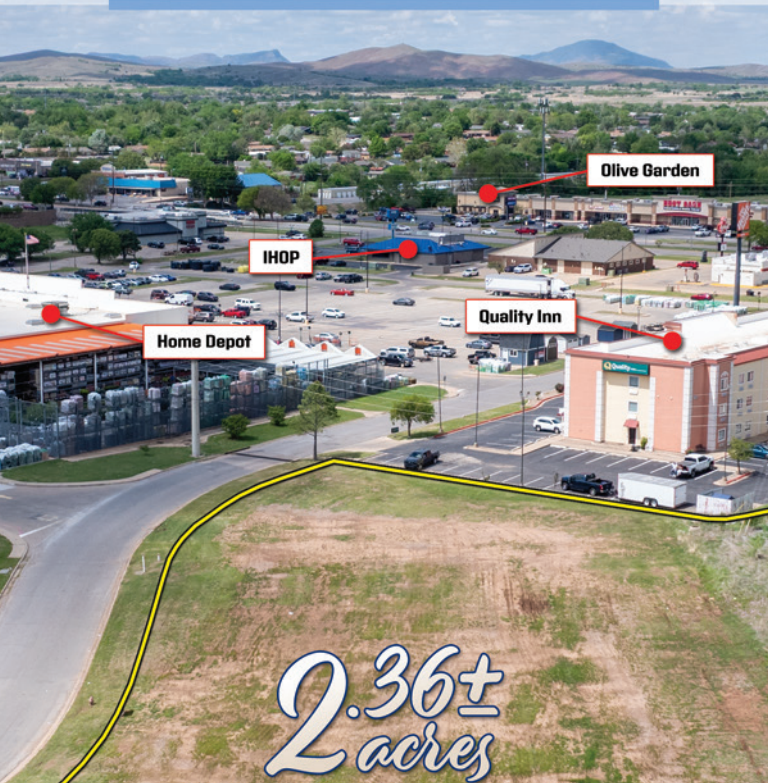


Lawton Commercial DEVELOPMENT LAND



2.36±
Acres

1201 NW 40th St, Lawton, OK

- Adjacent to Home Depot - Highly Visible
- C4 Zoning -
Broad Commercial & Hospitality Uses Permitted
- City Sewer & Water On-Site
- 500± ft of Frontage on NW 40th | 200± ft of Depth
- Surrounded by Retail & Hospitality Anchors
- Lawton-Fort Sill MSA -
53,000 Military & Civilian Personnel

4% Buyer's
Premium

SEALED BID AUCTION
Deadline: Friday, June 26 . 5pm

SCHRADER + WELLINGS

REAL ESTATE & AUCTION COMPANY, INC
LAND MARKETING EXPERTS.NATIONWIDE.

405.332.5505

SchraderWellings.com

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PROPERTY INSPECTION | View and inspect property at your convenience or call Brent Wellings, 405.332.5505, to schedule a meeting.

1201 NW 40th Street, Lawton, OK



Excellent Commercial Development Opportunity in Lawton's Primary Retail Corridor

This 2.36± acre site offers an exceptional development canvas in one of Lawton's most active commercial areas. Adjacent to The Home Depot and surrounded by established retail and hospitality operators, the property benefits from proven consumer traffic and strong co-tenancy. With 500± feet of frontage along NW 40th Street, 200± feet of depth, and city sewer and water already on-site, the site is shovel-ready for a hospitality, QSR, or retail development. C-4 zoning supports a broad range of commercial

uses, and the Lawton-Fort Sill market provides a uniquely stable demand base driven by approximately 53,000 military personnel, civilian employees, and family members.

Lawton's commercial market is anchored by Fort Sill, one of the U.S. Army's most strategically important installations - supporting a community of approximately 53,000 military personnel, civilian employees, and family members that generates consistent, year-round commercial demand regardless of broader economic cycles.

That military foundation is now attracting serious private capital. Recent years have brought Firehawk Aerospace, Westwin Elements (America's first major nickel and cobalt refinery), and Fisher59's \$16 million distribution center expansion to the market - long-horizon investments that signal growing confidence in the region.

SEALED BID AUCTION *Deadline: Friday, June 26 - 5pm*

DELIVER ON-SITE OR VIA USPS/FEDEX/UPS: ATTN: Brent Wellings, 101 N. Main St., Stillwater, OK 74075

AUCTION MANAGER: Brent Wellings

4% Buyer's Premium

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SCHRADER CORPORATE OFFICE #112774

PO Box 508, 950 N Liberty Dr, Columbia City, IN
800.451.2709 • 260.244.7606 • SchraderAuction.com

SCHRADER OKLAHOMA OFFICE #172583

101 N. Main St., Stillwater, OK 74075 • 405.332.5505

Auction Manager:

Brent Wellings • 405.332.5505

brent@schraderauction.com

Charles Brent Wellings – Real Estate Lic #158091

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RC26-617

405.332.5505

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Auction Terms & Conditions:

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

EVIDENCE OF TITLE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing

fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS; ACRES: Tract maps, advertised acres, dimensions and square footages are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest

therein. To the Seller's knowledge, they do not own any minerals.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there are any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc., and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com and www.schraderwellings.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

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**2.36±
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