

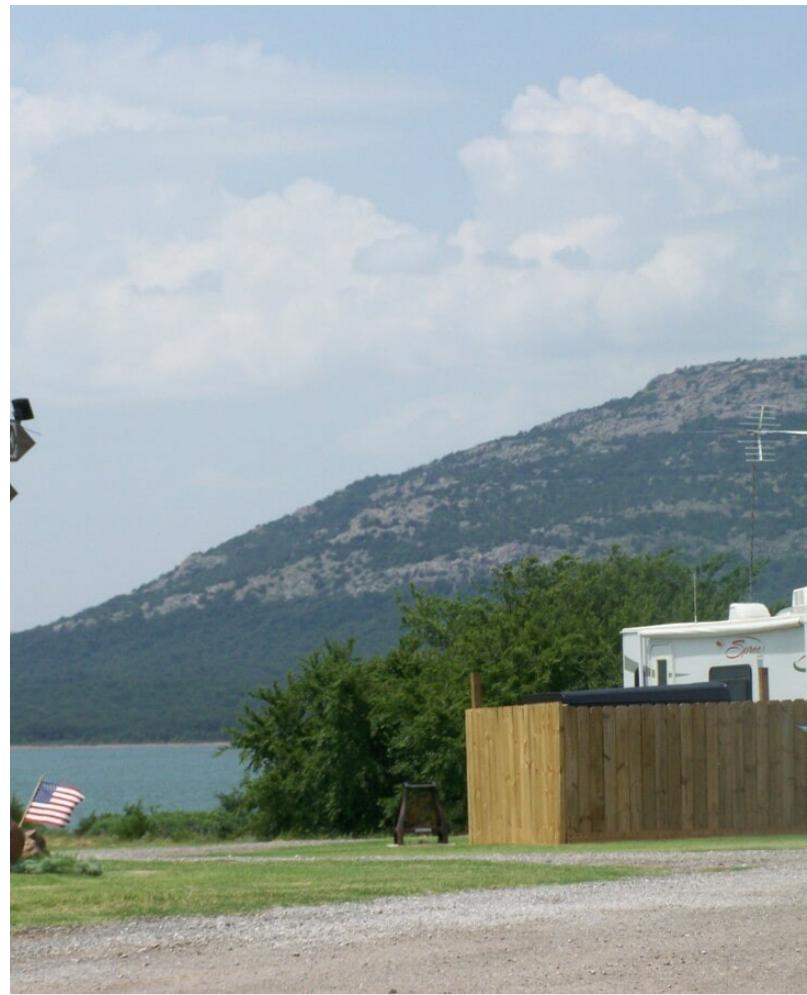
24711 State Highway OK-58 Rd
24711 State Highway OK-58 Rd, Lawton, OK 73507



Cummins-Setters
Commercial Partners LLC



Chuck Webber
Cummins Setters Commercial Partners LLC
1008 SW C Ave, Lawton, OK 73501
chuck@cscpok.com
(580) 357-2727



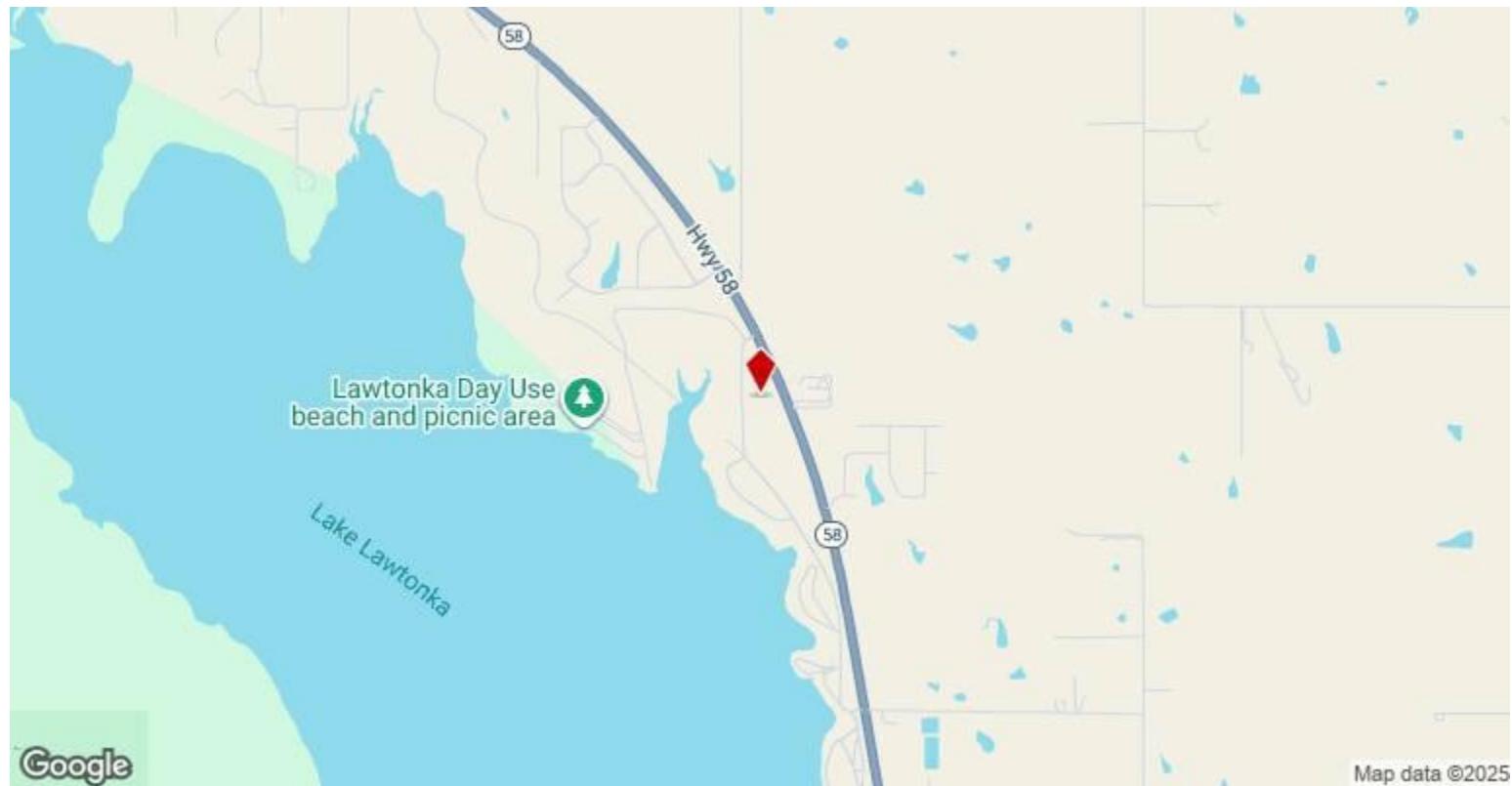
24711 State Highway OK-58 Rd

\$2,600,000

Granite Point RV Park is situated directly across from the scenic Mt. Scott and is located less than 300 yards from Lake Lawtonka. This exceptional 7.67-acre property operates year-round and features hard-surfaced roads and pads, ensuring durable and low-maintenance infrastructure. The property comprises 64 pad sites, 4 overflow sites, a 600-square-foot Airbnb unit, a 2,360-square-foot clubhouse, and a swimming pool. The park reports a robust gross income of \$280,600 and a net income of \$185,116, yielding a 7.15% CAP rate and providing a substantial return on investment. It utilizes an aerobic septic system, with each site individually metered for electricity; guests are billed through the park and subject to a meter reading fee, which enhances operational efficiency. Additional amenities include on-site washers and dryers. Currently, all guests are long-term residents holding annual leases, which contributes to stable occupancy rates and consistent revenue. There is potential for increased monthly revenue, as tenants have been notified...



Price:	\$2,600,000
Property Type:	Specialty
Property Subtype:	Trailer/Camper Park
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.15%
Lot Size:	7.67 AC
Gross Building Area:	3,260 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1969
APN / Parcel ID:	0013978
Walk Score ®:	1 (Car-Dependent)



24711 State Highway OK-58 Rd, Lawton, OK 73507

Property Photos



Property Photos



TED 3



Tenant

Property Photos



Property Photos



Property Photos



Apron 2 N to S



Laundry COIN-OP

Property Photos

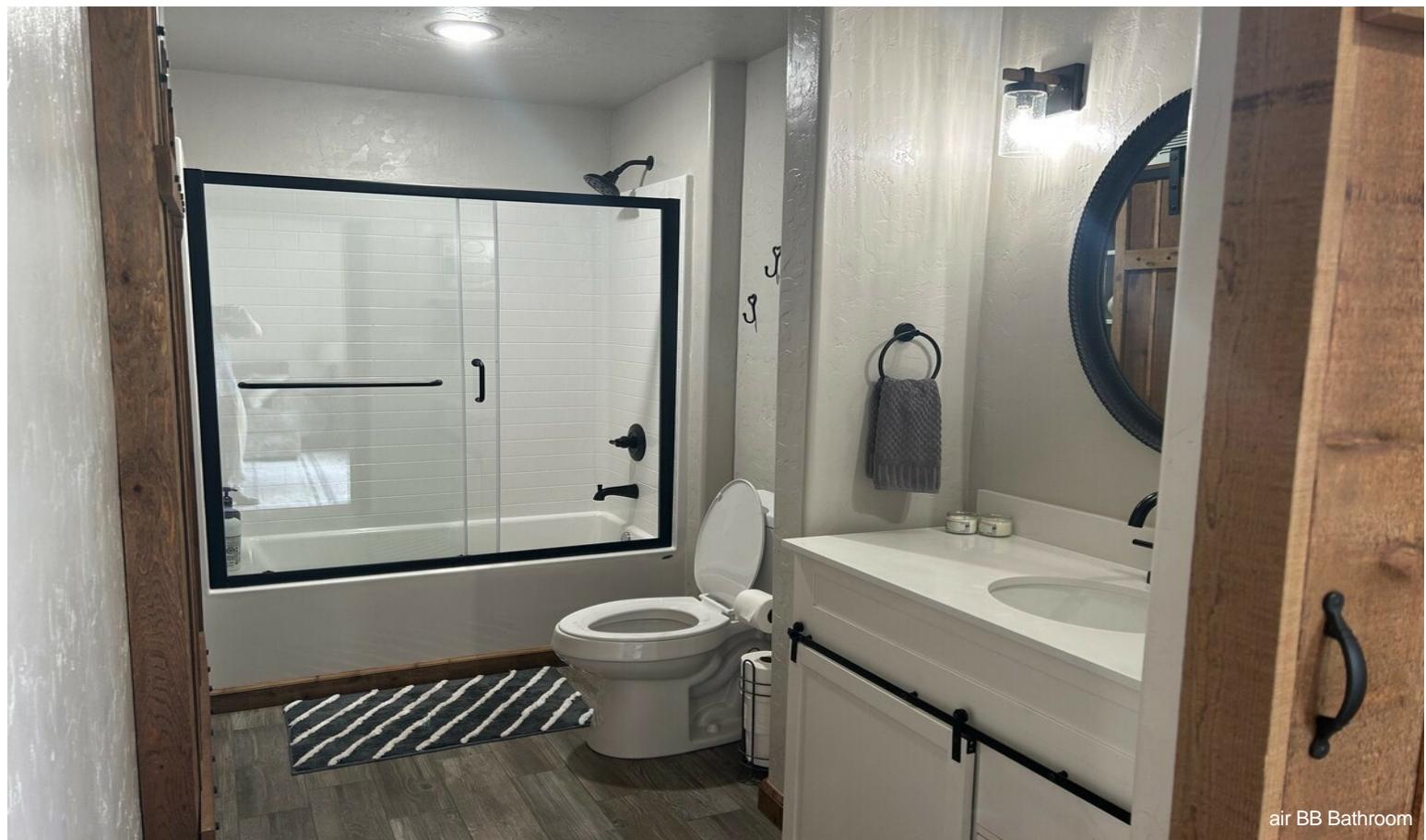


RV Park Roads

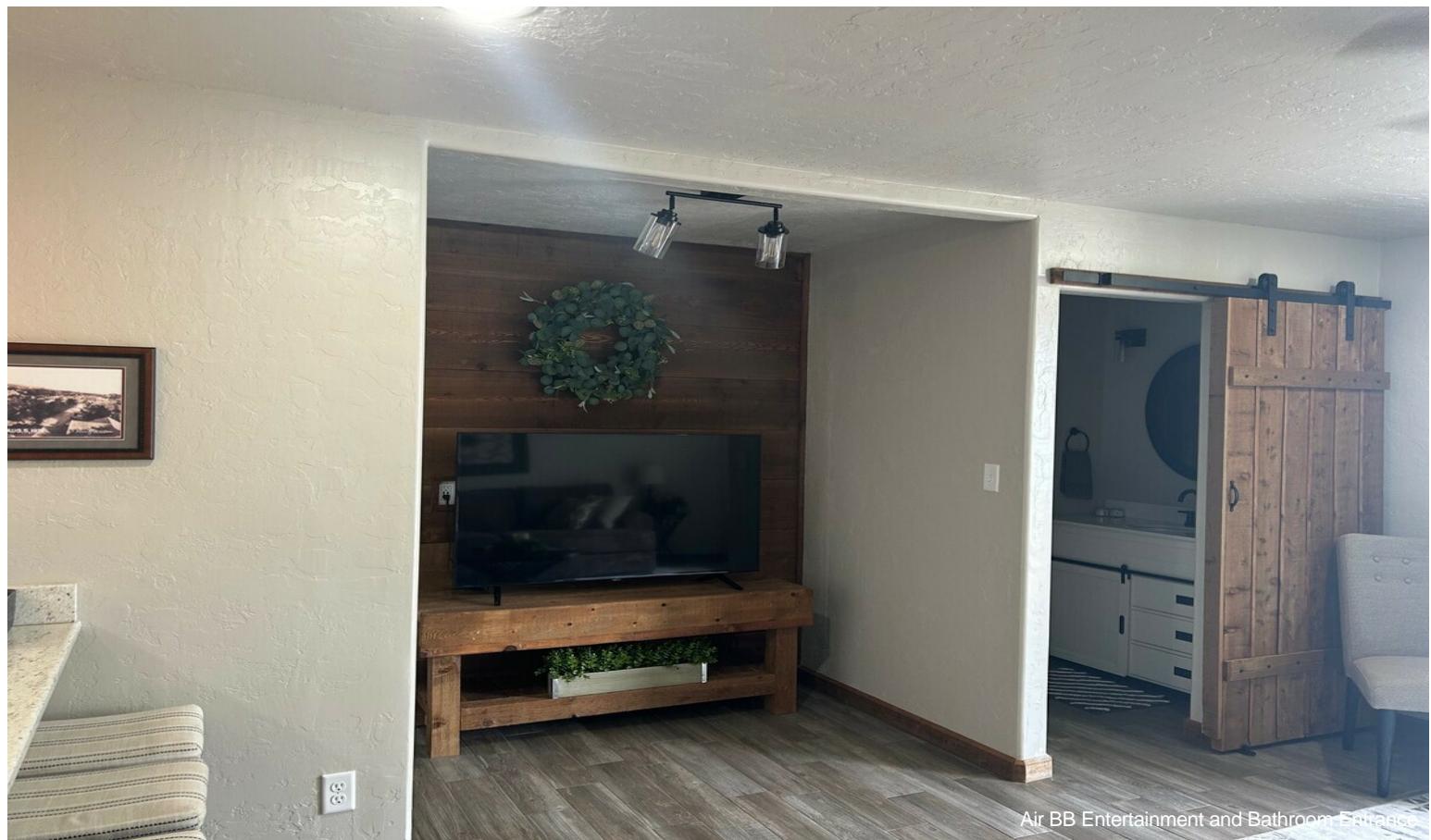


AB&B Entrance

Property Photos



air BB Bathroom



Air BB Entertainment and Bathroom Entrance

Property Photos



Property Photos



Club House



Club House 3

Property Photos



Club House Kitchen



Club House Interior 2

Property Photos



Club House Interior 1