

Bellaire The Apartment Community



Built in 1970, this solid multifamily community features top-tier amenities with a broad range of floor plans, and has undergone significant capital improvement from the current ownership. **Bellaire** enjoys close proximity to the major employers, retailers, and educational institutions of the area, providing the widest possible range of housing options to potential residents. With its ideal combination of location, upgrades, maintenance, and strong upside potential, **Bellaire** represents an exceptional opportunity for growth in the Lawton multifamily market.

Bellaire enjoys close proximity (under 10 miles) to Fort Sill, the region's top employer and one of the largest in Oklahoma. Unlike many military communities, Fort Sill has benefited from recent military base realignments and closures, growing to over 21,000 permanent and temporary military and civilian employees. Following recent consolidations Fort Sill is now home to integrated training services for all branches of the military, and Lawton continues to benefit from the technical expertise of personnel trained by Fort Sill following their exit from the military.

Bellaire has undergone capital improvements that take the property well beyond its 1970s vintage, including energy efficient windows and doors, new roofs, resurfaced parking lots, and unit upgrades. Additionally, **Bellaire** tenants enjoy numerous amenities such as a dog park, two playgrounds, one swimming pool, and an advanced laundry room featuring mobile notification.

Bellaire shows strong upside potential to grow occupancy and rental rates through additional exterior and interior improvements. With Lawton's long-term economic outlook benefiting from strength and growth at Fort Sill and other major area employers, **Bellaire** is well-positioned to capitalize on its prime location and strong market fundamentals.