

**1301 SW Park Ave.
Lawton, OK 73501**

**DEVELOPMENT
OPPORTUNITY FOR SALE**



OFFERING SUMMARY

Sale Price: \$7,000

Lot Size: ±0.18 Acres

Zoning: R-3

Price / SF: \$0.89

PROPERTY OVERVIEW

±.18 acre lot for sale on SW Park Ave in Lawton, OK. This R-3 zoned vacant lot offers flexibility for residential income-producing property or a personal residence. Utilities are available on-site. Nearby businesses include: McDonalds, CVS Pharmacy, Dollar Tree, Burger King, and Family Dollar.

PROPERTY HIGHLIGHTS

- Investment or owner-builder opportunity
- Utilities available on-site
- Ideal location for Duplex or Triplex

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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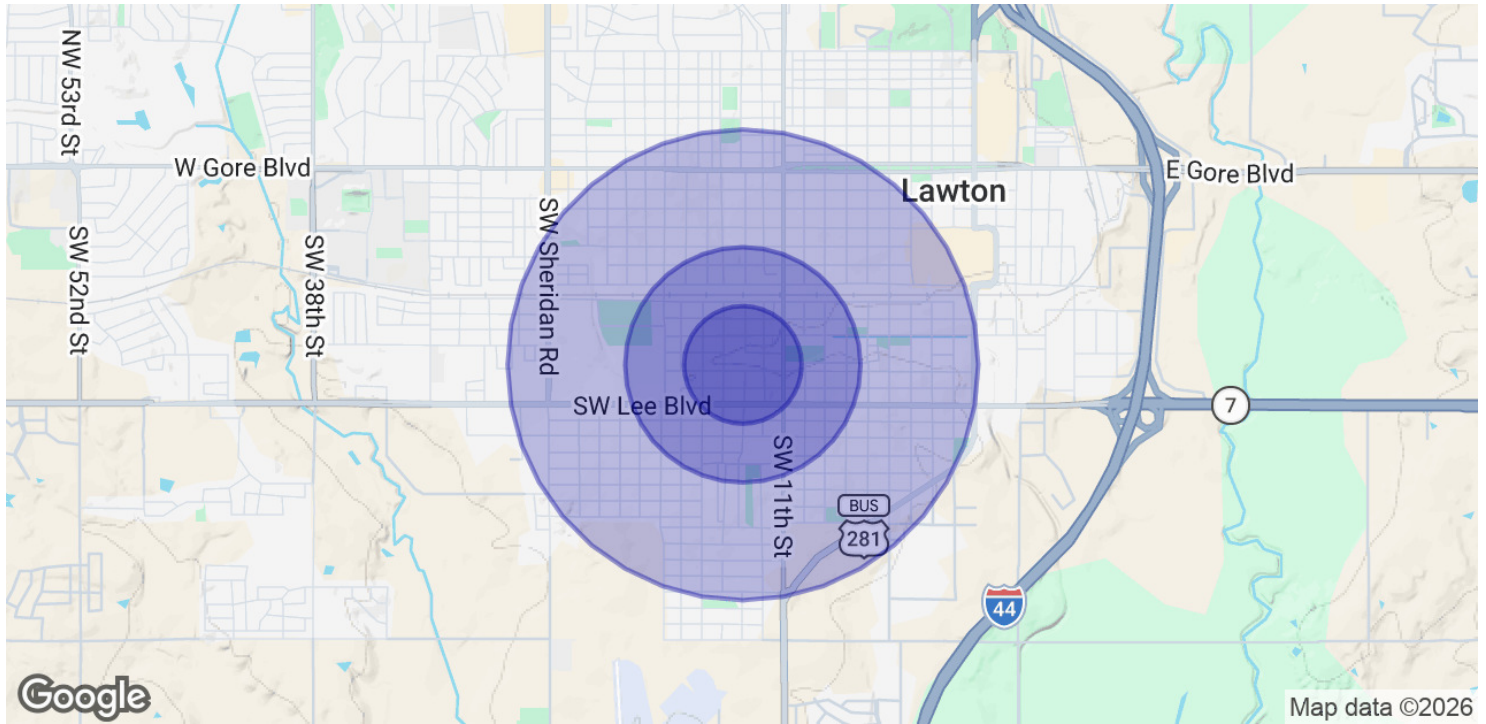
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DEVELOPMENT OPPORTUNITY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	242	1,351	6,734
Average Age	41.4	42.5	38.3
Average Age (Male)	29.5	36.6	35.9
Average Age (Female)	48.5	48.8	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	583	3,040
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$67,415	\$45,069	\$43,951
Average House Value	\$67,364	\$62,640	\$279,962

2023 American Community Survey (ACS)

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