



FOR SALE

COMFORT SUITES LAWTON NEAR FORT SILL

201 SE Interstate Dr, Lawton, OK 73501

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,500,000
Building Size:	52,928 SF
Lot Size:	1.5 Acres
Number of Rooms:	74
Price / SF:	\$87,837
Cap Rate:	2.24%
NOI:	\$145,797
Year Built:	2008
Renovated:	2021
Zoning:	Commercial
Market:	Lawton
Submarket:	Southwest Oklahoma

PROPERTY OVERVIEW

Comfort Suites Lawton Near Fort Sill is listed exclusively with Tabani Realty. The hotel was built in 2008 and most recently remodeled in 2021. The hotel has 74 spacious suites with interior corridors. The hotel has an overall living space of 52,928 SF across 4 floors. The property sits on 1.5 acres of land that is also included in the sale. The location for the hotel is ideal since it is located right off I-44 and has excellent highway access and visibility.

The Comfort Suites is located only 7 minutes away from the Apache Casino & Event Center and only 6 minutes away from the Comanche Nation Casino; 2 popular local attractions. Also nearby is the Lawton-Fort Sill Regional Airport located 10 minutes from the hotel. Other popular attractions nearby is the Wichita Mountain Wildlife Refuge and Lake Ellsworth. Additionally, the hotel is about 12 minutes away from Fort Sill Military Base.

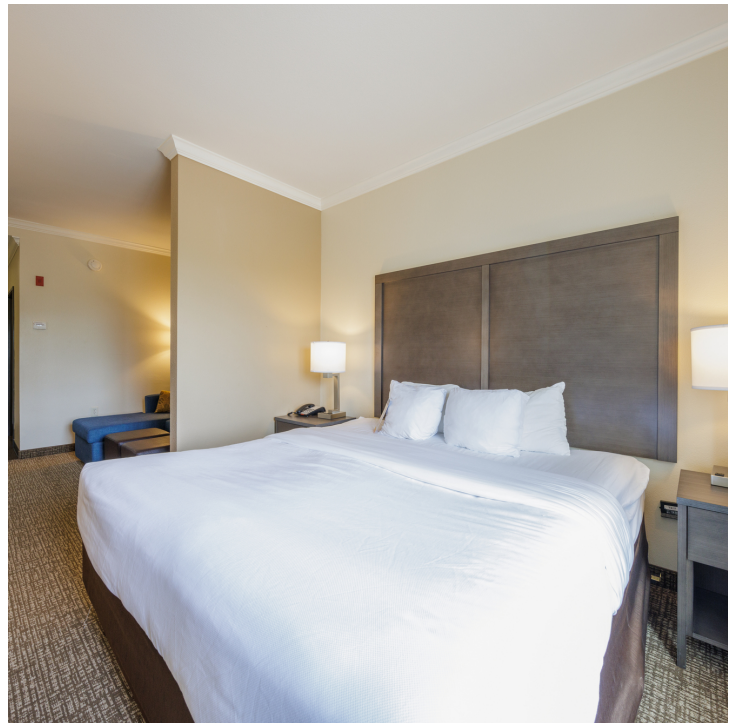
FOR ADDITIONAL INFORMATION

Please note that this is a brief informational flyer. To get more info, like financials and STR reports, please create an account on our website and sign an electronic confidentiality agreement by pushing the 'Hotel OM' button. Or contact us at info@tabanirealty.com for assistance.



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Additional Photos

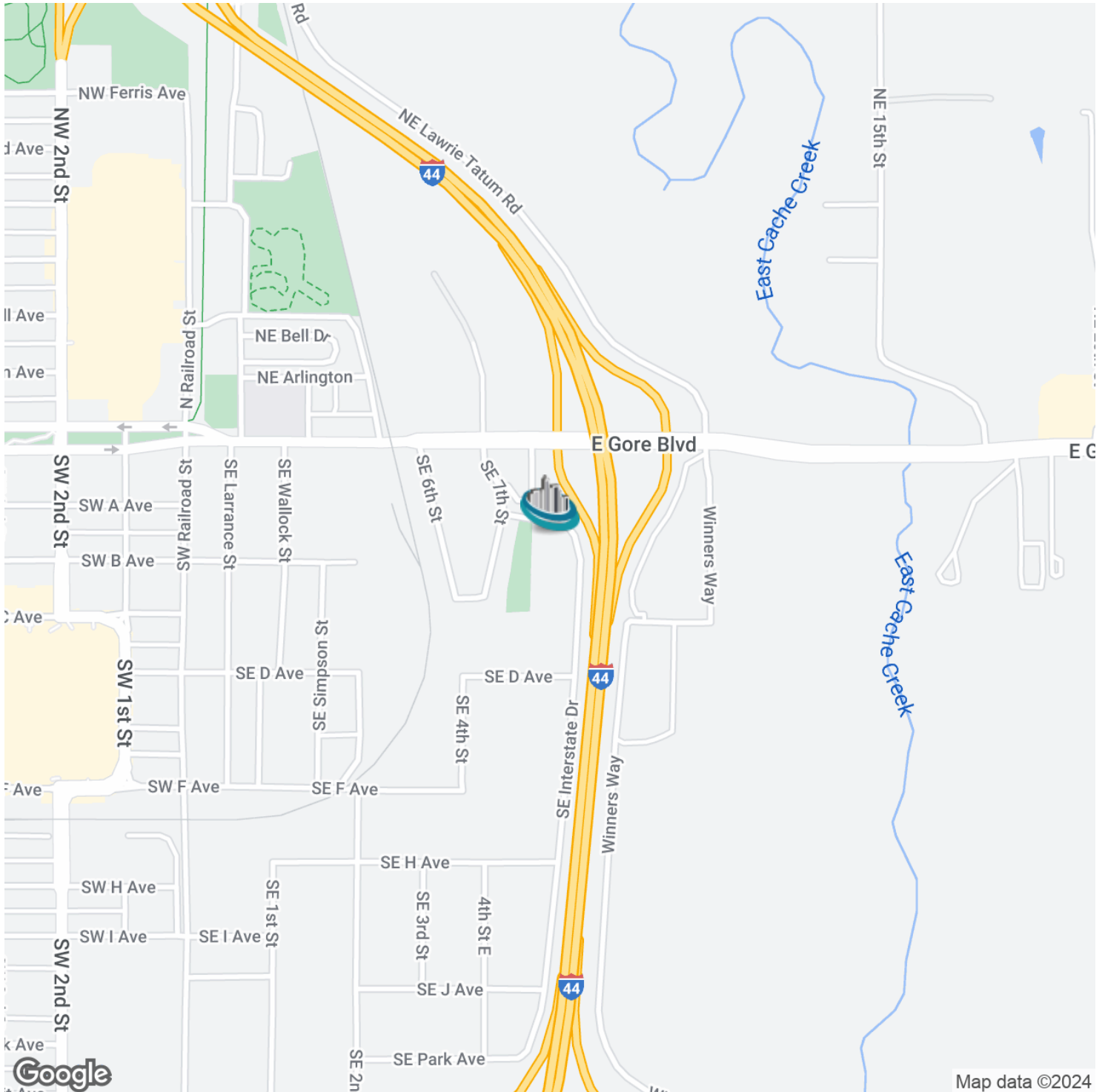




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Location Map

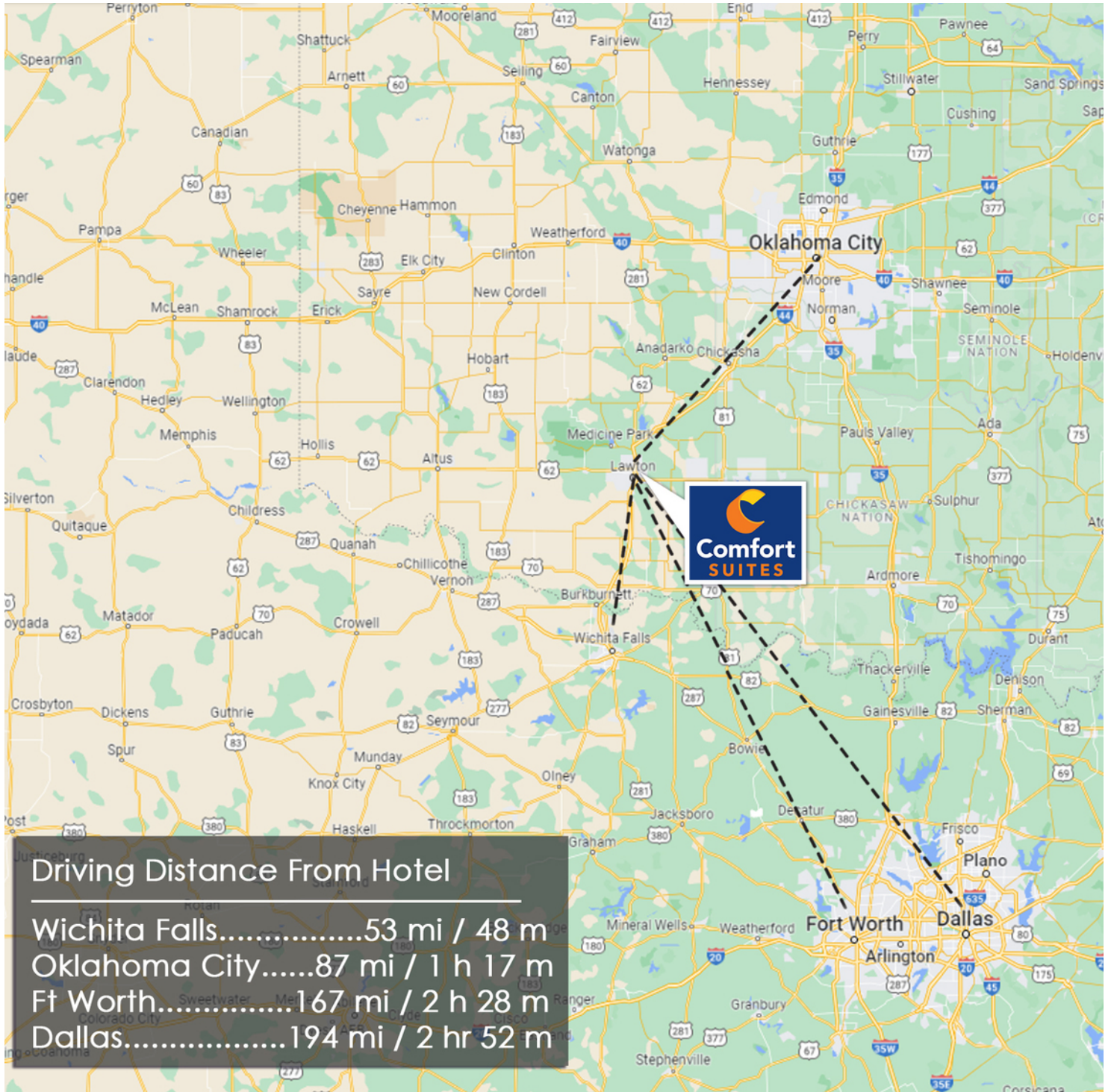




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Lawton Location

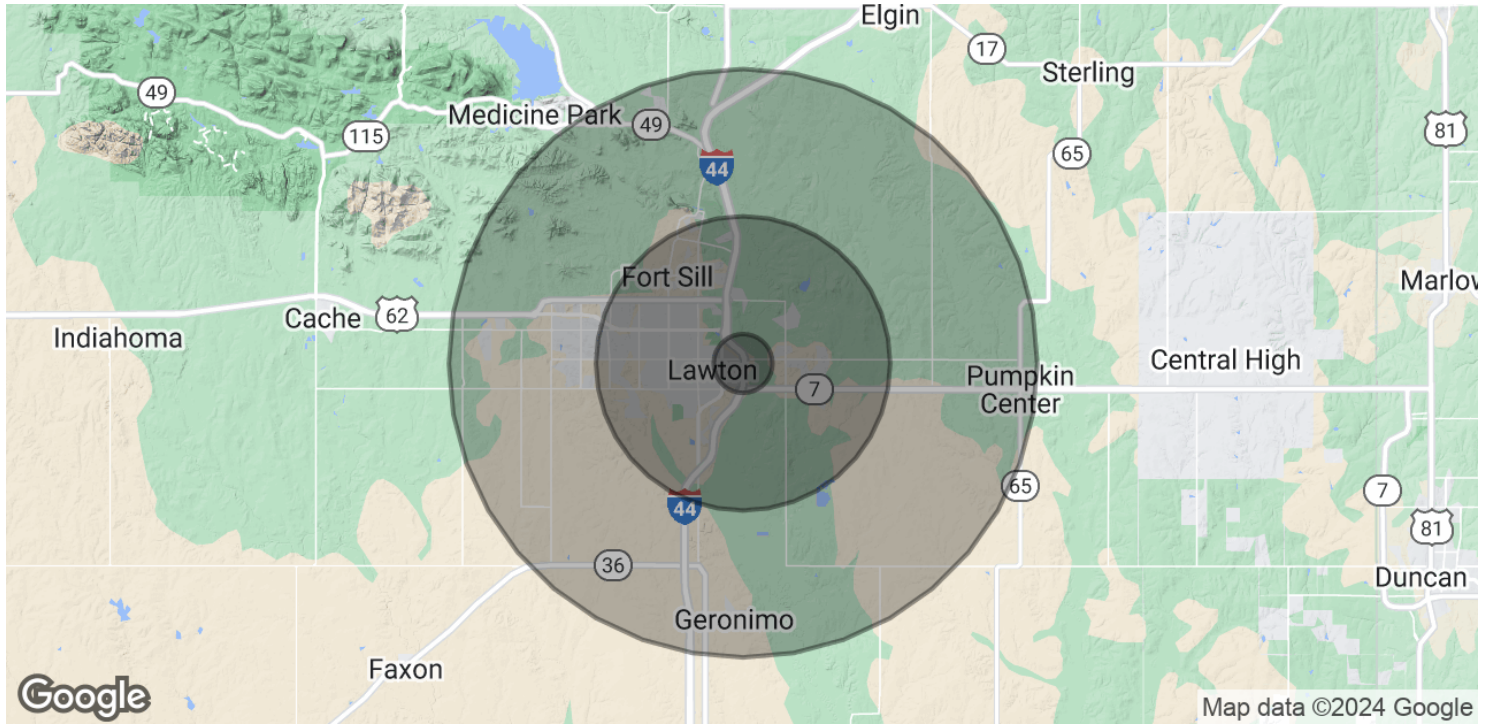




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,960	62,754	115,619
Average Age	35.5	31.9	32.1
Average Age (Male)	37.4	31.5	32.1
Average Age (Female)	30.8	32.4	32.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	758	23,753	41,863
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$44,385	\$45,725	\$52,433
Average House Value	\$89,275	\$95,919	\$127,360

* Demographic data derived from 2020 ACS - US Census



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