



CREEK|CRE

INDUSTRIAL INVESTMENT FOR SALE

3275 E  
WATERLOO RD

FULLY LEASED  
CANNABIS  
PARK

3275 E Waterloo Rd, Edmond, OK 73034

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

MARCH 26, 2026

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,630,000
Building Size:	22,400 SF
Lot Size:	1.18 Acres
Number of Units:	14
Price / SF:	\$117.41
Cap Rate:	11.0%
NOI:	\$289,200
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 11%.

### PROPERTY HIGHLIGHTS

- 12 Flex Industrial Buildings (1,800 SF per Building)
- 1 Administrative Office
- 100% Leased (All OMMA Compliant Cannabis Grow Facilities)
- 11% CAP Rate
- Consistent Occupancy
- Highly Desirable Facilities for Medical Marijuana Industry
- Easy Access to I-35

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

## ADDITIONAL PHOTOS



**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

## RENT ROLL

### 3275 E Waterloo Rent Roll

**Property** DE Holdings  
**Property** 3275 E Waterloo

**Date Last** 3/25/26

**Email:**

**Phone:**

Unit Type	Suite/Unit #	Square	Lease Start	Lease End	Current Rent	License Name
Industrial	100	1800	04/01/2026	4/1/31	\$2,300.00	Pho 20 Enterprises
Industrial	110	1800	04/01/2026	04/01/2031	\$2,000.00	Moab Farms
Industrial	120	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
Industrial	130	1800	4/1/26	4/1/31	\$2,300.00	Nuggetry
Industrial	140	1800	4/1/26	4/1/31	\$2,300.00	Sweets Cannabis
Industrial	150	1800	4/1/26	4/1/31	\$2,300.00	Sweets Cannabis
Industrial	160	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
Industrial	170	1800	4/1/26	4/11/31	\$2,000.00	Moab Farms
Industrial	180	1800	4/1/26	4/1/31	\$2,000.00	Moab Farms
Industrial	190	1800	3/1/26	3/1/29	\$2,550.00	The Strain Train LLC
Industrial	200	1800	3/1/26	3/1/29	\$2,550.00	Okla Stona LLC
Industrial	210	1800	3/1/26	3/1/29	\$2,550.00	Crank Broz LLC
Industrial	Office	800	4/1/25	4/1/28	\$800.00	DE Holdings

**Total Sq ft** 22400 **RENT** \$27,650.00

**TOTAL RENT** \$27,650.00

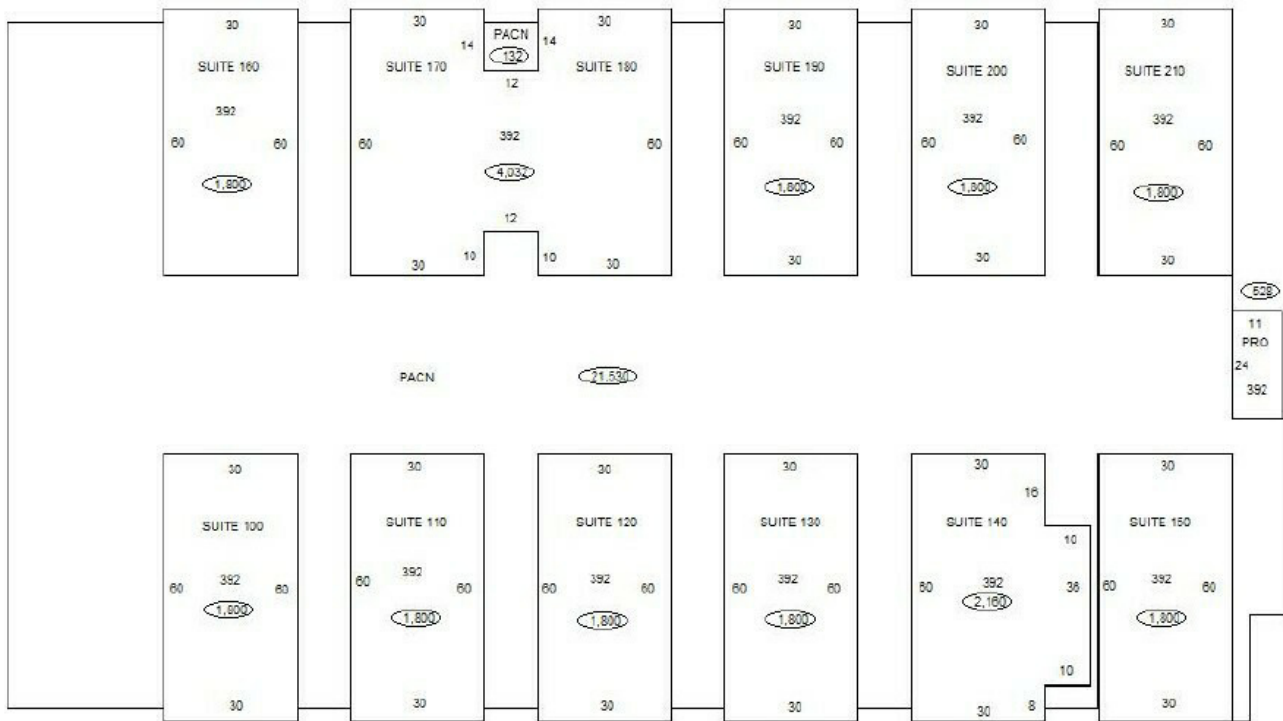
**Annual Taxes** 24,000 2000/ month  
**Annual Insurance** 13,500 1125/ month  
**Annual Trash** 3600 300/ month  
**Annual lawn /** 1500 175/ month

**Total** 42,600 \$3,550 \$331,800.00

**ETHAN SLAVIN**  
 405.830.0252  
 ethan@creekcre.com

**AJ TOLBERT**  
 630.843.1989  
 aj@creekcre.com

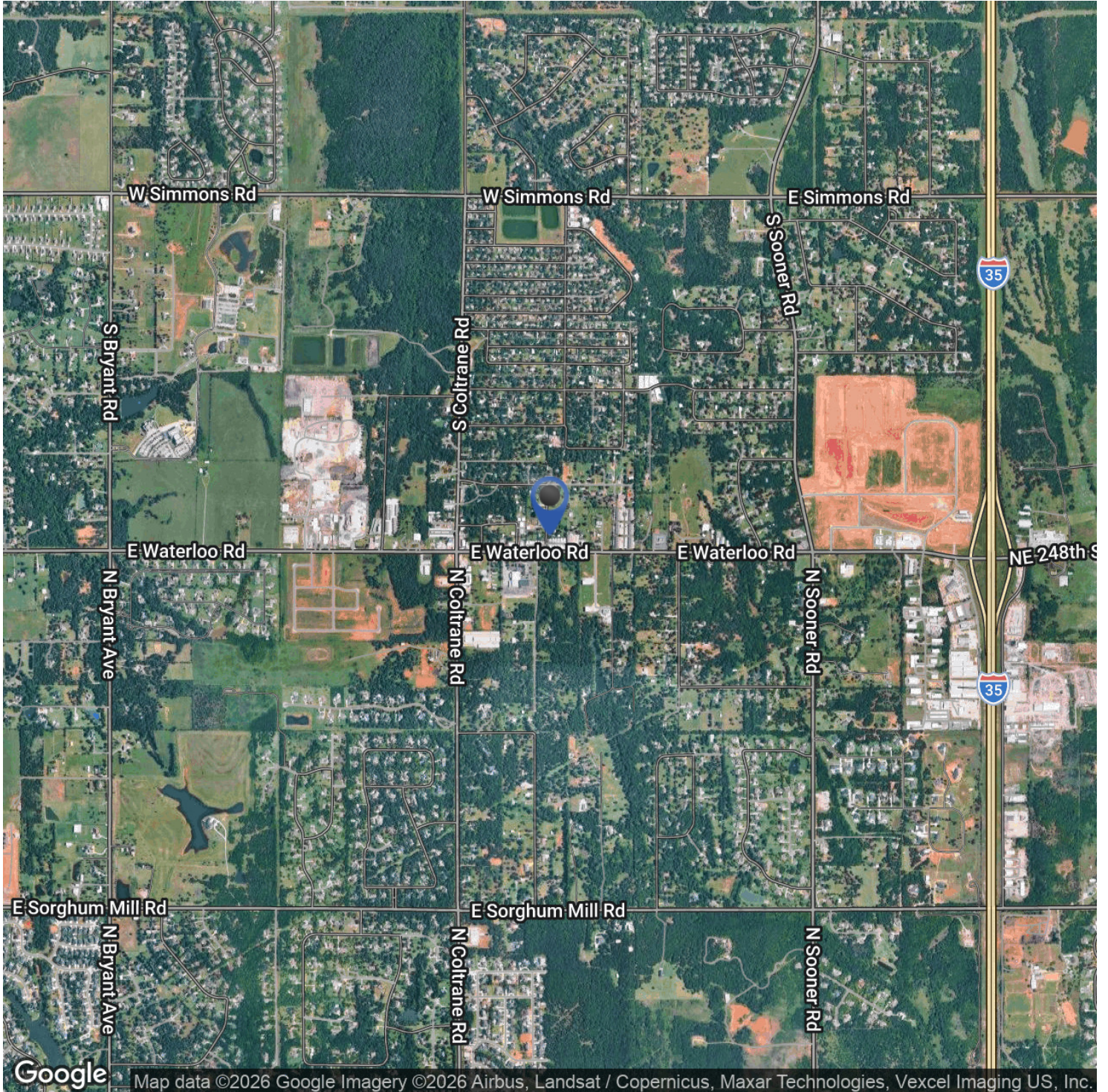
## SITE PLANS



**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

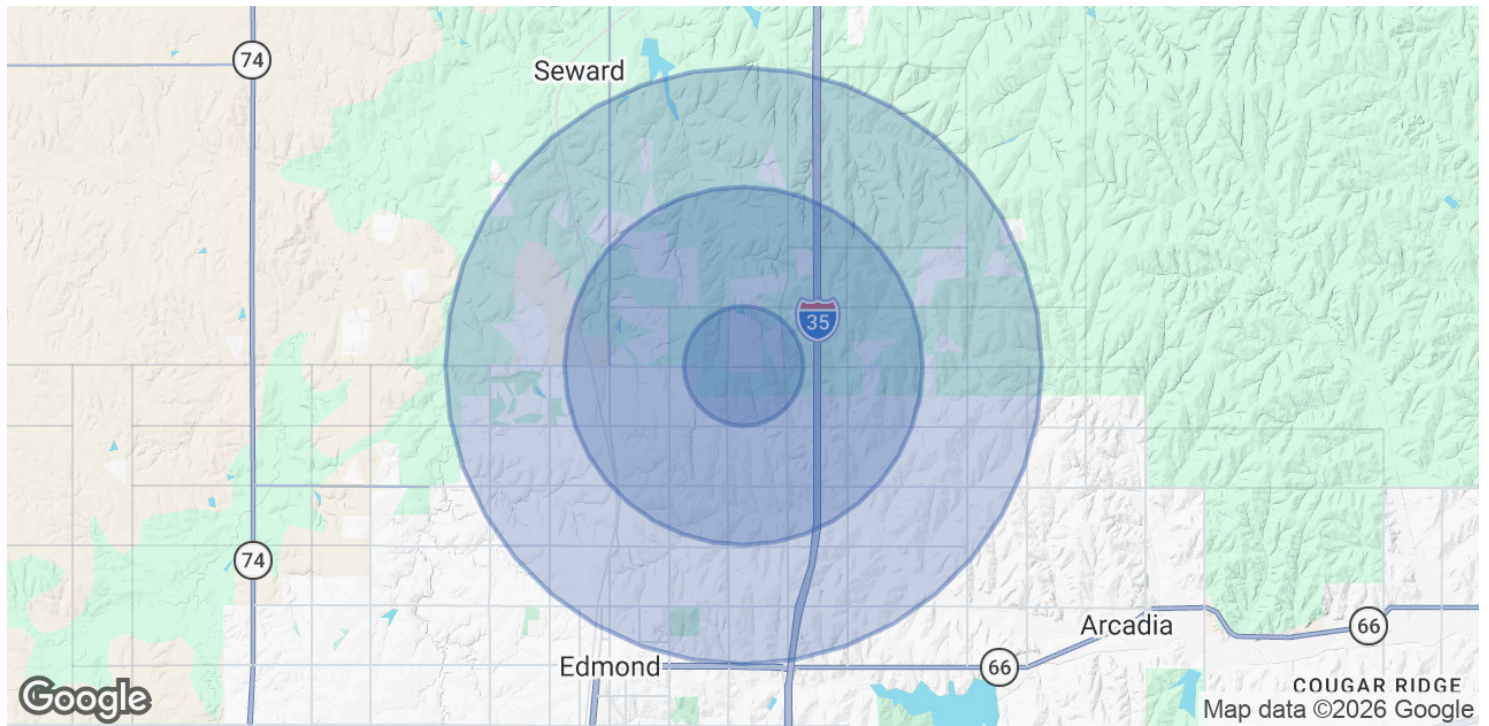
## LOCATION MAP



**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

## 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

Demographics data derived from AlphaMap

**ETHAN SLAVIN**  
 405.830.0252  
 ethan@creekcre.com

**AJ TOLBERT**  
 630.843.1989  
 aj@creekcre.com