



Cummins-Setters
Commercial Partners LLC



Johnny Owens

1008 SW C Avenue
Lawton, OK
(580) 357-CSCP (2727)
www.cscpok.com



Johnny Owens
Broker Associate

709 & 720 S.W. F - Lawton, OK



\$679,900

Industrial Commercial Warehouse
With Offices - Great Investment Property



Industrial Commercial Warehouse: ±24,938 SQ FT

Office spaces: ±2,080 SQ FT - Garage space: ±1,728 SQ FT

Property size: ±0.91 acres

Zoned I-3 (Buildings) & C-5 (Parking to West)

Land and Buildings Only (Three Bay building is on leased land from railroad)

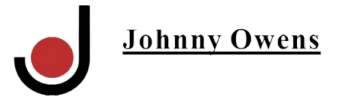
Vacant Land - ±0.69 acres—Zoned C-5

Located close to the downtown Lawton Business district. Near the Central Mall and not far from the newly built open air mall.

Great Investment property with tons of potential - Motivational Seller

Contact Johnny Owens today - (580)678-0884

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ADDITIONAL PHOTOS



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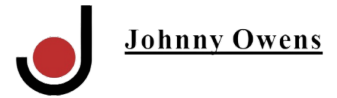
Contact Johnny at:
(580)678-0884 cell
(580)357-2727 office

Or via email
johnnyowens@cscpok.com

View our other properties
www.cscpok.com

Johnny Owens is a native of Lawton-Fort Sill who has been in the Commercial Real Estate Business since 1989. He opened his own company in 1992, where he became the leading commercial real estate company and broker in the surrounding area. In February 2020, Johnny Owens Commercial Properties, Inc merged with Cummins-Setters Commercial Partners, LLC to form the largest Commercial Real Estate Company in Southwest Oklahoma.





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DEMOGRAPHICS

LAWTON, OK

METROPOLITAN STATISTICAL AREA (MSA)

ADD COMPARISON

2022 POPULATION

127,314

0.164% 1-YEAR GROWTH

US SENATOR



James Lankford

REPUBLICAN PARTY

US SENATOR



Markwayne Mullin

REPUBLICAN PARTY

2022 MEDIAN AGE

33.8

0.595% 1-YEAR INCREASE

2022 POVERTY RATE

16.8%

1.21% 1-YEAR INCREASE

2022 MEDIAN HOUSEHOLD INCOME

\$57,196

4.96% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$143,200

9.98% 1-YEAR GROWTH

2022 EMPLOYED POPULATION

48,132

3.1% 1-YEAR DECLINE



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About

In 2022, Lawton, OK had a population of 127k people with a median age of 33.8 and a median household income of \$57,196. Between 2021 and 2022 the population of Lawton, OK grew from 127,105 to 127,314, a 0.164% increase and its median household income grew from \$54,494 to \$57,196, a 4.96% increase.

The 5 largest ethnic groups in Lawton, OK are White (Non-Hispanic) (55.5%), Black or African American (Non-Hispanic) (13.8%), Two+ (Non-Hispanic) (9.66%), White (Hispanic) (4.94%), and Two+ (Hispanic) (4.03%).

None of the households in Lawton, OK reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.8% of the residents in Lawton, OK are U.S. citizens.

The largest universities in Lawton, OK are [Cameron University](#) (717 degrees awarded in 2022), [Great Plains Technology Center](#) (162

degrees), and [Eves College of Hairstyling](#) (57 degrees).

In 2022, the median property value in Lawton, OK was \$143,200, and the homeownership rate was 55.7%.

Most people in Lawton, OK drove alone to work, and the average commute time was 18.7 minutes. The average car ownership in Lawton, OK was 2 cars per household.

Lawton, OK borders [Duncan, OK](#), [Oklahoma City, OK](#), and [Wichita Falls, TX](#).

About the photo: [Indiahoma Wye, Oklahoma](#)

PHOTO BY H.L.I.T.

UNITED STATES | OKLAHOMA



DIVERSITY

Race and Ethnicity

THE 5 LARGEST ETHNIC GROUPS IN LAWTON, OK

1. White (Non-Hispanic)
70.7k ± 362
2. Black or African American (Non-Hispanic)
17.6k ± 655
3. Two+ (Non-Hispanic)
12.3k ± 886

14%

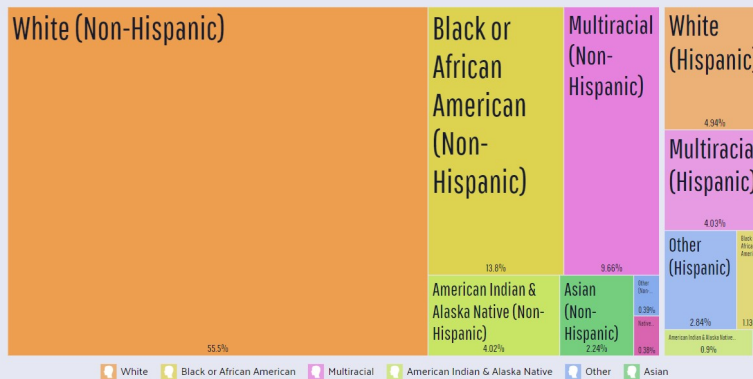
HISPANIC POPULATION
17.8k people

In 2022, there were 4.02 times more White (Non-Hispanic) residents (70.7k people) in Lawton, OK than any other race or ethnicity. There were 17.6k Black or African American (Non-Hispanic) and 12.3k Two+ (Non-Hispanic) residents, the second and third most common ethnic groups.

14% of the people in Lawton, OK are hispanic (17.8k people).

The following chart shows the 7 races represented in Lawton, OK as a share of the total population.

Data from the [Census Bureau ACS 5-year Estimate](#)



2013 2014 2015 2016 2017 2018 2019 2020 2021 2022