

807 B NW Sheridan Rd, Lawton, OK 73505
Price Reduced!

LAND FOR SALE



SALE PRICE

\$490,000.00

PROPERTY OVERVIEW

Great restaurant/retail parcel of land available on high traffic count NW Sheridan Road. Parcel B is ±2.28acs and is located behind Raising Cane's Chicken Fingers and Panera Bread. Surrounding businesses include Walmart Supercenter, Sam's Club, Walgreens, Aldi, and other major retailers. Build to suit or ground lease also available.

OFFERING SUMMARY

Available: Parcel B

PROPERTY HIGHLIGHTS

Lot Size: ±2.28 Acres

- Located on high traffic count NW Sheridan Rd.
- Surrounded by major retailers.
- Build to suit or ground lease.

Zoning: C-5

JASON WELLS

580.353.6100

jwells@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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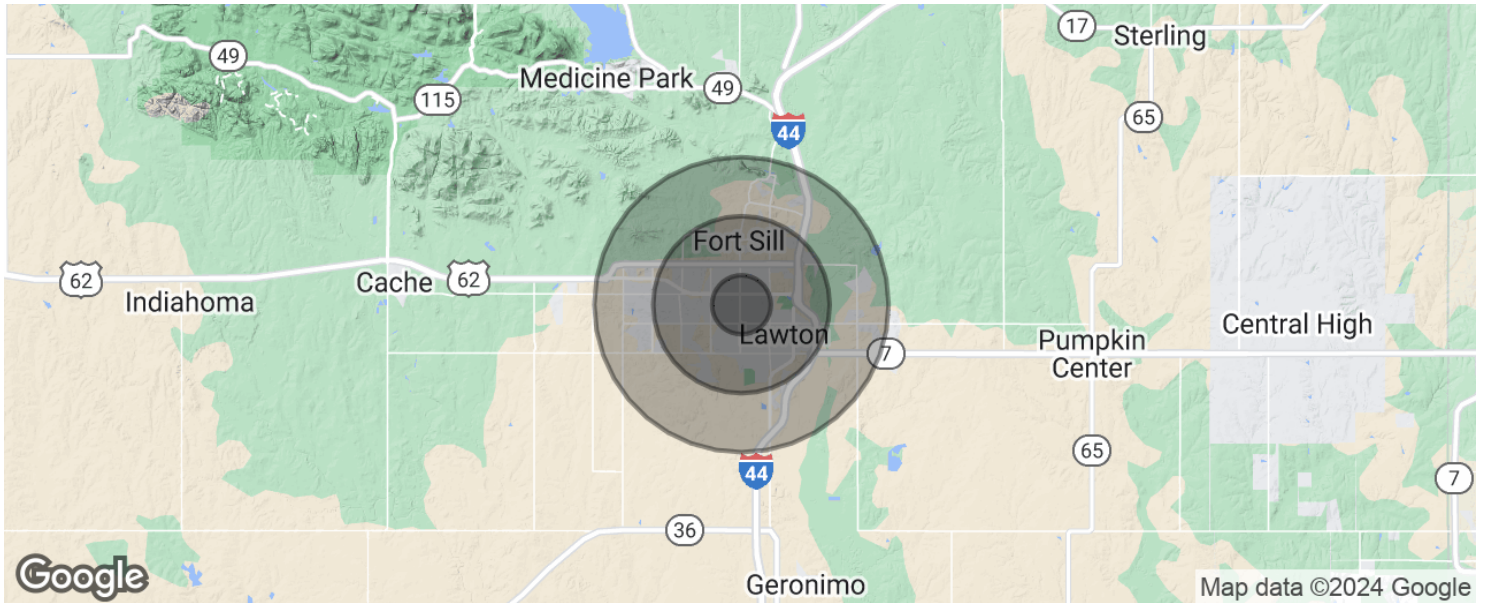
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 10,677 | 57,767 | 86,372 |
| Median age | 31.1 | 31.1 | 31.4 |
| Median age (Male) | 30.7 | 30.6 | 31.3 |
| Median age (Female) | 31.7 | 31.6 | 31.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,585 | 23,476 | 33,694 |
| # of persons per HH | 2.3 | 2.5 | 2.6 |
| Average HH income | \$45,838 | \$43,773 | \$47,986 |
| Average house value | \$68,325 | \$97,452 | \$116,074 |

* Demographic data derived from 2020 ACS - US Census

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