

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

**INDUSTRIAL PROPERTY
FOR SALE**



OFFERING SUMMARY

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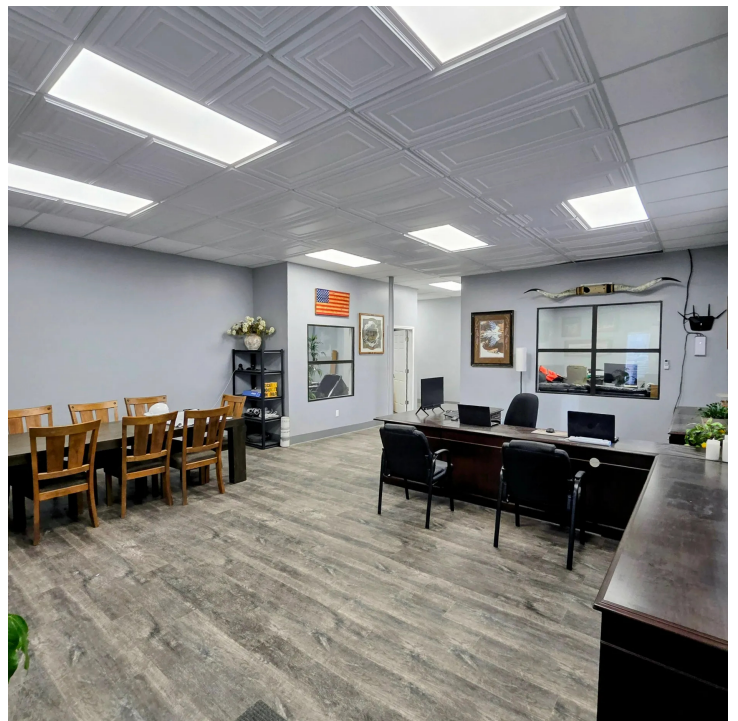


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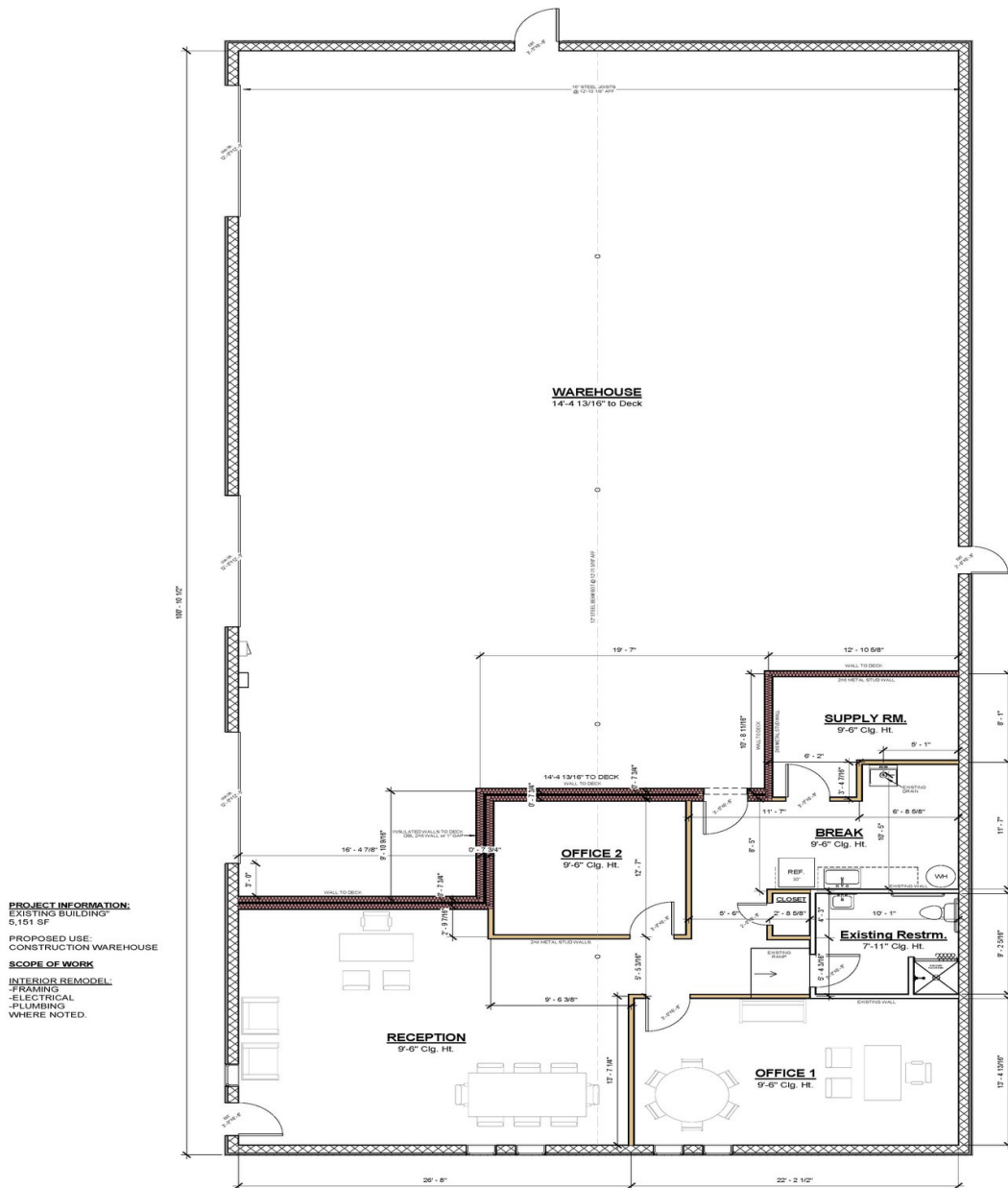


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Construction Co.
211 SW Texas Ave.

Floor Plan

Project number	001
Date	10/10/2024
Drawn by	Author
Checked by	Checker

SHARP DESIGN
& DRAFTING

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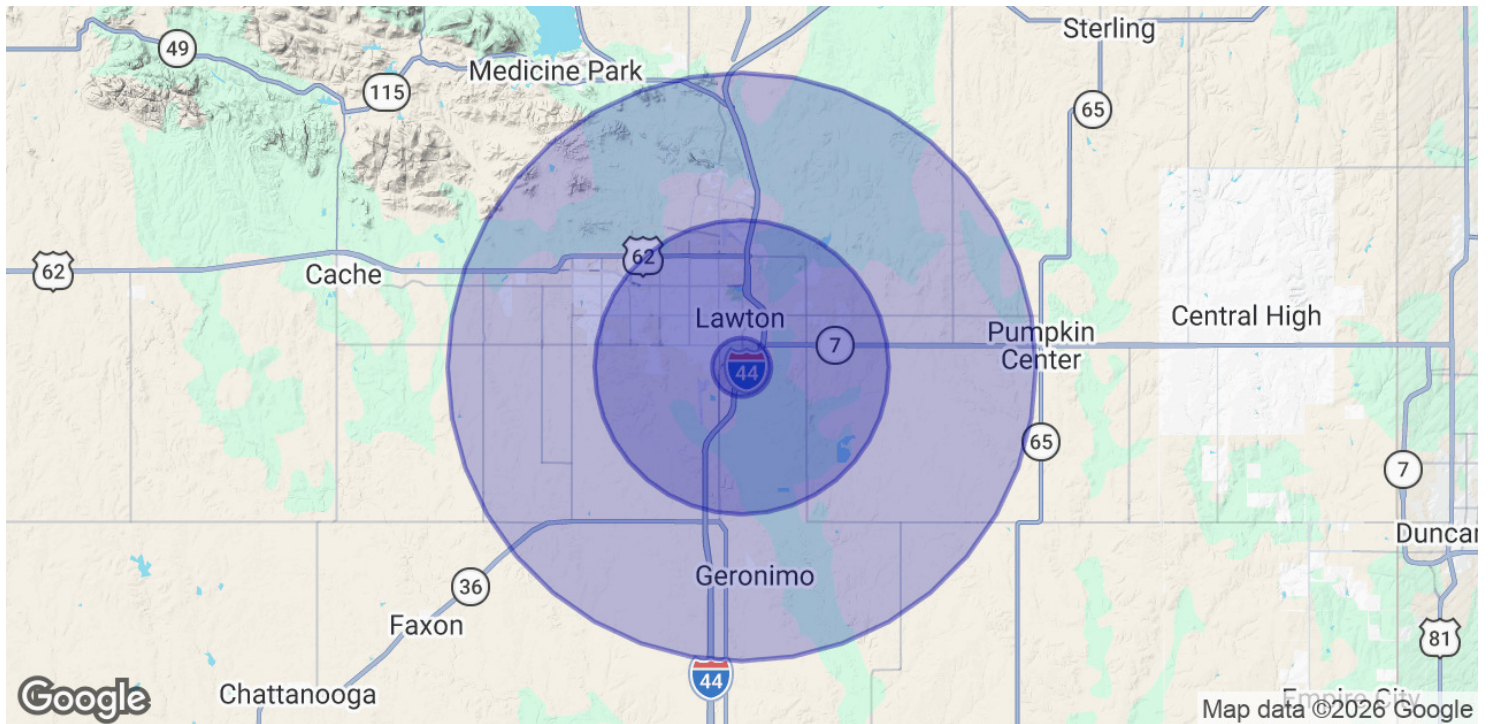


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POPULATION

1 MILE

5 MILES

10 MILES

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

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

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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