



SALE PRICE

\$747,500

OFFERING SUMMARY

Lot Size: 1.43 Acres

Zoning: C-5

Submarket: Lawton Downtown Center

Price / SF: \$12.00

PROPERTY OVERVIEW

62,290.8 SF(1.43ac) outparcel B is available at the south end of the Lawton Town Center of the 2nd Street redevelopment project, covering 17 city blocks at the center of Lawton, OK. This commercial lot is located directly south of Hilton Garden Inn. The Center is located along a six-block section of NW 2nd Street, a major commercial arterial connecting Interstate 44 and Downtown Lawton. Center's retailers are Kohl's, Bed Bath & Beyond, Dick's Sporting Goods, Jo-Ann Fabrics, Shoe Carnival, Ulta Beauty, Petco, Sprint, Mattress Firm, AT&T, Dollar Tree and more. Additional outparcels available for purchase, outparcel B, located at 1 NW 2nd St is 1.43acs and outparcel C, located at 101 W Gore Blvd is 1.96acs.

PROPERTY HIGHLIGHTS

- 62,290.8 SF or 1.43ac available at the south end of the Lawton Town Center
- Major commercial arterial connecting to I-44 from downtown
- Shopping center contains major retailers Bed Bath & Beyond, Kohl's, Dick's Sporting Goods, AT&T, and more

JASON WELLS

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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.



Insight Commercial Real Estate Brokerage, LLC

1 NW 2nd St, Lawton, OK 73507

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LAND FOR SALE



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LAND FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,939	37,460	70,046
Median age	36.8	31.5	31.6
Median age (Male)	39.5	31.2	31.2
Median age (Female)	30.3	31.6	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,546	15,325	26,698
# of persons per HH	2.3	2.4	2.6
Average HH income	\$39,621	\$40,315	\$46,143
Average house value	\$88,489	\$70,291	\$101,747

* Demographic data derived from 2010 US Census

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