

**2201 NW Sheridan Rd.
Lawton, OK 73507**

**LAND FOR SALE AND
NEW DEVELOPMENT**



OFFERING SUMMARY

Sale Price:	\$64,000.00
Available SF:	34,500sf
Lot Size:	0.79 Acres
Zoning:	C-5
Traffic Count:	23,529
Price / SF:	\$1.86

PROPERTY OVERVIEW

Raw land ready for development at the hard corner of 2201 NW Sheridan Rd. and NW Lincoln Ave. Development site is approximately 34,500sf with City utilities, electrical and gas readily available. Zoned C-5 for optimal development. High traffic NW Sheridan Rd. is a direct route to one of the entrances to Ft. Sill Army Base to the north. Businesses nearby include, Stripe's, Milano's, Dollar General, Little Caesars Pizza and Asian Market.

PROPERTY HIGHLIGHTS

- Raw Land Located on a Hard Corner
- City Utilities Available
- Zoned C-5

MELISSA BUSSE

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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.

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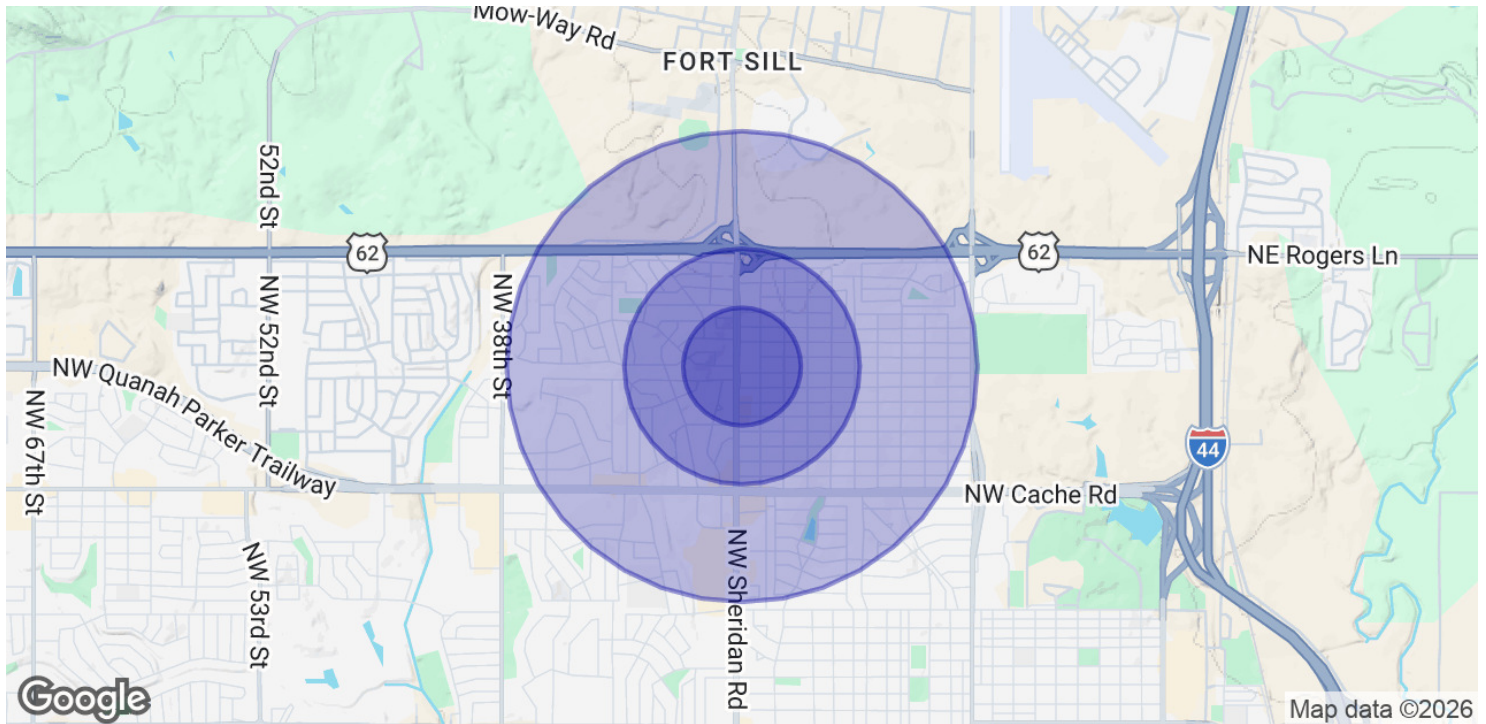


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	882	3,458	9,700
Average Age	35.3	33.2	33.2
Average Age (Male)	37.5	34.4	31.1
Average Age (Female)	34.7	33.4	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	475	1,861	5,336
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$41,112	\$40,385	\$40,456
Average House Value	\$73,251	\$72,782	\$76,759

2020 American Community Survey (ACS)

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