

Marcus & Millichap
TAG INDUSTRIAL GROUP

809 SOUTHEAST INTERSTATE DRIVE

LAWTON, OK 73501

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Texas Real Estate Commission
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Austin, Texas 78711-2188
(512) 936-3000

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Marcus & Millichap
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 15,200-Square-Foot Industrial Asset Situated on 2.91 Acres
- Property Features Metal Construction, 16' - 23.5' Clear Height and Two Grade-Level Doors
 - High Visibility Location Across from the Comanche Nation Casino
 - Ample Parking Space for High Traffic Business
- 15 Minutes Away from Fort Sill Army Base with Quick Access to I-44

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 809 Southeast Interstate Drive in Lawton, Oklahoma. The subject property consists of approximately 15,200 square feet of warehouse space and is situated on 2.91 acres of land. The single-tenant asset features metal construction, a clear height between 16' and 23.5', two grade-level doors, and three-phase power. With 85 parking spaces, the vacant property can easily accommodate an owner-user with a high-traffic business. The property sits adjacent to Interstate 44, with high visibility across from the Comanche Nation Casino. Located Southwest of the Oklahoma City Metro, the property is only six miles from the Fort Sill Army Base in the Lawton industrial market.

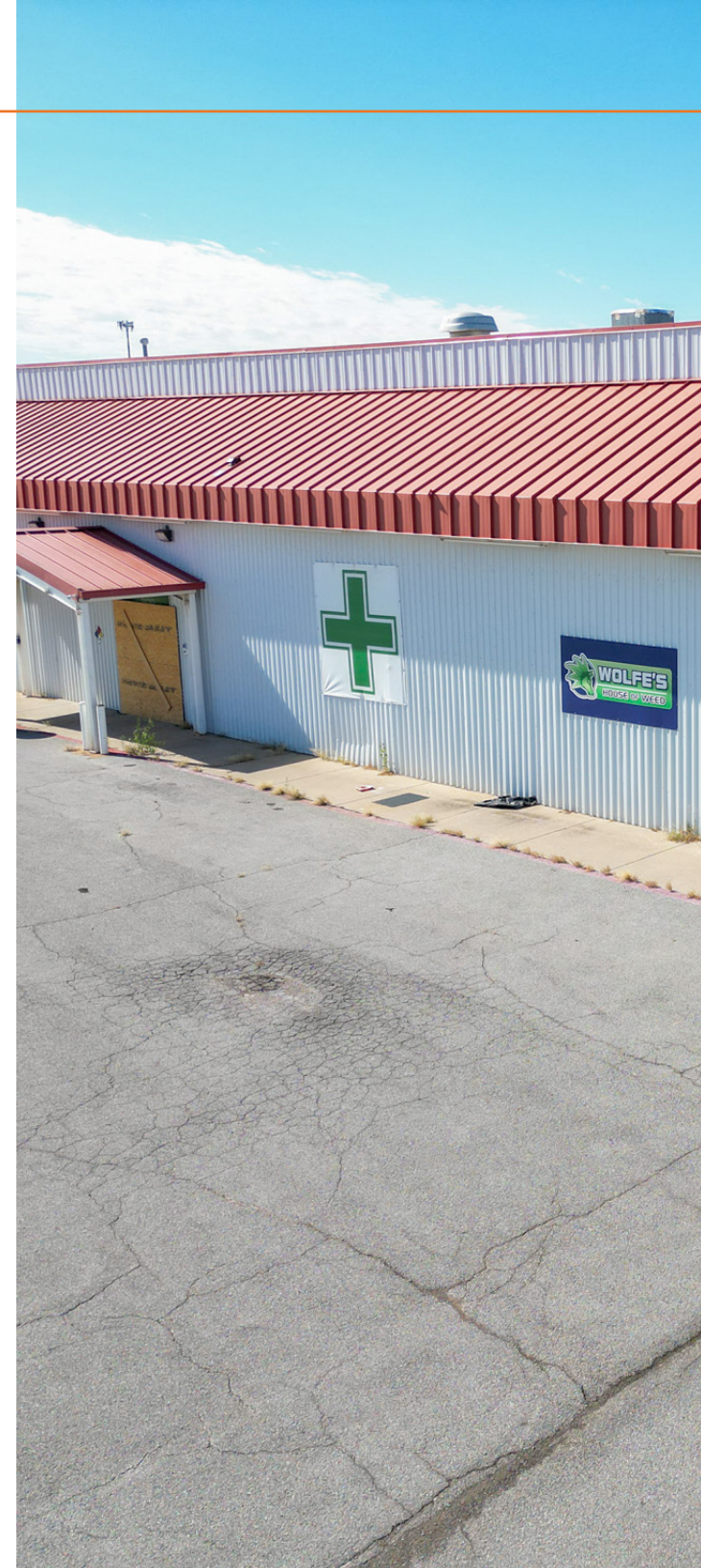
The Lawton industrial market is relatively small, containing 3.6 million square feet of industrial space. The market is home to a few large industrial tenants, notably the 348,465-square-foot factory owned and operated by Goodyear Tire and Rubber Company. However, 73 percent of the inventory is concentrated in properties under 100,000 square feet. While the vacancy rate stood at 9.4 percent in the fourth quarter, availability has remained stable throughout 2023, unlike most markets. At 4.0 percent, annual rent growth in Lawton continued to keep pace with the Consumer Price Index, with market rents averaging about \$6.20 per square foot in Q4. Inventory has changed little over the last decade, expanding only 6.6 percent since 2013. As 2023 comes to a close, no industrial properties were under construction in the Lawton market. As a result, vacancies and rents will be unaffected by new supply for the foreseeable future (CoStar).

With the population growing nearly 18 percent over the last decade to 681,054 residents, Oklahoma City is the largest city in the state of Oklahoma. The metro area houses 1.4 million people and is currently growing at 4.8 percent each year (U.S. Census Bureau). Commonly known as "OKC", the local economy is anchored by the energy, government, and healthcare industries. Major employers include Chesapeake Energy, Devon Energy, Integris Health, and Mercy Hospital. The presence of the state capital and the Tinker Air Force Base makes the government a major employer and contributor to the local economy. At nearly 15 percent below the national average, residents enjoy a low cost of living given its size (Best Places). The NBA's Thunder often serves as the centerpiece of entertainment as the sole professional team in Oklahoma City.

PROPERTY DETAILS

809 SOUTHEAST INTERSTATE DRIVE,
LAWTON, OK 73501

Number of Suites	1
Number of Buildings	1
Total Square Feet	15,200
Warehouse Square Feet	13,700
Office Square Feet	1,500
Office Ratio	10%
Year Built	1999
Lot Size	2.91 Acres
Type of Ownership	Fee Simple
Clear Height	16' - 23.5'
Parking Spaces	85
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	3 Phase
Type of Lighting	LED
Zoning	I-3
Roof Type	Metal
Age/Condition of Roofs	Good
Submarket	Oklahoma West Area
Market Vacancy	6.90%



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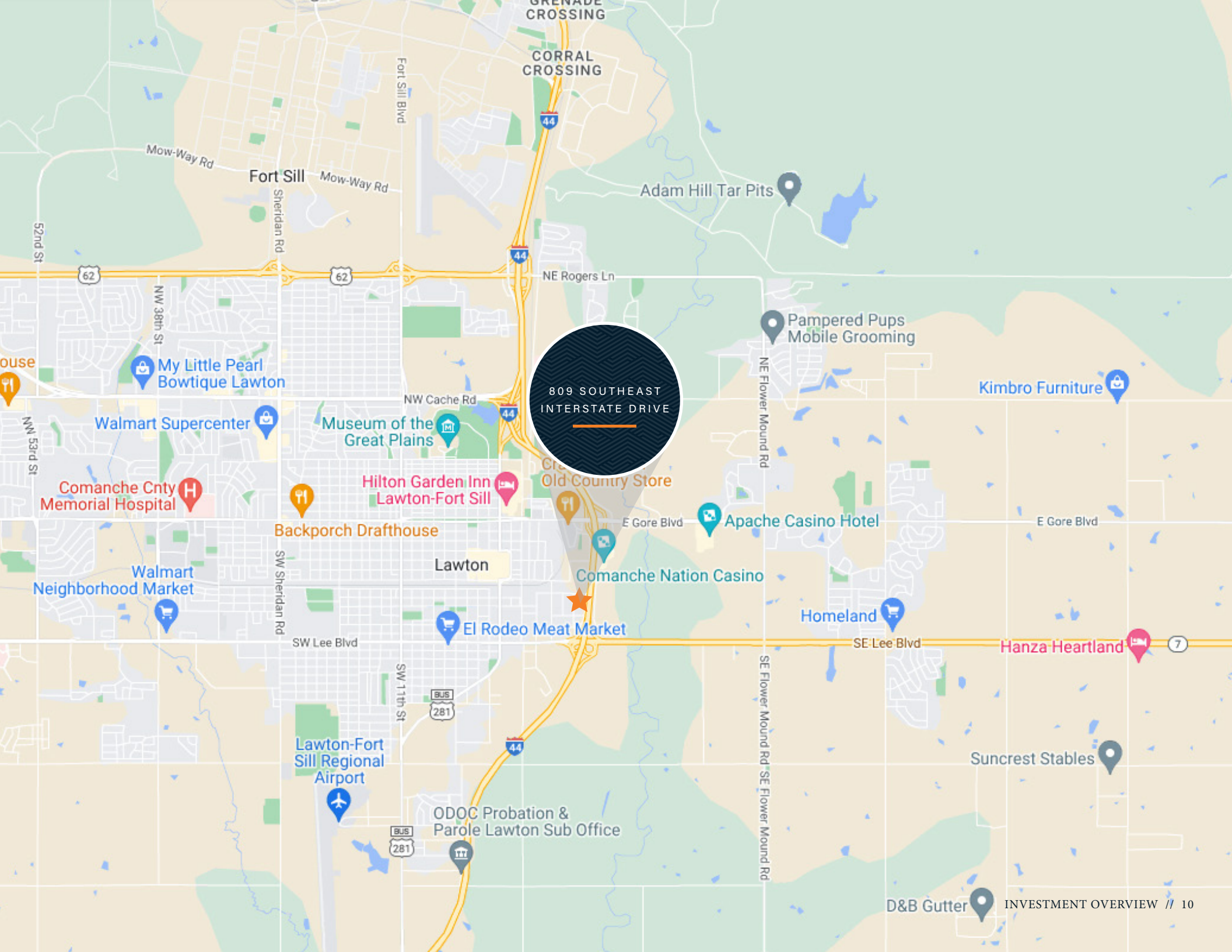
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OFFERING PRICE
\$1,100,000

Offering Price	\$1,100,000
Price/SF	\$72.37
Total Square Feet	15,200
Tenancy	Single
Occupancy	0.00%

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809 SOUTHEAST
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GRENADE
CROSSING

CORRAL
CROSSING

Adam Hill Tar Pits

Pampered Pups
Mobile Grooming

Kimbro Furniture

809 SOUTHEAST
INTERSTATE DRIVE

My Little Pearl
Bowtique Lawton

Walmart Supercenter

Museum of the
Great Plains

NW Cache Rd

44

44

Hilton Garden Inn
Lawton-Fort Sill

Old-Country Store

E Gore Blvd

Apache Casino Hotel

E Gore Blvd

Comanche Cnty
Memorial Hospital

Backporch Drafthouse

Lawton

Comanche Nation Casino

Homeland

Walmart
Neighborhood Market

El Rodeo Meat Market

SE Lee Blvd

Hanza Heartland

7

Lawton-Fort
Sill Regional
Airport

SW Lee Blvd

SW 11th St

BUS
281

44

ODOC Probation &
Parole Lawton Sub Office

SE Flower Mound Rd

SE Flower Mound Rd

Suncrest Stables

D&B Gutter

INVESTMENT OVERVIEW // 10

809 SOUTHEAST
INTERSTATE DRIVE







CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

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OKLAHOMA CITY OKLAHOMA

Home to the state's capital, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. The metro is expected to add 67,000 people over the next five years, resulting in the addition of 30,500 households. Three cities have local populations exceeding 100,000, including Oklahoma City, Norman and Edmond. The metro is home to the Oklahoma City Thunder NBA team and the University of Oklahoma in Norman.



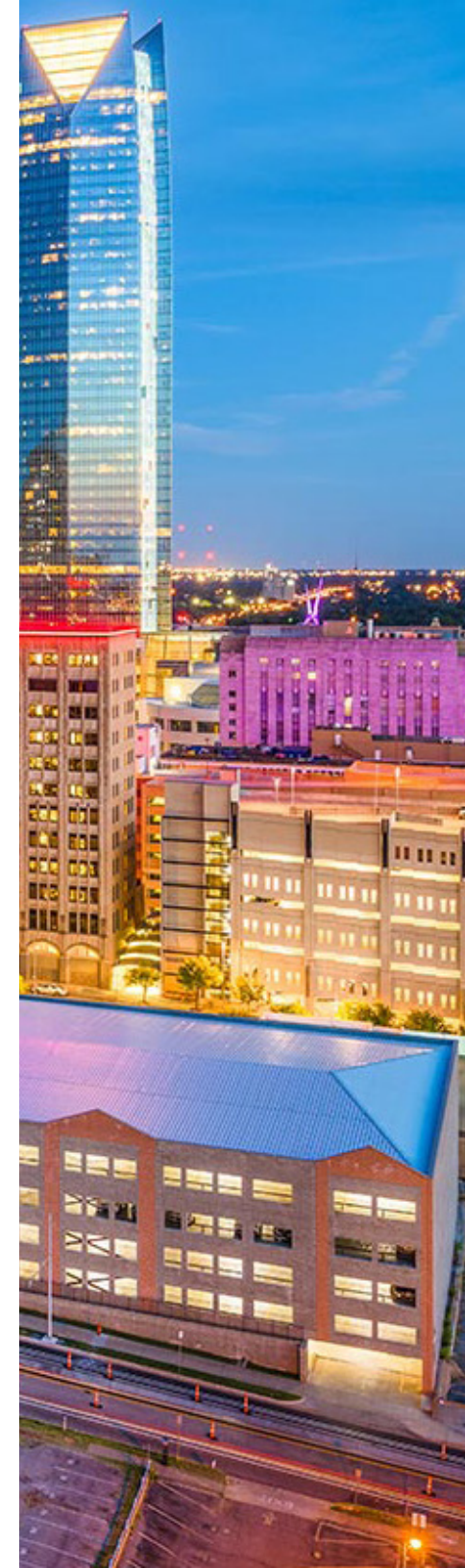
GROWING ENERGY
AND ALTERNATIVE
ENERGY INDUSTRY



DIVERSE
EMPLOYMENT
OPPORTUNITIES



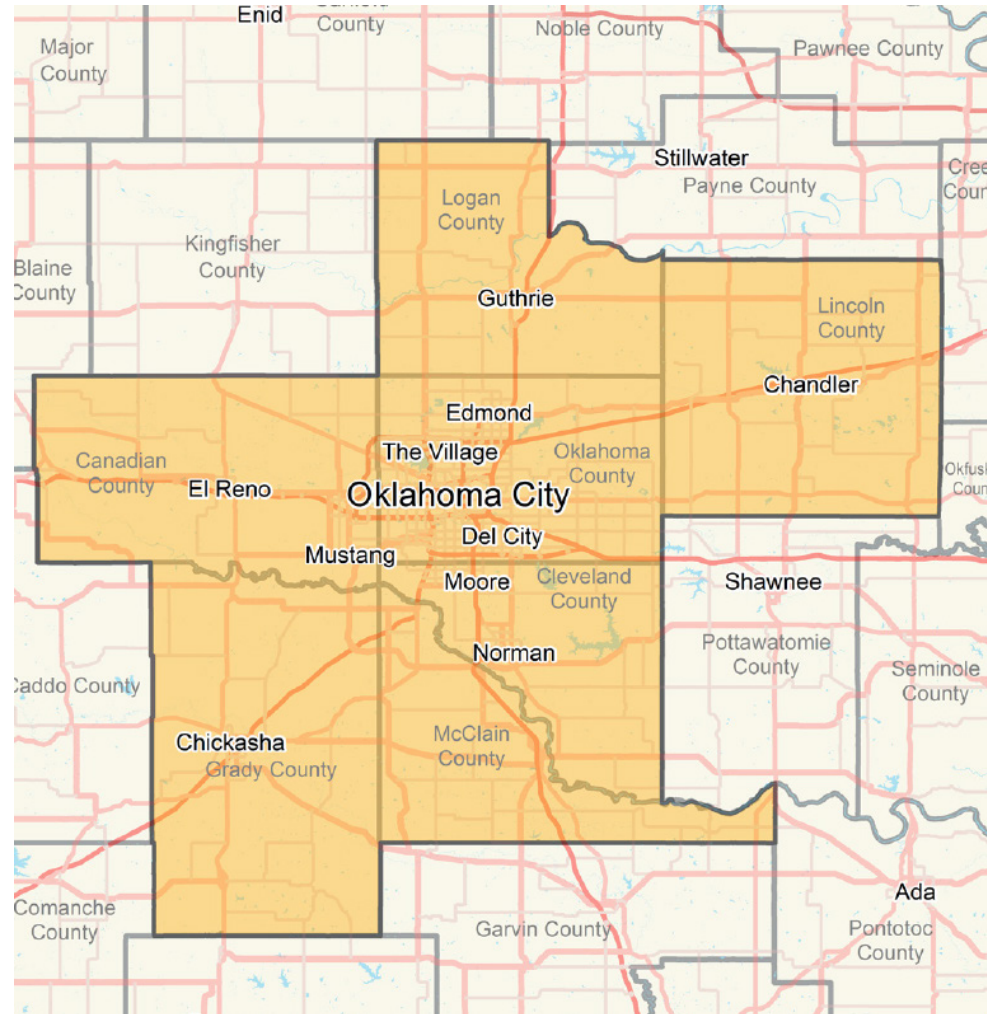
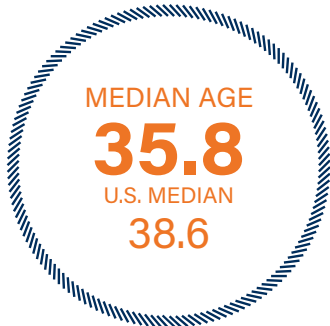
POPULATION
GAINS



METROPLEX GROWTH

ECONOMY

The energy industry continues to be a major economic driver. Chesapeake Energy Corporation and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy and Continental Resources. A large number of jobs are attributed to the government segment. Employers include the State of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center. Other major employers in the metro include MSDG Elizabethtown, LLC, INTEGRIS Health Edmond Hospital, the University of Oklahoma, World Trading Company, Inc., Artemis Management, LLC and Firehouse Subs, Inc.



DEMOGRAPHICS



67,977

Total Population
Within 5 miles



50.9%



49.1%



\$57,084

Average Household Income
Within 5 miles



22,903

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	1,165	33,339	66,848
2022 Estimate			
Total Population	1,173	33,779	67,977
2010 Census			
Total Population	1,228	35,479	71,884
2000 Census			
Total Population	1,148	33,705	62,099
Daytime Population			
2022 Estimate	1,875	37,490	68,556
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	575	13,984	25,225
2022 Estimate			
Total Households	573	14,014	25,354
Average (Mean) Household Size	2.3	2.4	2.5
2010 Census			
Total Households	599	14,666	26,681
2000 Census			
Total Households	569	13,470	23,594

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.3%	1.5%	1.7%
\$150,000-\$199,999	0.9%	2.3%	2.4%
\$100,000-\$149,999	3.8%	9.3%	9.5%
\$75,000-\$99,999	4.4%	9.3%	9.7%
\$50,000-\$74,999	11.7%	17.3%	18.3%
\$35,000-\$49,999	18.4%	14.9%	15.9%
\$25,000-\$34,999	14.5%	12.2%	12.8%
\$15,000-\$24,999	19.1%	15.1%	13.7%
Under \$15,000	27.0%	18.1%	16.1%
Average Household Income	\$36,275	\$55,031	\$57,084
Median Household Income	\$28,779	\$39,200	\$41,960
Per Capita Income	\$20,188	\$23,850	\$22,540
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	1,173	33,779	67,977
Under 20	27.3%	27.1%	28.7%
20 to 34 Years	24.6%	24.6%	27.8%
35 to 39 Years	6.5%	7.0%	7.1%
40 to 49 Years	11.8%	11.5%	10.3%
50 to 64 Years	18.4%	17.5%	14.7%
Age 65+	11.3%	12.4%	11.4%
Median Age	33.6	33.9	31.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	762	22,126	41,845
Elementary (0-8)	8.4%	3.0%	2.6%
Some High School (9-11)	13.8%	9.4%	8.9%
High School Graduate (12)	36.8%	34.9%	33.6%
Some College (13-15)	28.4%	27.7%	28.6%
Associate Degree Only	5.6%	6.6%	7.2%
Bachelor's Degree Only	3.9%	11.7%	11.7%
Graduate Degree	3.3%	6.7%	7.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	16.0	17.0	17.0

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