

FOR SALE

EDMOND SOONER ROAD INDUSTRIAL PARK

11880 South Sooner Road
Edmond, OK 73034

JOHNNY STRADAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,275,000
Total Building(s) SF:	72,602 SF
Lot Size:	7.5 Acres
# of Buildings:	14 Total Buildings
Price / SF:	\$72
Zoning:	Unincorporated
Market:	Oklahoma City Metro
Submarket:	Edmond and Guthrie
In-place Income:	\$393,482.40 per yr

PROPERTY OVERVIEW

Located in North Edmond at the northeast corner of S. Sooner Road and E. Charter Oak Road (across the street from the Koala Industrial Park), this 14 building industrial complex features buildings ranging from approximately 3,200 SF to 9,600 SF, with a variety of sizes in between. The property offers in-place income today and significant upside potential, with vacant buildings providing a clear value add opportunity for a new owner to increase cash flow through lease up or potentially sell individual buildings separately to owner users or investors.

PROPERTY HIGHLIGHTS

- (4) buildings at 3,200 SF - (5) buildings at 4,000 SF - (3) buildings at 7,000 SF - (1) building at 9,000 SF - (1) building at 9,600 SF
- 6 buildings feature frontage along S. Sooner Road for visibility
- Each building features one to two overhead doors (14' x 14', 12' x 12', and 10' x 12')
- All buildings have 480V, 3-phase electricity with a minimum of 600-1,000 amps
- All buildings are individually metered and include gas service and spray-in insulation
- 11 buildings are served by rural water; 3 buildings are on a private well
- Multiple buildings include radiant heaters and HVAC systems remaining from prior tenants
- Currently generating \$393,482.40 in annual rental income, with substantial value add potential for future growth

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ADDITIONAL PHOTOS



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BUILDING OUTLINE - 14

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
11760	Leased	3,200 SF	4.41%	\$9.94	\$31,800	2/1/22	2/1/27
11770	Vacant	3,200 SF	4.41%	-	-	-	-
11780	Leased	3,200 SF	4.41%	\$5.27	\$16,868	2/1/20	MTM
11840	Leased	3,209 SF	4.42%	\$7.25	\$23,280	2/1/20	MTM
11860	Vacant	4,012 SF	5.53%	-	-	-	-
11880	Vacant	4,016 SF	5.53%	-	-	-	-
11842	Leased	4,006 SF	5.52%	\$7.95	\$31,848	12/22/25	MTM
11862	Vacant	4,007 SF	5.52%	-	-	-	-
11882	Leased	4,005 SF	5.52%	\$7.95	\$31,840	MTM	MTM
11844	Vacant	7,043 SF	9.70%	-	-	-	-
11864	Vacant	7,000 SF	9.64%	-	-	-	-
11884	Leased	7,029 SF	9.68%	\$10.29	\$72,298	4/11/22	MTM
11892A	Leased	9,045 SF	12.46%	\$10.33	\$93,465	4/30/21	MTM
11892B	Leased	9,630 SF	13.26%	\$9.69	\$93,291	4/30/21	MTM
TOTALS		72,602 SF	100.01%		\$394,690		

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SITE PLANS (SEE YELLOW)

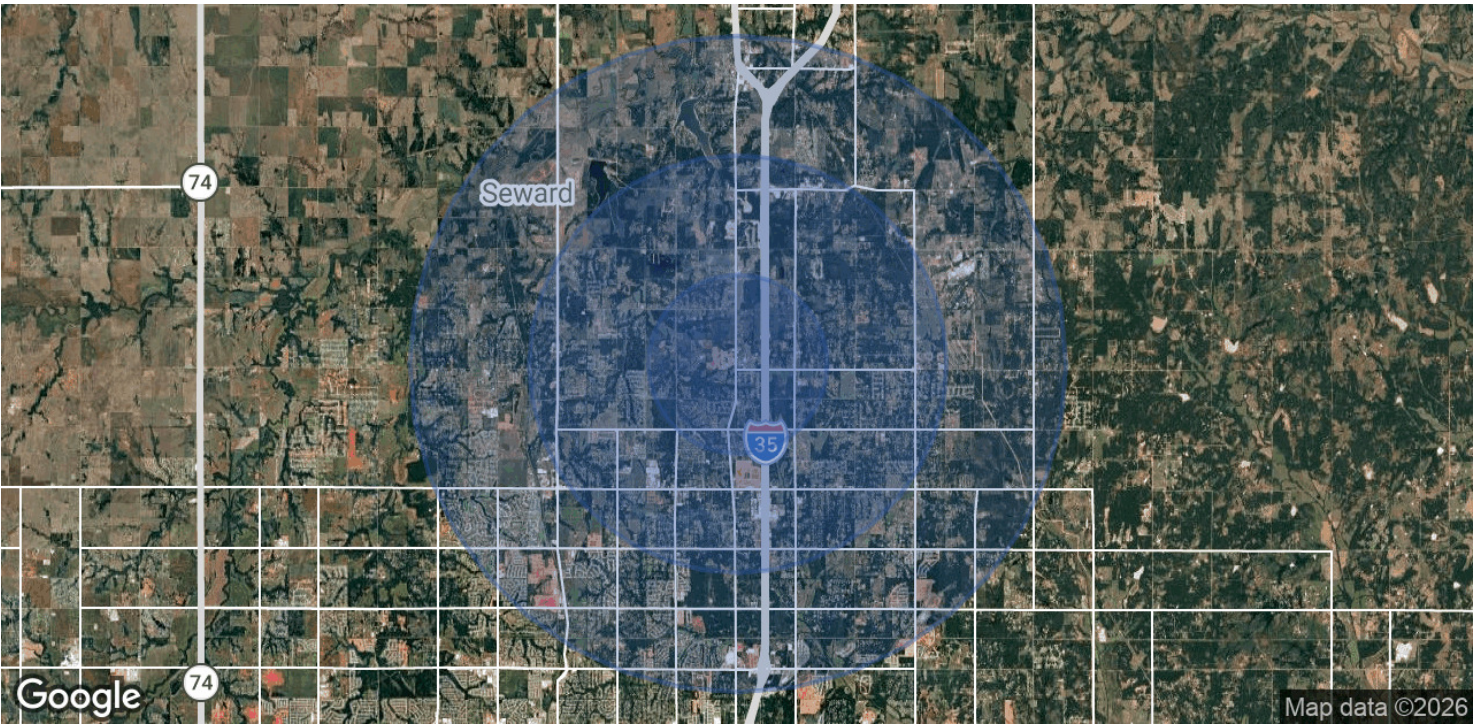


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A satellite map of the Oklahoma City area. A blue callout box points to a location on a road, labeled "11880 South Sooner Road". The map shows major highways including I-35, I-40, I-44, I-240, and US-77. Numerous cities and towns are labeled, such as Lovell, Mulhall, Crescent, Guthrie, Meridian, Seward, Edmond, Arcadia, Luther, Wellston, Ross, Jones, Choctaw, Harrah, McCloud, Del City, Valley Brook, Bethany, Nichols Hills, Forest Park, Spencer, Yukon, Piedmont, Cashion, Twin Lakes, Cedar Valley, Cimarron City, Langston, Goodnight, Perkins, and Andover. A compass rose is visible in the bottom right corner, and the Google logo is in the bottom left. Map data is dated 2026.

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

DEMOGRAPHICS MAP & REPORT



POPULATION	1.5 MILES	3.5 MILES	5.5 MILES
Total Population	2,579	16,043	45,414
Average Age	39	39	39
Average Age (Male)	39	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	958	5,549	15,726
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$114,020	\$142,664	\$170,589
Average House Value	\$252,179	\$334,466	\$435,401

Demographics data derived from AlphaMap

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