

Lawton Commercial DEVELOPMENT LAND



SCHRADER + WELLINGS

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

405.332.5505 • SchraderWellings.com

**2.36±
acres**

1201 NW 40th St, Lawton, OK

4% Buyer's Premium

- 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

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

Information **BOOKLET**

Disclaimer

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property.

Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Auction Manager

Brent Wellings • 405.332.5505 • brent@schraderauction.com

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SCHRADER OKLAHOMA OFFICE

101 N. MAIN ST., STILLWATER, OK 74075
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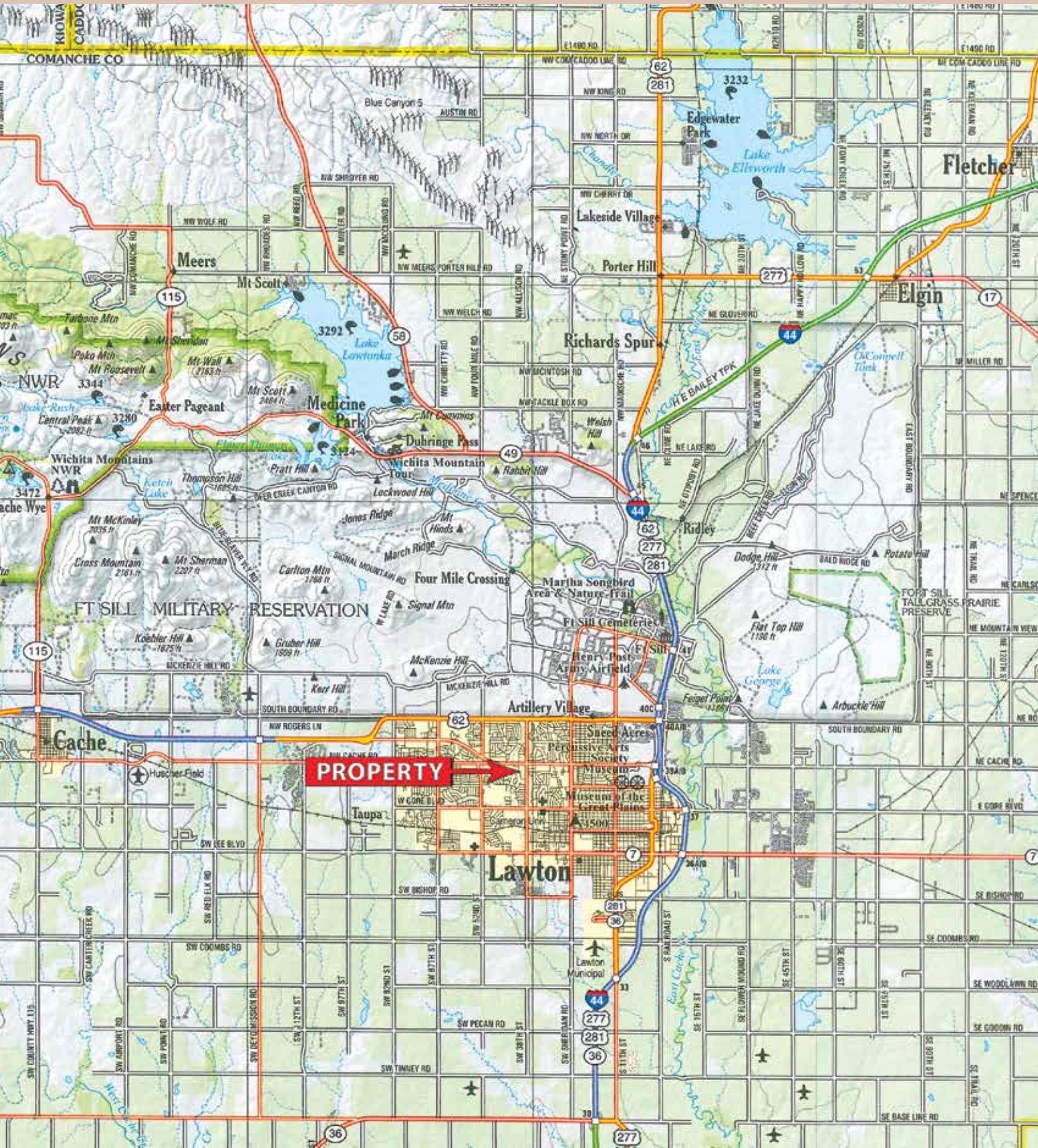
LOCATION MAP



LOCATION MAP

PROPERTY ADDRESS: 1201 NW 40th Street, Lawton, OK 73505

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





TRACT MAP

TRACT MAP



Oak Ave

NW 40th St

Elm Ave

NW 38th St

**PROPERTY
INSPECTION**

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



TRACT DESCRIPTION

Lawton Commercial DEVELOPMENT LAND

2.36± Acres



- Adjacent to Home Depot - Highly Visible
- C4 Zoning - Broad Commercial & Hospitality Uses Permitted
- City Sewer & Water On-Site
- 500± Feet of Frontage on NW 40th | 200± Feet of Depth
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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

4% Buyer's
Premium

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.

AUCTION MANAGER: Brent Wellings

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LAWTON ZONING MAP



LAWTON ZONING MAP





SEWER & WATERLINE MAP

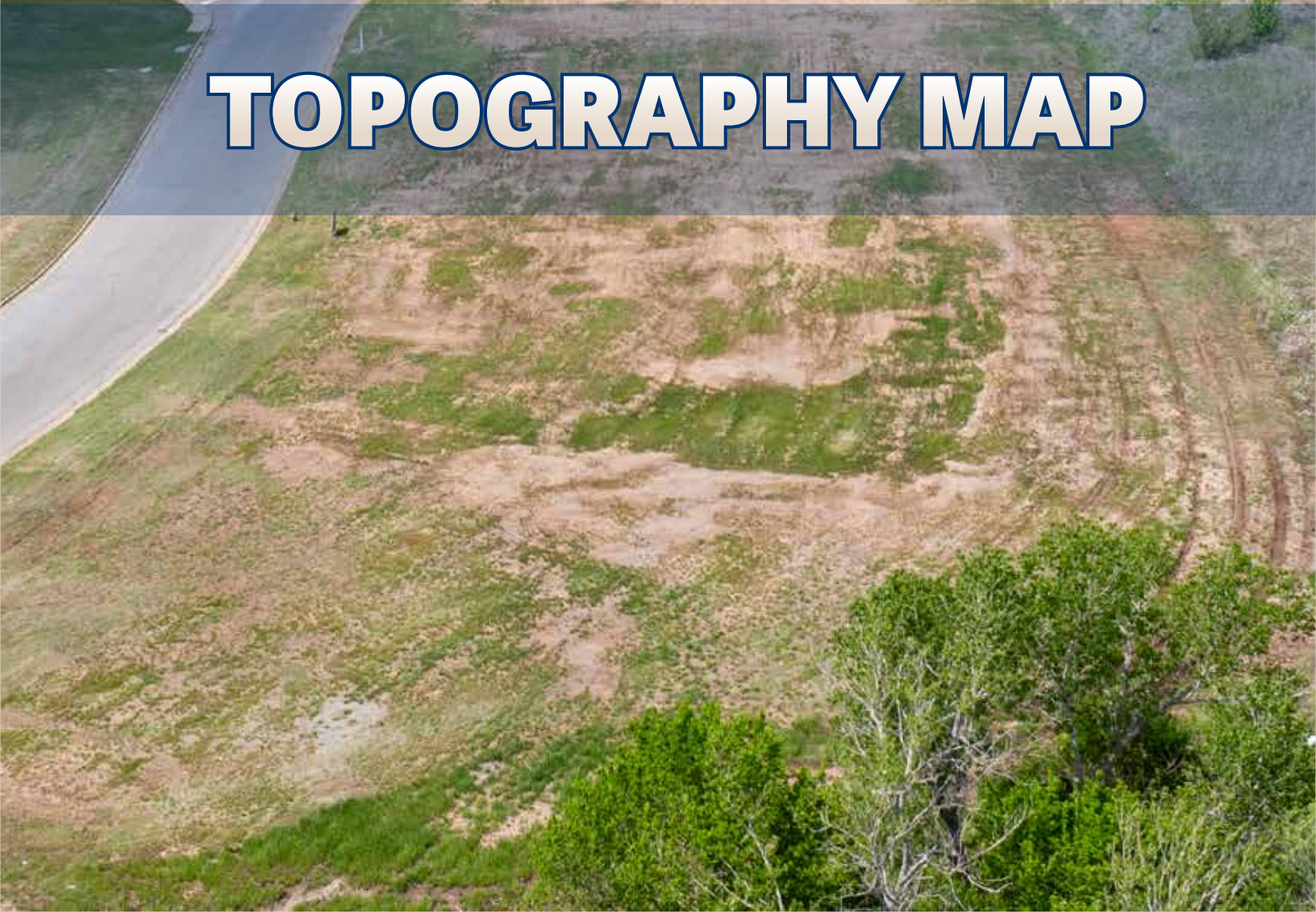


SEWER & WATERLINE MAP





TOPOGRAPHY MAP



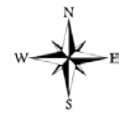
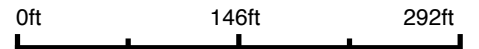
TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 1,120.9
Max: 1,132.7
Range: 11.8
Average: 1,124.3
Standard Deviation: 2.3 ft



5/20/2026

27-2N-12W
Comanche County
Oklahoma

Boundary Center: 34° 37' 13.88, -98° 26' 32.17



FLOOD ZONE MAP



FLOOD ZONE MAP



Map Center: 34° 37' 13.88, -98° 26' 32.17



27-2N-12W
Comanche County
Oklahoma



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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5/20/2026

Flood related information provided by FEMA



PROPERTY RECORD CARD

PROPERTY RECORD CARD

Parcel: 02N12W-27-1-29979-271-0003
4/10/2026 2:20:37 AM

ID: 160045747

Comanche County Report

Property Owner

Name: THE FIRST NATIONAL BANK & TRUST COMPANY

Mailing Address: PO BOX 1130
CHICKASHA, OK 73023-1130

Type: (CV) Comm. Vacant

Tax District: (2) 1-8-1LAWTON 107.89

Millage Rate: 107.89

Property Information

Physical Address: 1201 NW 40TH ST

Subdivision: 2N-12W CITY TRACTS

Block/Lot: 0271 / 0003

S-T-R: 27-02N-12W

Size (Acres): 2.36

Legal: See *Extended Legal*

Extended Legal

27-2N-12W C T BEG AT A PT 749' (S89*56'03"W) &; 850' (S00*24'04"W) OF NE/C NE/4, THN (S38*46'02"E) 318.20', THN (S00*24'04"W) 206.55', THN (N89*35'56"W) 195', THN (N00*24'04"E) 17.61', THN IN A NW'RLY DIR ALG SD E R/W LNE ALG A CURV TO THE LEFT HAV A RAD OF 336.08' &; A LENGTH OF 229.75', THN (N38*46'02"W) ALG SD ET R/W LNE 100.41', THN NW'RLY DIR ALG SD E R/W LNE ALG A CURV TO THE RIGHT HAV A RAD OF 276.08' &; A LENGTH OF 158.92', THN (S89*52'10"E) 193.39' TO POB

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	410,904	199,426	22,435
Building	0	0	0
Totals	410,904	199,426	22,435
Exemptions			-0
Taxable Assessed			\$22,435

PROPERTY RECORD CARD

Taxes	
Estimated Taxes:	2,420 Note: Tax amounts are estimates only. Contact the county treasurer for exact amounts.
Exemptions:	0

Land		
Land Use	Size	Units
LOT AREA	102726.00	SQFT
Total	102,726.00	

Deed Transfers						
Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor
8/7/2025	9939	251	Warr. Deed	0.00	\$0	DEVSA, INC
4/20/2020	8466	53	QCD	0.00	\$0	TKS DEVELOPMENT
11/14/2008	5764	121	Warr. Deed	0.00	\$0	BARBER, JAMES S
11/14/2008	5764	119	Warr. Deed	175.00	\$116,670	BARBER, GEORGE &
11/13/2008	5764	123	Warr. Deed	0.00	\$0	HESSKEW, KATHRYN B & JASON C
11/29/1996	0	0	Warr. Deed	165000.00	\$165,000	BARBER, STEPHEN H &~MARGARET G
12/29/1995	0	0	JT	450.00	\$300,000	THE AMERICAN NATIONAL BANK~OF LAWTO



Map

PROPERTY RECORD CARD



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com



TAX STATEMENT

TAX STATEMENTS

Tax Roll Inquiry

Comanche County Treasurer



Randi Burk, Treasurer

315 SW 5th St Suite 300 Lawton OK 73501

Phone: 580-355-5763

Fax: 580-581-4554

E-Mail: comcotreasurer@comanchecountyok.gov



Owner Name and Address

THE FIRST NATIONAL BANK & TRUST COMPANY
PO BOX 1130
CHICKASHA OK 73023-1130

Taxroll Information

Tax Year : 2025
Property ID : 02N12W-27-1-29979-271-0003
Location : 1201 NW 40TH ST LAWTON
School District : L08 LAWTON SCHOOLS-LAWTON
CITY Mills : 107.89
Type of Tax : Real Estate
Tax ID : 45747

Legal Description and Other Information:

27-2N-12W C T BEG AT A PT 749' (S89*56'03"W) & 850' (S00*24'04"W) OF NE/C NE/4, THN (S38*46'02"E) 318.20', THN (S00*24'04"W) 206.55', THN (N89*35'56"W) 195', THN (N00*24'04"E) 17.61', THN IN A NW'RLY DIR ALG SD E R/W LNE ALG A CURV TO THE LEFT HAV A RAD OF 336.08' & A LENGTH OF 229.75', THN (N38*46'02"W) ALG SD ET R/W LNE 100.41', THN NW'RLY DIR ALG SD E R/W LNE ALG A CURV TO THE RIGHT HAV A RAD OF 276.08' & A LENGTH OF 158.92', THN (S89*52'10"E) 193.39' TO POB 2.36 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	21367	Base Tax	2,305.00
Improvements	0	Penalty	0.00
Net Assessed	21367	Fees	0.00
		Payments	2,305.00
		Total Paid	2,305.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/26/2025	4793	Other	Taxes	2,305.00	LOCKBOX PMT DATED 11/25/2025



PROPERTY PHOTOS











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RC26-617

