



CREEK|CRE

INDUSTRIAL INVESTMENT FOR SALE

3275 E
WATERLOO RD

FULLY LEASED
CANNABIS
PARK

3275 E Waterloo Rd, Edmond, OK 73034

ETHAN SLAVIN
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JANUARY 14, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,638,181.82
Building Size:	22,400 SF
Lot Size:	1.18 Acres
Number of Units:	14
Price / SF:	\$117.78
Cap Rate:	11.0%
NOI:	\$290,200
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

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ADDITIONAL PHOTOS



ETHAN SLAVIN
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RENT ROLL

3275 E Waterloo Rent Roll

Property **DE Holdings**
 Property 3275 E Waterloo

Date Last 1/9/26
 Email:
 Phone:

Unit Type	Suite/Unit #	Square	Lease Start	Lease End	Current Rent	CAM & Water	Notes
Industrial	100	1800	05/01/2025	5/1/27	\$2,000.00	\$300	Pho 20 Enterprises COO in compliance
Industrial	110	1800	05/01/2025	05/01/2027	\$2,000.00	\$300	Pho 20 Enterprises COO in compliance
Industrial	120	1800	6/1/24	6/1/27	\$2,200.00	\$300	Moab Farms COO in compliance
Industrial	130	1800	6/1/24	6/1/27	\$2,200.00	\$300	Nuggetry Farms COO in compliance
Industrial	140	1800	2/1/22	2/1/27	\$2,000.00	\$300	Sweets COO in compliance
Industrial	150	1800	2/1/22	2/1/27	\$2,000.00	\$300	Sweets COO in compliance
Industrial	160	1800	3/15/25	3/15/27	\$2,000.00	\$300	Moab Farms COO in compliance
Industrial	170	1800	3/15/25	3/15/27	\$2,000.00	\$300	Moab Farms COO in compliance
Industrial	180	1800	3/15/25	3/15/27	\$2,000.00	\$300	Moab Farms COO in compliance
Industrial	190	1800	5/1/25	5/31/27	\$2,400.00	\$300	The Strain Train COO in compliance
Industrial	200	1800	5/1/25	5/31/27	\$2,400.00	\$300	Okla Stona COO in compliance
Industrial	210	1800	5/1/25	5/31/27	\$2,400.00	\$300	Crank Broz COO in compliance
Industrial	Office	800	4/1/25	4/1/27	\$500.00	\$0	DE holdings COO in compliance

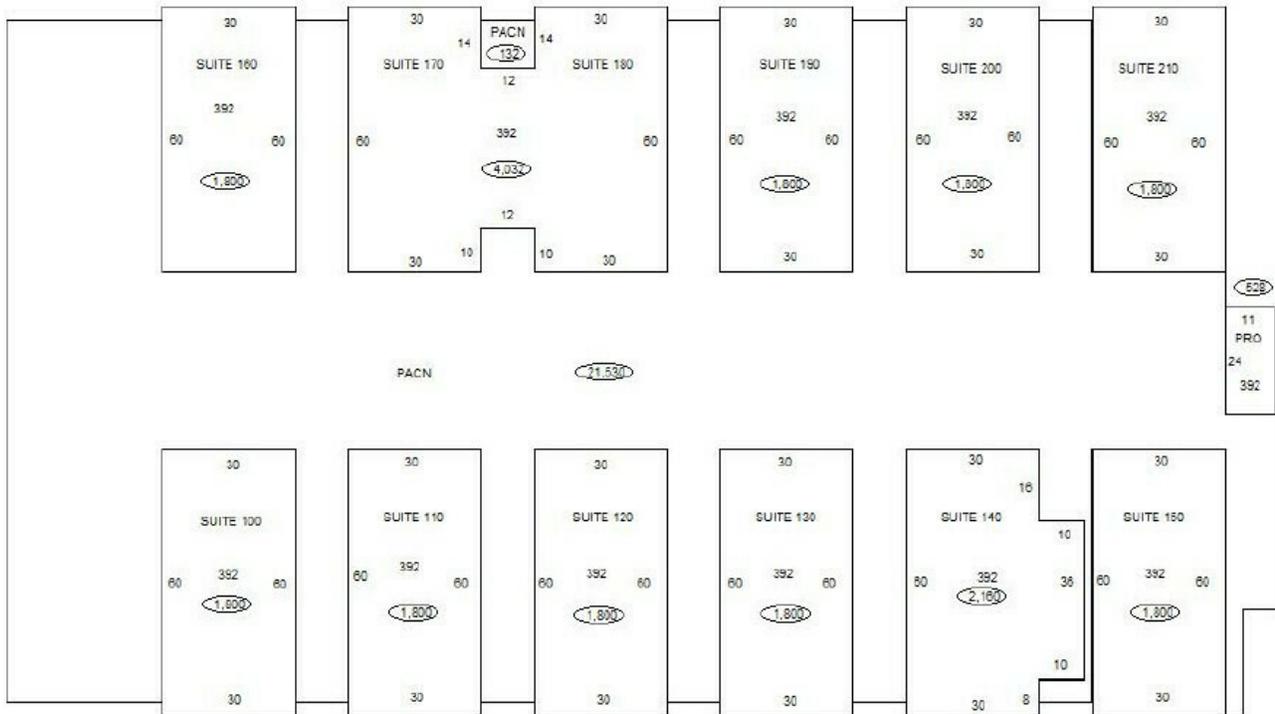
Total Sq ft 22400
RENT \$26,100.00
 Water & CAM \$3,600.00
TOTAL RENT \$29,700.00

Annual Taxes 24,000 2000/ month
Annual Insurance 13,500 1125/ month
 Annual Trash 3600 300/ month
 Annual lawn / 2100 175/ month
 Annual water 23000
Total 66,200 \$5,517

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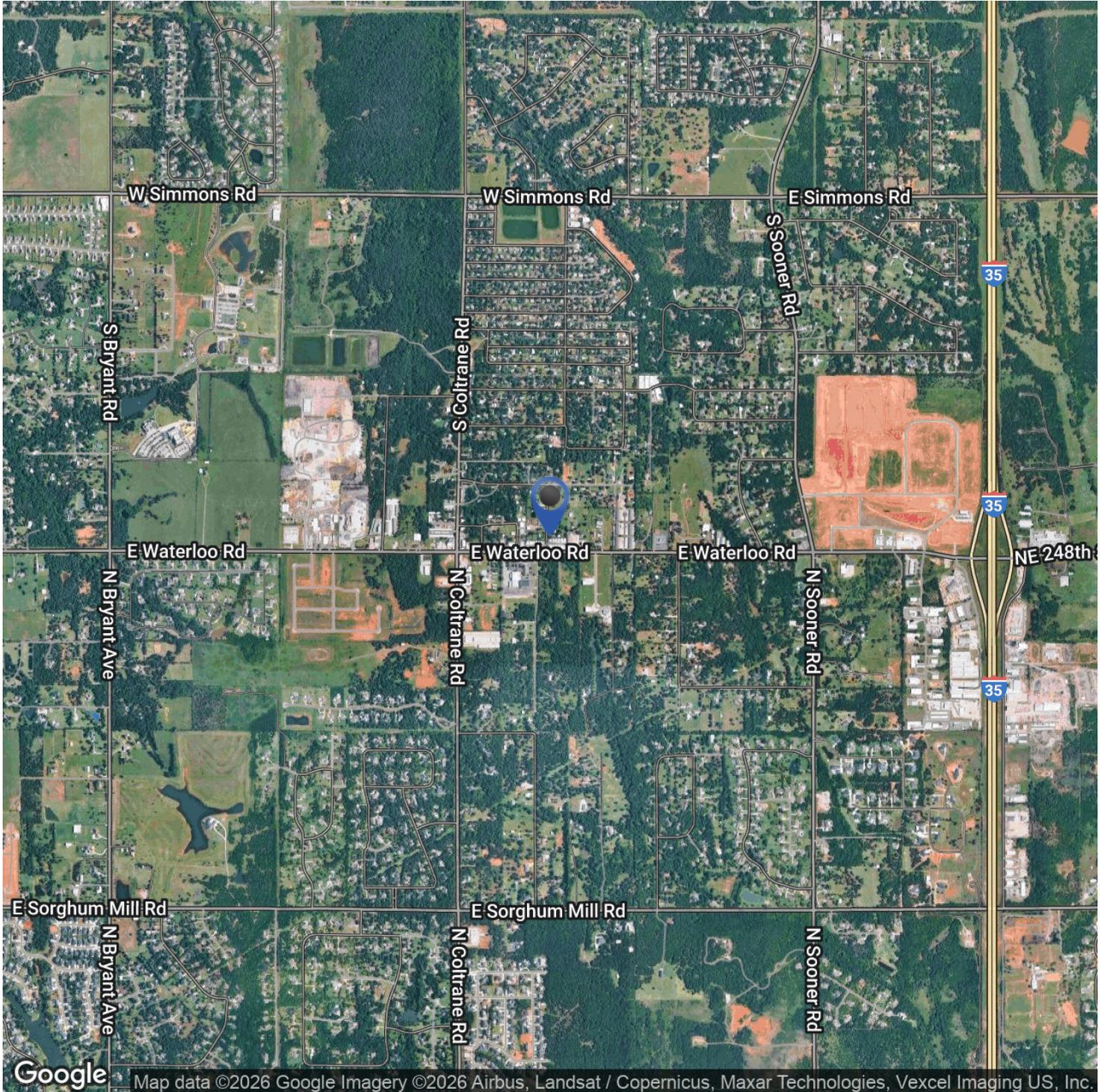
SITE PLANS



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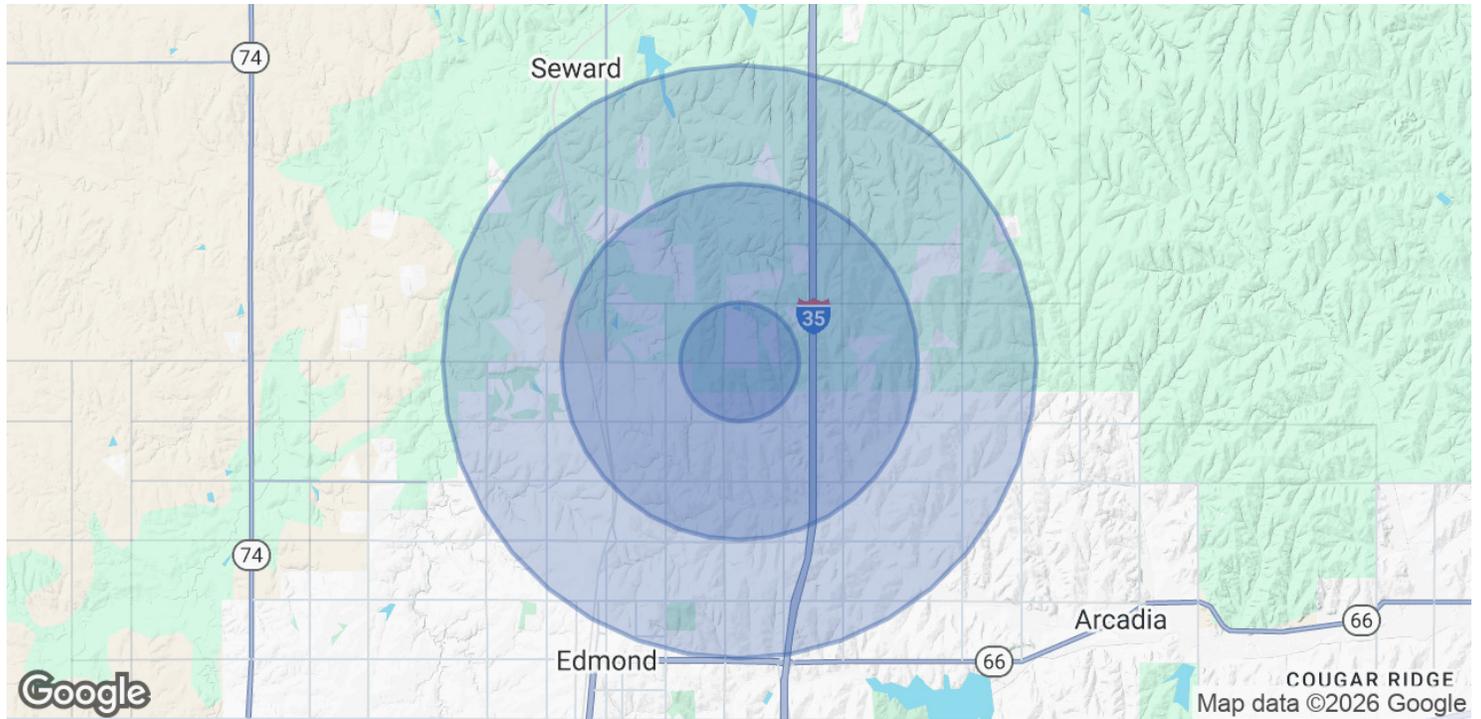
LOCATION MAP



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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

Demographics data derived from AlphaMap

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