

**3216 SW 11th St., Lawton, OK. 73501**  
**\$299,000.00**

LAND FOR SALE



## OFFERING SUMMARY

Sale Price: \$299,000

Lot Size: ±2.48 Acres

Zoning: I-1

Price / SF: \$2.77

## PROPERTY OVERVIEW

±2.48 acres for sale on the hard corner of SW 11th St. and Ranch Oaks Dr. Located in an opportunity zone, this parcel is ready for development and only minutes from I-44. Directly across from the Lawton Airport. Nearby businesses include the Lawton Airport, Rain's furniture and appliance, and UPS Customer Care.

## PROPERTY HIGHLIGHTS

- Ready for development
- Located in an opportunity zone
- Directly across from the Lawton airport

## 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.



Insight Commercial Real Estate Brokerage, LLC

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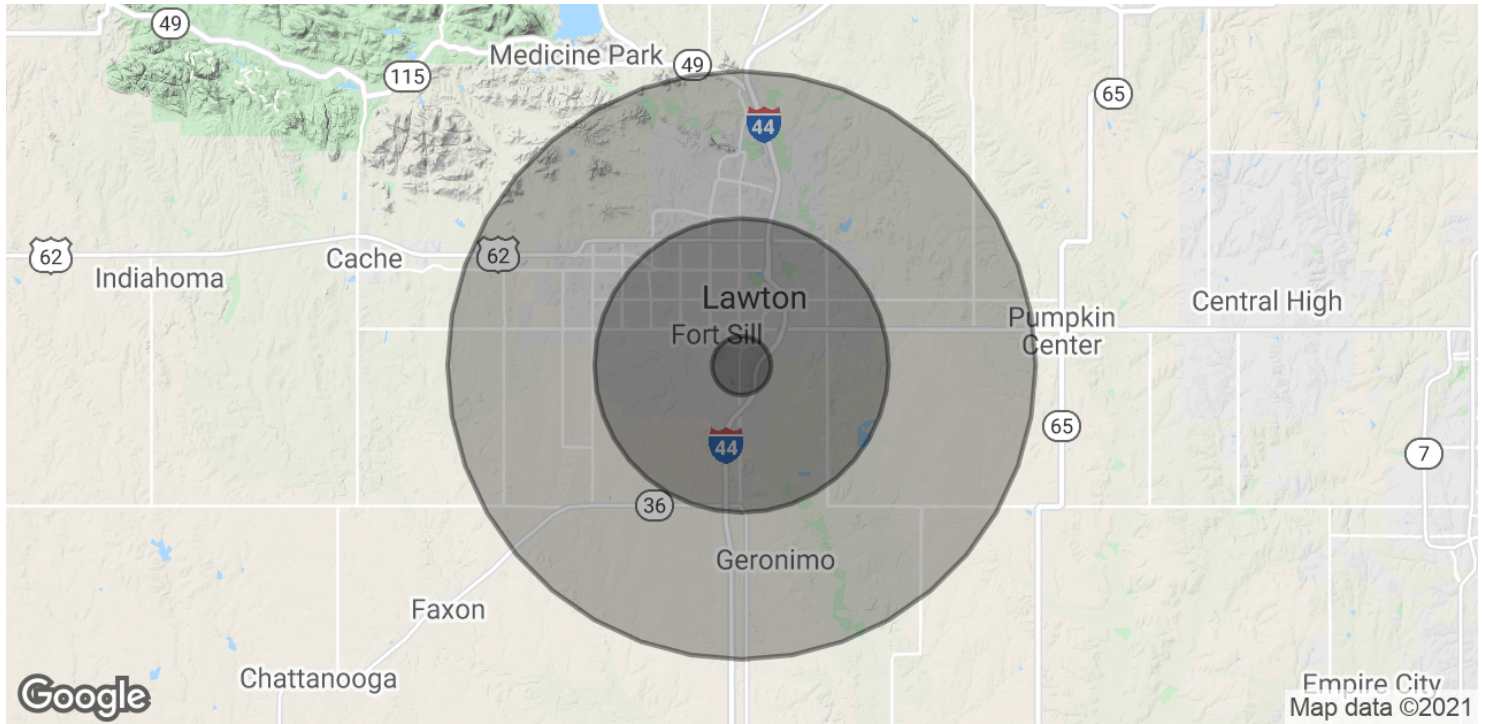
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,868	67,801	116,779
Average age	35.2	32.3	32.2
Average age (Male)	31.8	31.8	32.2
Average age (Female)	39.0	33.0	32.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	795	26,372	43,113
# of persons per HH	2.3	2.6	2.7
Average HH income	\$30,554	\$45,724	\$52,839
Average house value		\$105,887	\$129,059

\* Demographic data derived from 2010 US Census

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