

PUBLIC AUCTION

Saturday, March 8, 2025

10:00 A.M.

6705 West Gore Boulevard Real Property Auction Lawton, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by TKS Development to offer at Public Auction 3 Parcels of Prime Development Property. The Real Property Consists of 3 Parcels: **Parcel 1** - 2.58 Acres at 6705 West Gore Boulevard (MLS-39043), **Parcel 2** - 1.75 Acres on North West 40th Street (MLS-39045) and **Parcel 3** - 2.07 Acres on North West 40th Street (MLS-39044). **Note:** Please Let It Be Very Clear, All Real Properties will be Offered at Public Auction from the 6705 West Gore Boulevard location.

Parcel 1: 6705 West Gore Boulevard - Woodland Hills Addition. The Real Property consists of 2.58 Acres currently Zoned Commercial C-1. The 2.58 Acres is conveniently located near Subway, EZ-GO, McDonalds and a United States Post Office. This Section of Gore Boulevard is Currently Under Construction with A Nice/Wide Sidewalk Adjacent to the Street. The Acreage has 250' Frontage on Gore Boulevard and the Depth of said Lot is 450'. A Great Commercial Building Site in a Good Neighborhood.

Directions: 6705 West Gore Boulevard; The Real Property is located just North of the Intersection of West Gore Boulevard and North West 67th Street - Zoned Commercial C-1.

Parcel 2: Lot 1-Block 18 North West 40th Street - Heinz Addition Part 10. The Real Property consists of 1.75 Acres currently Zoned Commercial C-4. The 1.75 Acres is conveniently located near Locke Supply, Home Depot, Starbucks Coffee and The Baymont Hotel. FYI: We Have A Certified Appraisal on file in our Office for this Parcel of Real Property for \$171,000.00 (10-11-2024).

Directions: From North West 38th Street; Go East on Elm Street to Auction Site. Location of the 1.75 Acres on North West 40th Street - Zoned Commercial C-4.

Parcel 3: Lot 1-Block 19 North West 40th Street - Heinz Addition Part 10. The Real Property consists of 2.07 Acres currently Zoned Residential R-4. FYI: The Real Property may be changed from R-1 to Commercial by a Formal Action from the City Of Lawton - City Council. We have a Certified Appraisal on file in our office for this Parcel of Real Property for \$123,000.00 (10-11-2024). The 2.07 Acres is conveniently located near Locke Supply, Home Depot, Starbucks Coffee and the Baymont Hotel.

Directions: From North West 38th Street; Go East on Elm Street to Auction Site. Location of the 1.75 Acres on North West 40th Street - Zoned Residential R-4.

Terms of Sale: 10% Earnest Money on Real Property on the Day of Sale. Balance due at Closing upon Delivery of Title and Deed. Note: The Real Property may be Purchased Prior to the Public Auction. Please call the Auction Company for Listings and Details.

Preview of Public Auction: Will be held Saturday Morning, March 8, 2025 from 8:00 am to 10:00 am. Announcements made day of Auction supersede all other Advertisements. Please plan to attend this Auction or call Gary at 580-467-2248 for questions.

Auctioneer's Note: These are 3 Parcels of Prime Development Property in a Great Location. The Real Property will be offered at Public Auction at 10:00 a.m. Sharp.

(Auctioneer/Broker) email: garymcriswell@gmail.com(Cell Phone)

Gary Criswell Auction Service & Real Estate, Inc.
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