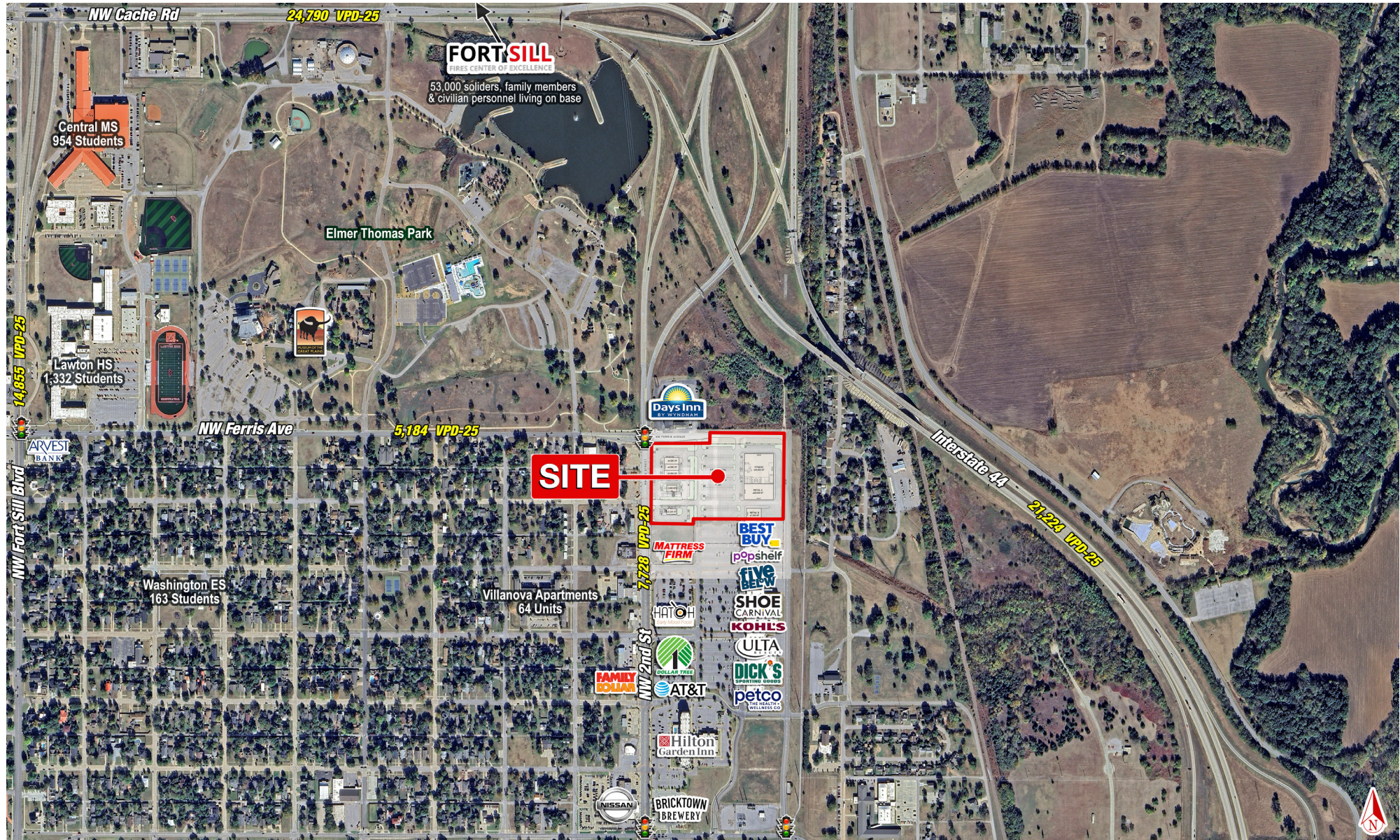


# NEC FERRIS & 2ND | FOR SALE, LEASE OR BTS | 10+ AC

NEC FERRIS STREET & 2ND STREET LAWTON, OK 73507

SHOP COS.



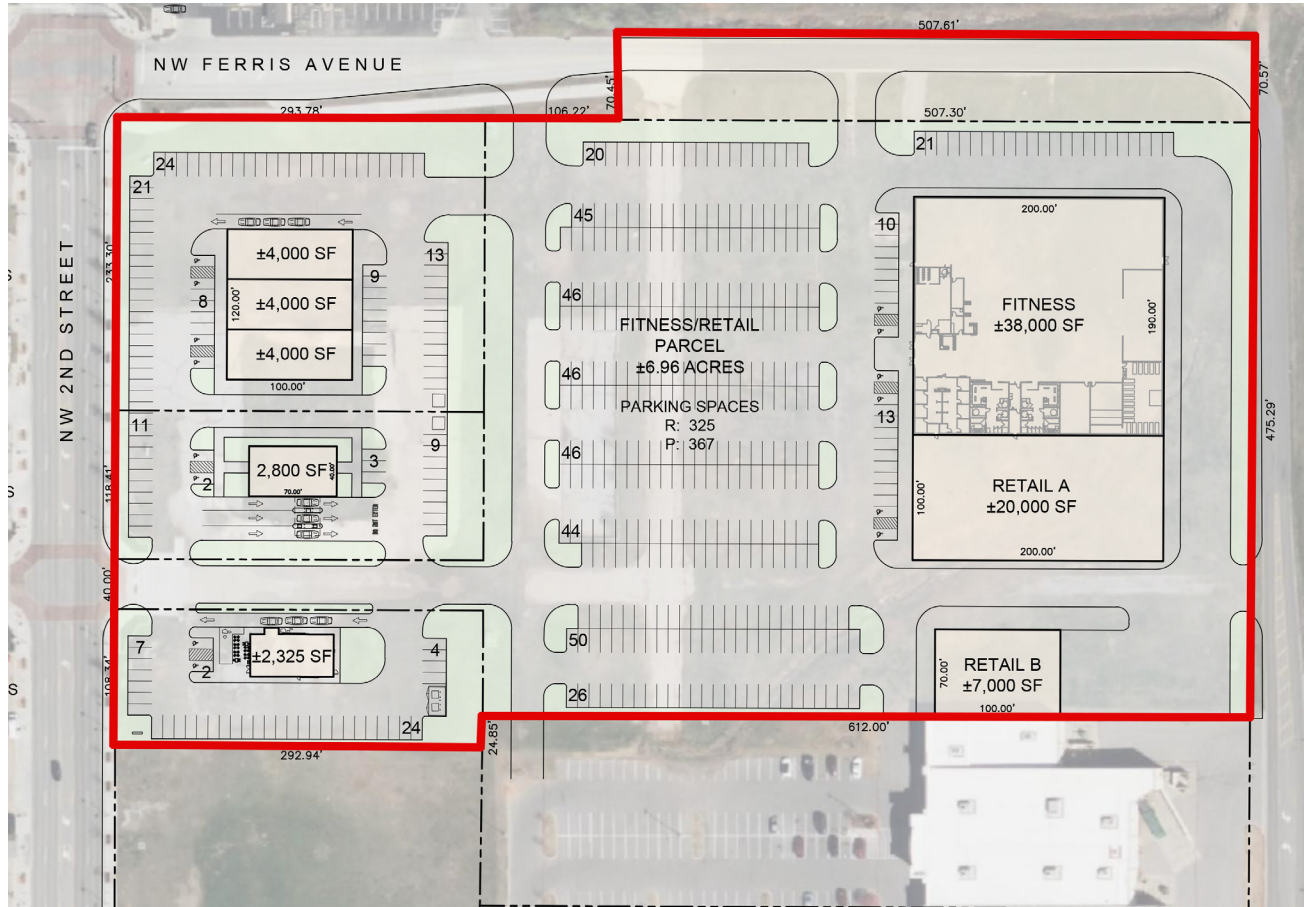
Jack Weir | [JACK@SHOPCOMPANIES.COM](mailto:JACK@SHOPCOMPANIES.COM) | 214-935-5634  
Kendra Roberts | [KENDRA@SHOPCOMPANIES.COM](mailto:KENDRA@SHOPCOMPANIES.COM) | 405-806-7604  
Jake Patterson | [JPATTERSON@SHOPCOMPANIES.COM](mailto:JPATTERSON@SHOPCOMPANIES.COM) | 405-806-7608

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SHOP<sup>cos.</sup>



## PROJECT SCOPE

Located at the NEC of NW 2nd Street and NW Ferris Avenue in Lawton, OK, this 10+ acre retail development opportunity is planned for a mix of anchor boxes, outparcels, and neighborhood small shop spaces. The site offers flexible parcel sizes suitable for national retailers, restaurants, and service-oriented users. Positioned along a strong commercial corridor with excellent highway visibility and access, the property also benefits from its close proximity to Fort Sill, home to nearly 53,000 military personnel. Opportunities are available for sale, lease, or build-to-suit.

## DETAILS

- New Construction Center
- Size: 10.69 AC Available
- Available for Sale, Lease or BTS
- Price: Call for rates

## TRAFFIC COUNTS

|                  |               |
|------------------|---------------|
| o I-44:          | 31,074 VPD-25 |
| o NW 2nd St:     | 8,034 VPD-25  |
| o NW Ferris Ave: | 8,206 VPD-25  |

## AREA RETAILERS



## DEMOGRAPHICS

|                     | 1 mile   | 3 mile    | 5 mile    |
|---------------------|----------|-----------|-----------|
| Est. Population     | 3,562    | 39,464    | 76,769    |
| Avg. HH Income      | \$55,118 | \$59,456  | \$65,680  |
| Total Housing Units | 1,536    | 16,301    | 29,226    |
| Daytime Population  | 11,162   | 48,834    | 85,818    |
| Medium Home Value   | \$89,643 | \$116,473 | \$141,907 |

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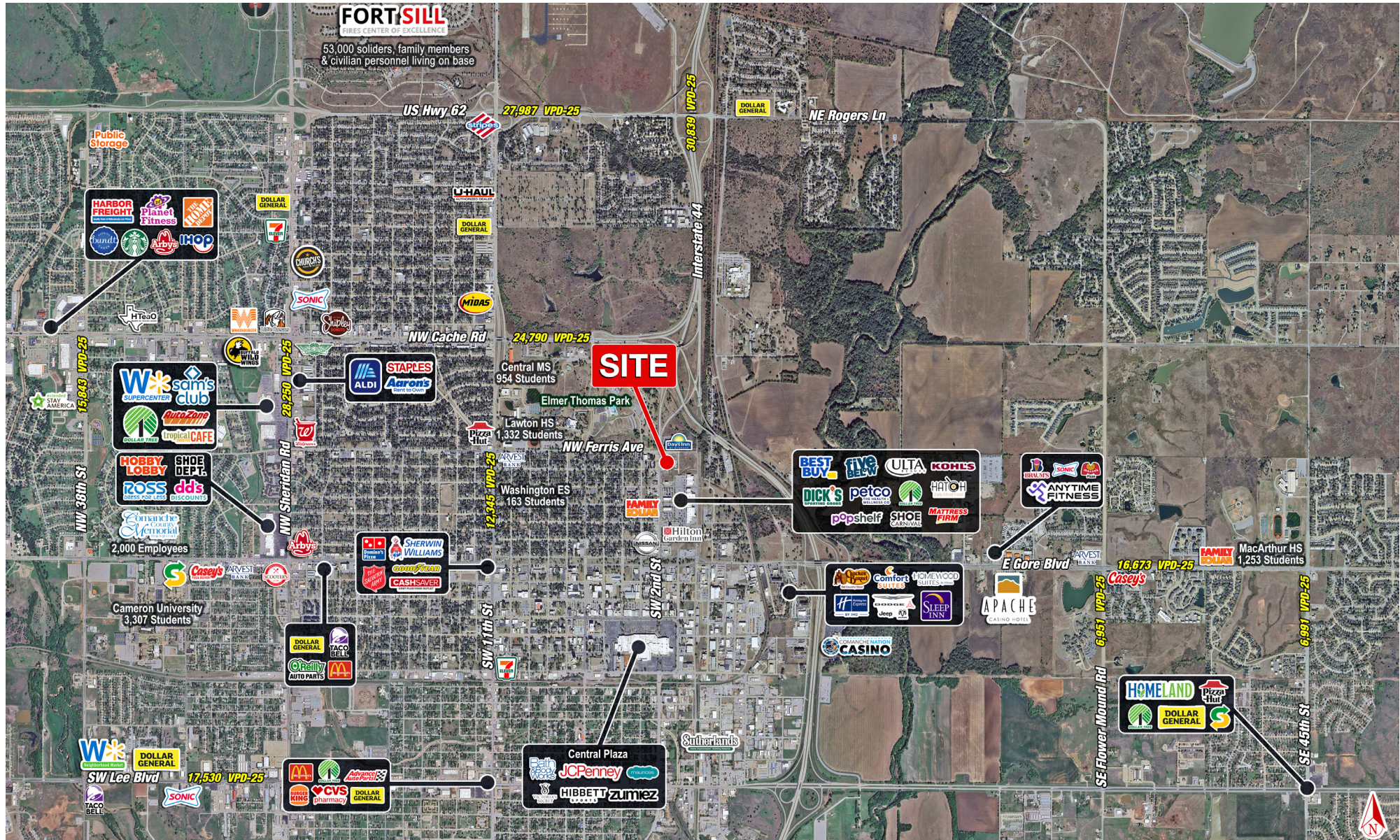
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