIAL PROPERTY  
FOR SALE**



### **OFFERING SUMMARY**

<b>Sale Price:</b>	\$600,000
<b>Lot Size:</b>	2.0 Acres
<b>Year Built:</b>	1977
<b>Building Size:</b>	±5,000 SF
<b>Renovated:</b>	2025
<b>Zoning:</b>	I-3
<b>Price / SF:</b>	\$120.00

### **PROPERTY OVERVIEW**

Warehouse and office property for sale in the industrial park of south Lawton. This ±5,000sf building (50'x100') sits on ±2ac of land with 16' overhead doors. Property includes secured 8' metal panel fencing and excess yard space. Easy truck and trailer access and close access to I-44. Surrounding businesses include FedEx Freight, Lawton Animal Welfare, and Lawton Public Works.

### **PROPERTY HIGHLIGHTS**

- ±5,000sf building (50'x100') with 16' overhead doors.
- Located in industrial park of south Lawton with close access to I-44
- Fully fenced with 8' metal panel fencing and adequate yard space for equipment/laydown yard.

### **MELISSA BUSSE**

580.353.6100  
mbusse@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.



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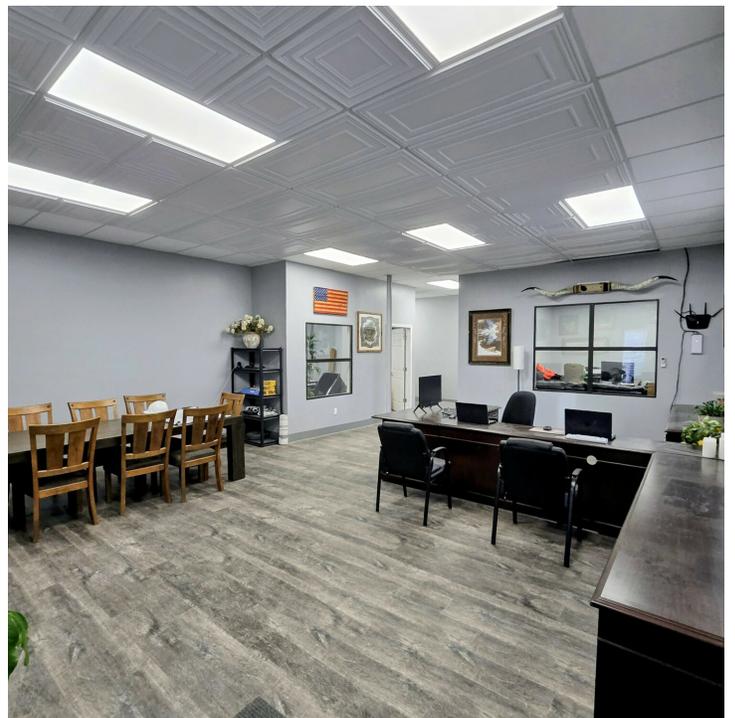
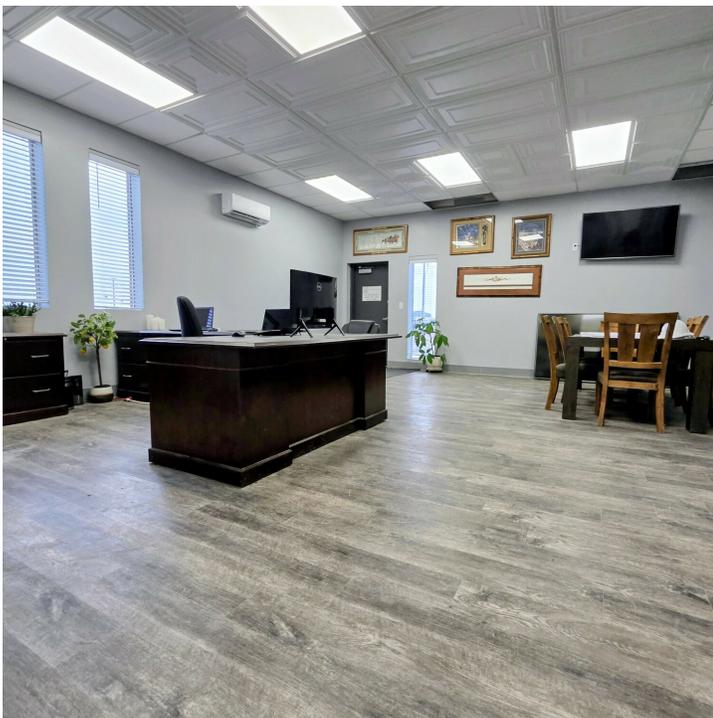


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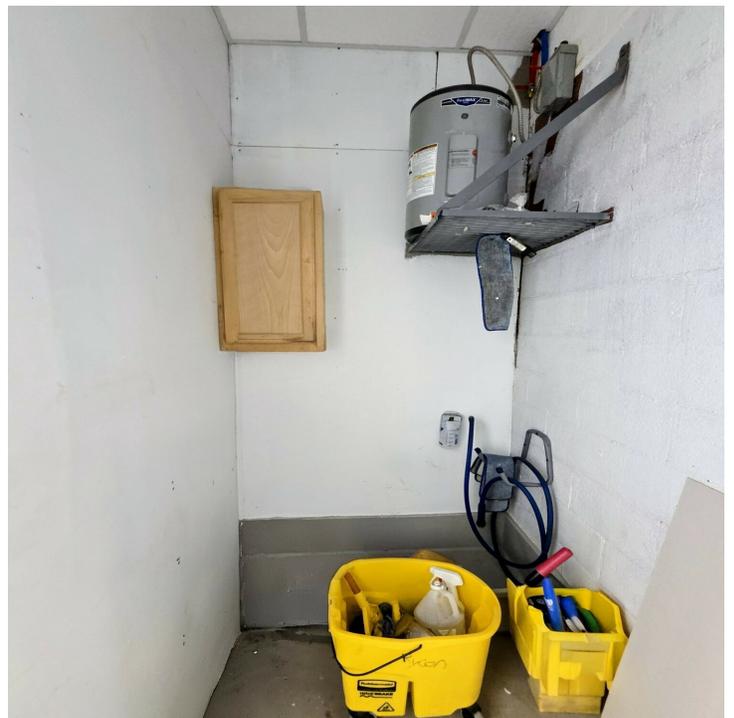
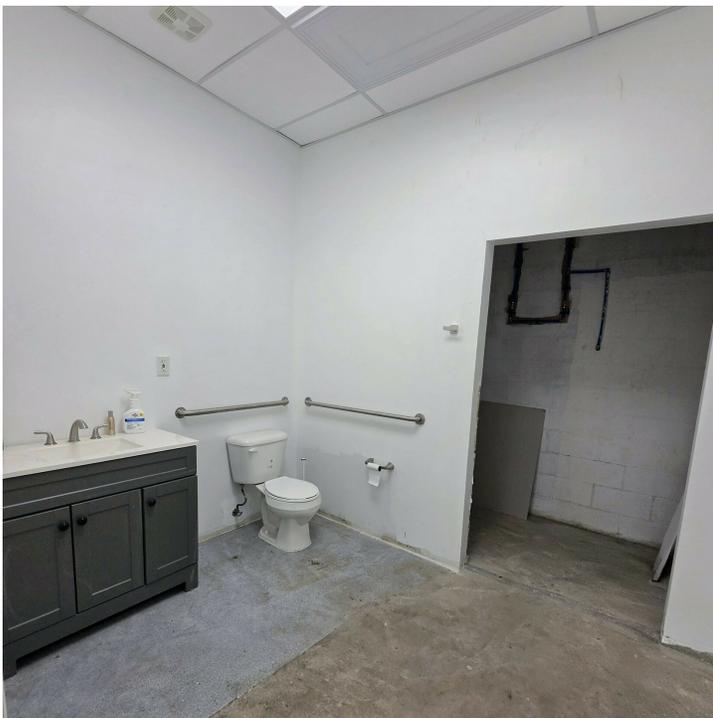


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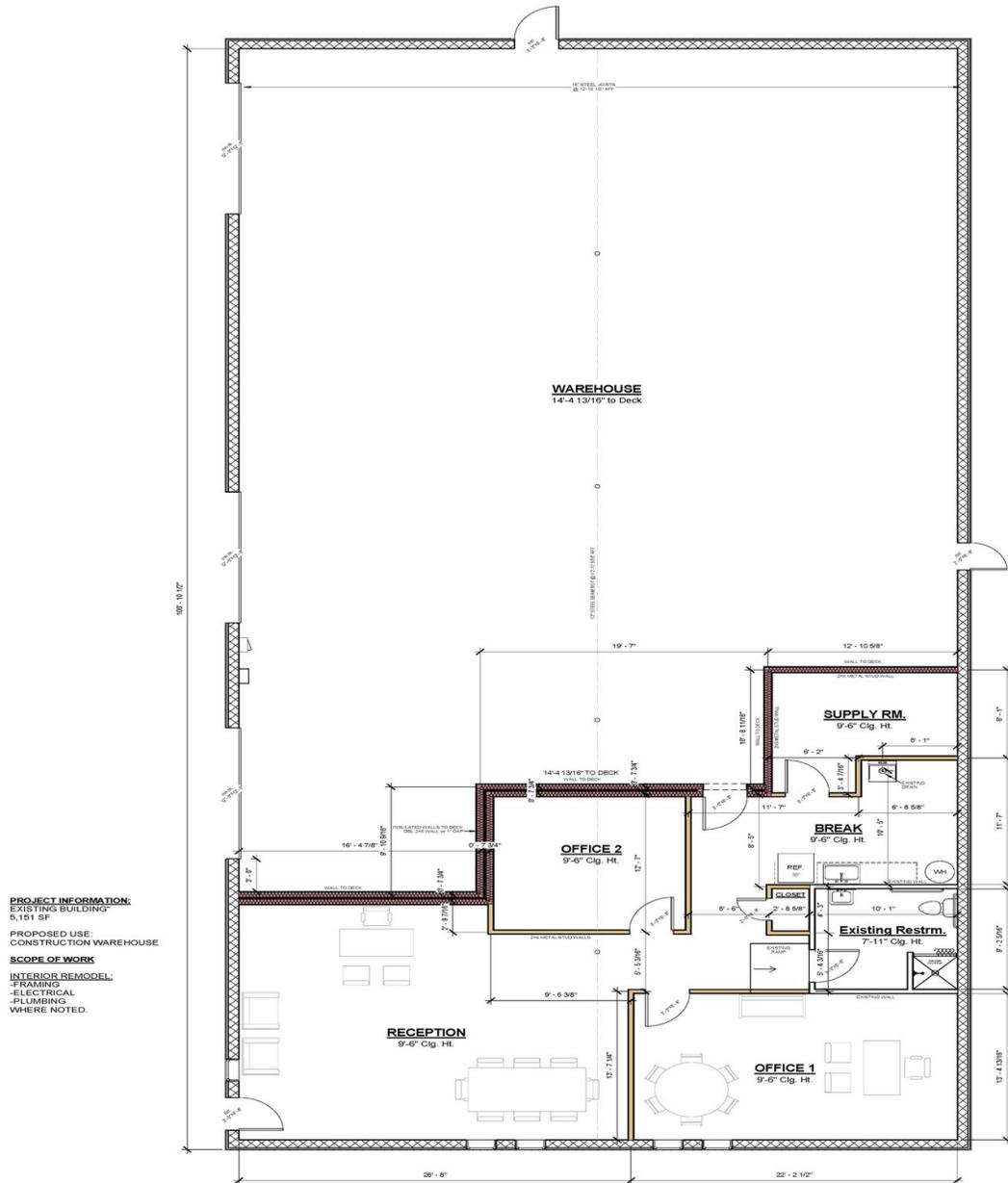


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**PROJECT INFORMATION:**  
EXISTING BUILDING  
5,151 SF  
PROPOSED USE:  
CONSTRUCTION WAREHOUSE  
**SCOPE OF WORK**  
INTERIOR REMODEL  
-FRAMING  
-ELECTRICAL  
-PLUMBING  
WHERE NOTED.

Construction Co.	
211 SW Texas Ave.	
<b>Floor Plan</b>	
Project number	001
Date	10/10/2024
Drawn by	Author
Checked by	Checker



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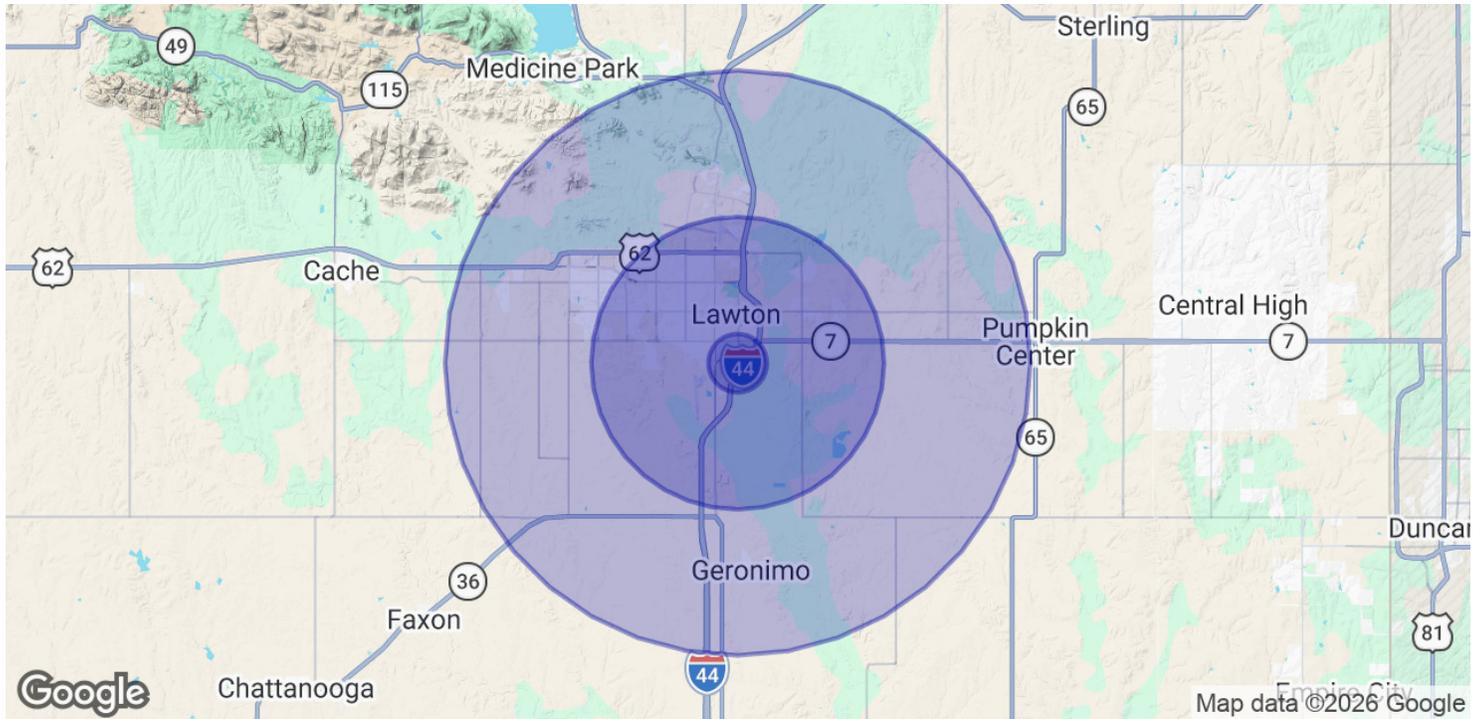
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,926	65,510	120,727
Average Age	35.6	32.2	32.1
Average Age (Male)	32.8	31.8	32.1
Average Age (Female)	37.2	32.9	32.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	873	25,289	44,422
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$26,297	\$45,692	\$52,272
Average House Value		\$102,264	\$128,553

2020 American Community Survey (ACS)

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