



CREEK|CRE

INDUSTRIAL INVESTMENT FOR SALE

3275 E
WATERLOO RD

FULLY LEASED
CANNABIS
PARK

3275 E Waterloo Rd, Edmond, OK 73034

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JUNE 17, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,395,000
Building Size:	22,400 SF
Lot Size:	1.18 Acres
Number of Units:	14
Price / SF:	\$106.92
Cap Rate:	10.82%
NOI:	\$259,200
Year Built:	2020

PROPERTY OVERVIEW

Built in 2020, 3275 E Waterloo Rd was designed to accommodate cannabis cultivators seeking a turnkey grow facility. Each building on the property was specifically built in compliance with OMMA regulations and has continued to stay in compliance with ever evolving regulations in the industry. In turn this property has become a hub for boutique growers in the Medical Marijuana space. Since completion, occupancy levels have stayed high, given the limited availability of this type of space in the OKC metro. The property features 12 individual grow buildings, on site restrooms, and an administrative office. Currently at 100% occupancy, 3275 E Waterloo Rd boasts a high cap rate of 10.82%.

PROPERTY HIGHLIGHTS

- 12 Flex Industrial Buildings (1,800 SF per Building)
- 1 Administrative Office
- 100% Leased (All OMMA Compliant Cannabis Grow Facilities)
- 10.82% CAP Rate
- Consistent Occupancy
- Highly Desirable Facilities for Medical Marijuana Industry
- Easy Access to I-35

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ADDITIONAL PHOTOS



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RENT ROLL

3275 E Waterloo

5/18/26

Suite/Unit #	Square	Lease Start	Lease End	Current Rent	License Name
100	1800	04/01/2028	4/1/31	\$2,000.00	Pho 20 Enterprises
110	1800	04/01/2028	04/01/2031	\$2,000.00	Moab Farms
120	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
130	1800	4/1/26	4/1/31	\$2,000.00	Nuggetry
140	1800	4/1/26	4/1/31	\$2,000.00	Sweets Cannabis
150	1800	4/1/26	4/1/31	\$2,000.00	Sweets Cannabis
160	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
170	1800	4/1/26	4/11/31	\$2,000.00	Moab Farms
180	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
190	1800	3/1/26	3/1/29	\$2,250.00	The Strain Train LLC
200	1800	3/1/26	3/1/29	\$2,250.00	Okla Stone LLC
210	1800	3/1/26	3/1/29	\$2,250.00	Crank Broz LLC
Office	800	4/1/25	4/1/28	\$400.00	

Total Sq ft 22400 **RENT** \$26,150.00

TOTAL RENT \$26,150.00

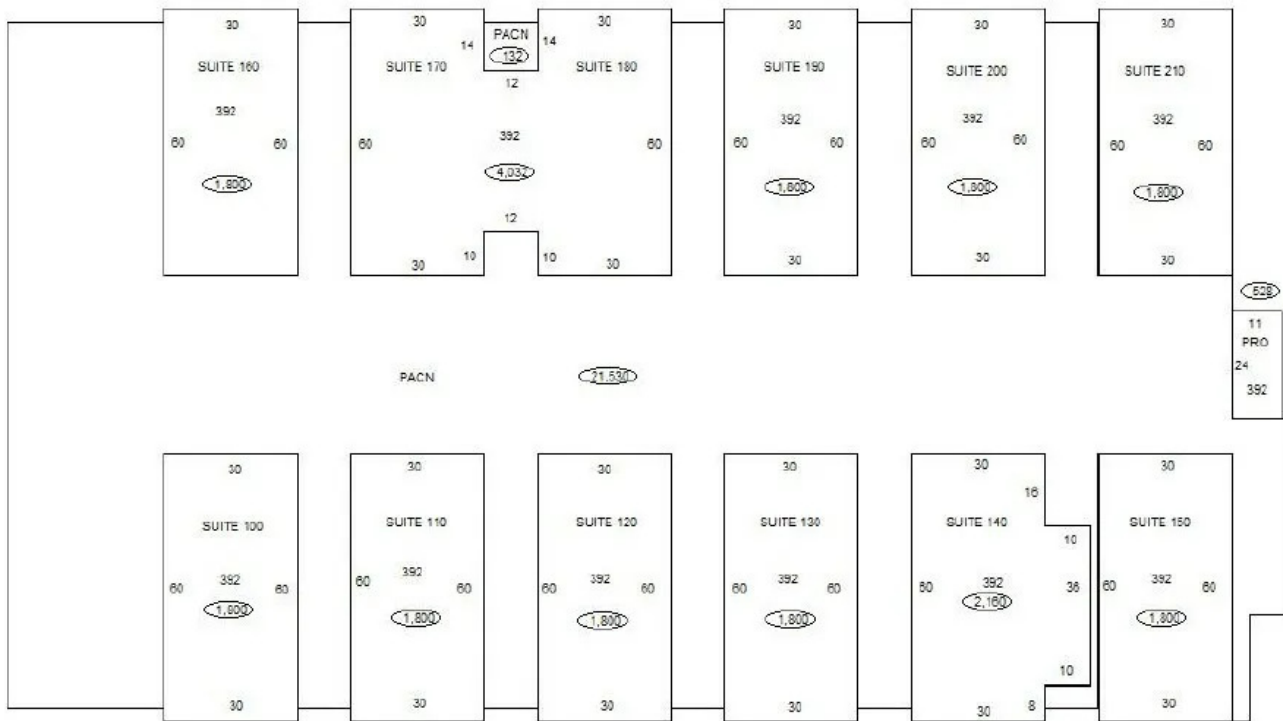
Annual Taxes 24,000 2000/ month
Annual Insurance 13,500 1125/ month
Annual Trash 3800 300/ month
Annual lawn / 1500 175/ month

Total 42,800 \$3,550 \$301,800.00

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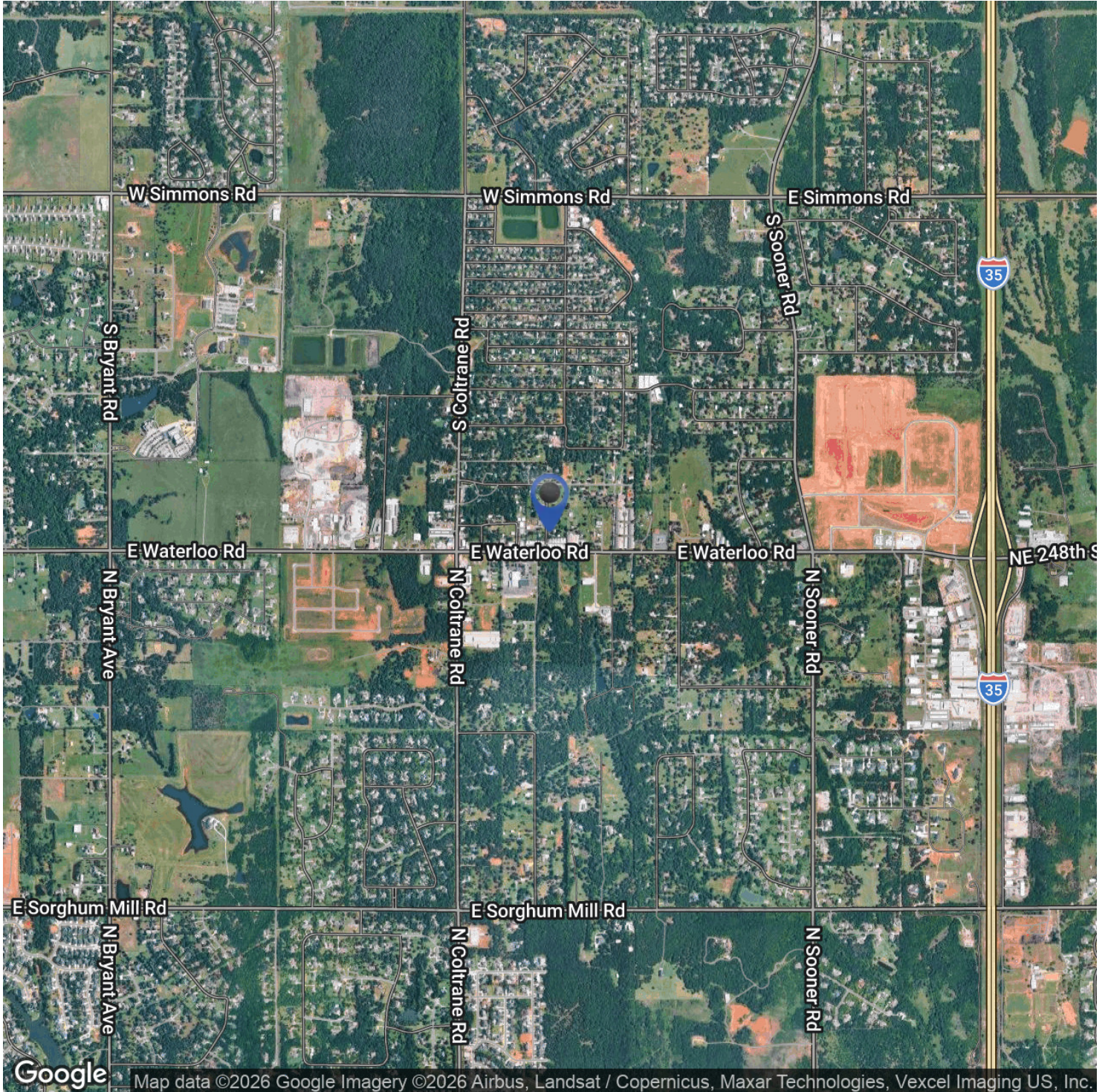
SITE PLANS



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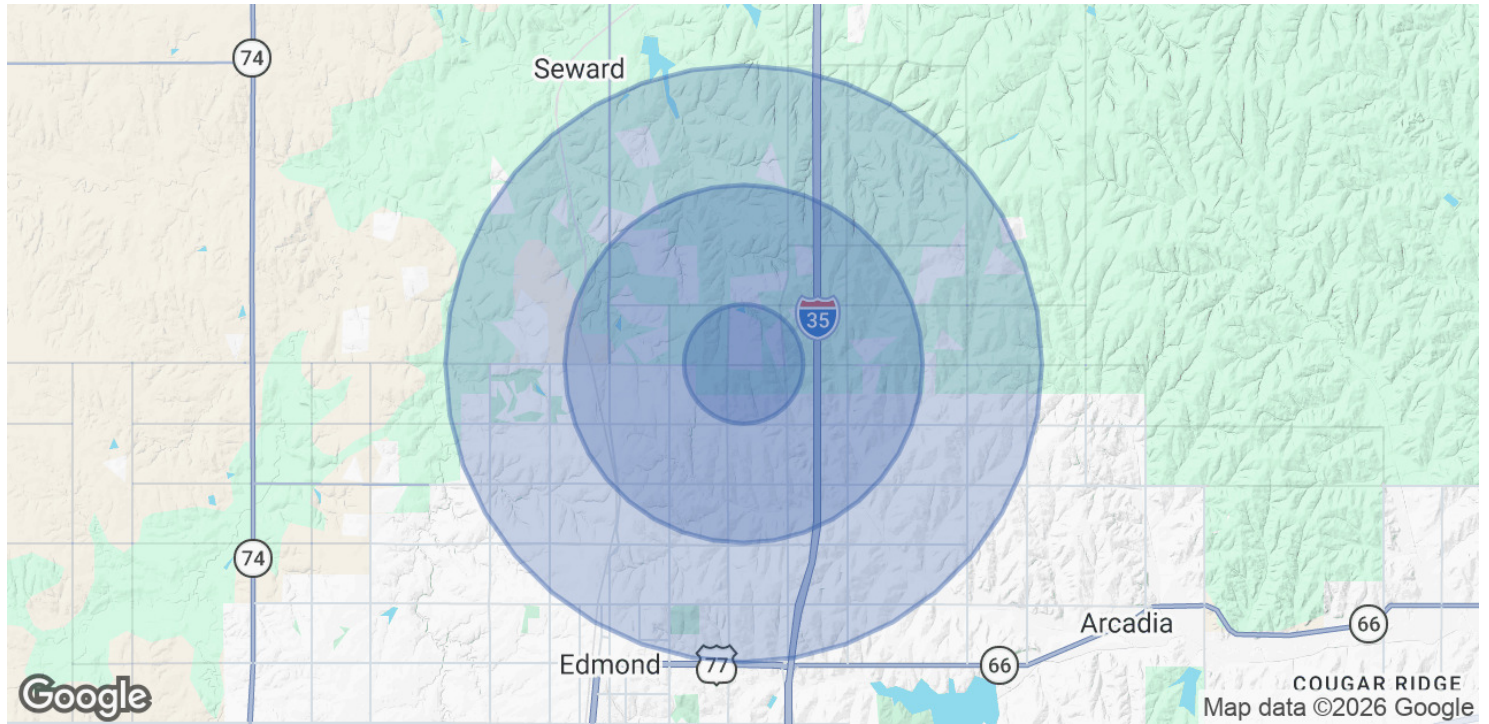
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,524	19,304	62,773
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	877	6,482	22,525
# of Persons per HH	2.9	3	2.8
Average HH Income	\$124,303	\$174,494	\$160,336
Average House Value	\$350,268	\$474,386	\$433,526

2020 American Community Survey (ACS)

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