



CREEK|CRE

FOR SALE

EDMOND SOONER ROAD INDUSTRIAL PARK

11880 South Sooner Road
Edmond, OK 73034

JOHNNY STRADAL

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JULY 02, 2026

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:	\$239,282 per yr
Pro-Forma Income:	\$572,079 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 1 to 2 overhead doors (14' x 14', 12' x 12', and 10' x 12'), & bathrooms
- 480V, 3-phase with a min of 600-1,000 amps inside, outside each bldg is 500 or 1,000 KVA.
- 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
- Substantial value add potential for future growth as evidenced by the pro forma rental roll.
- Lower than replacement build cost.

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ADDITIONAL PHOTOS



One of the 14 Buildings



Looking East over Sooner Road



Looking West towards Sooner Road



One of the 14 Buildings



Looking North East towards the 3 buildings on the North

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PRO FORMA RENT ROLL OUTLINE

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%	\$8.50	\$27,200	Pro Forma	-
11780	Leased	3,200 SF	4.41%	\$5.27	\$16,868	2/1/20	MTM
11840	Leased	3,209 SF	4.42%	\$7.23	\$23,215	2/1/20	MTM
11860	Vacant	4,012 SF	5.53%	\$7.50	\$30,090	Pro Forma	-
11880	Vacant	4,016 SF	5.53%	\$7.92	\$31,800	MTM	-
11842	Leased	4,006 SF	5.52%	\$7.94	\$31,800	12/22/25	MTM
11862	Leased	4,007 SF	5.52%	\$7.94	\$31,800	MTM	MTM
11882	Vacant	4,005 SF	5.52%	\$7.50	\$30,038	Pro Forma	-
11844	Vacant	7,043 SF	9.70%	\$7.50	\$52,823	Pro Forma	-
11864	Vacant	7,000 SF	9.64%	\$7.50	\$52,500	Pro Forma	-
11884	Leased	7,029 SF	9.68%	\$10.24	\$72,000	4/11/22	MTM
11892B	Vacant	9,630 SF	13.26%	\$7.50	\$72,225	Pro Forma	-
11892A	Vacant	9,045 SF	12.46%	\$7.50	\$67,838	Pro Forma	-
TOTALS		72,602 SF	100.01%		\$571,996		

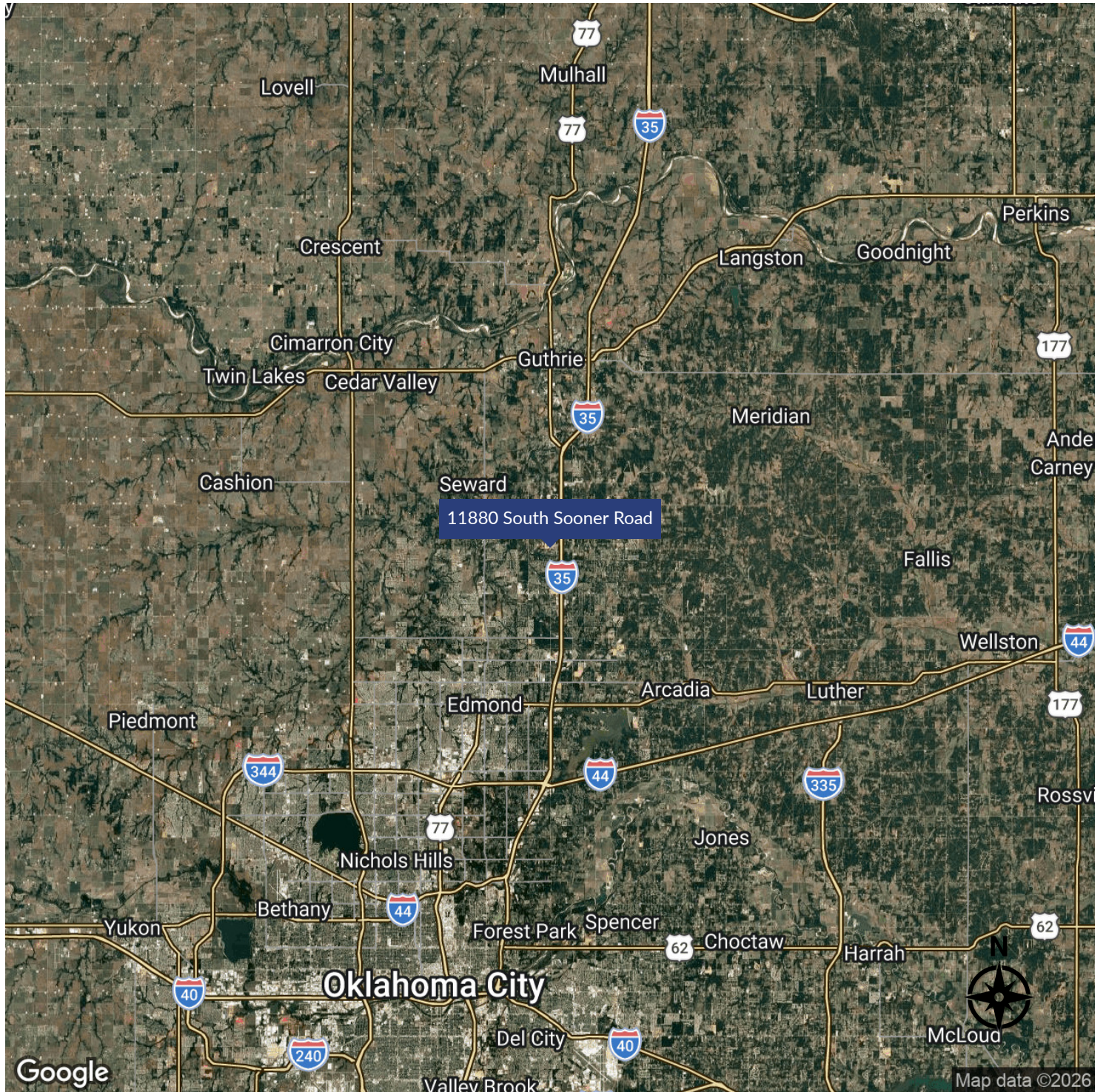
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SITE PLANS (SEE YELLOW)



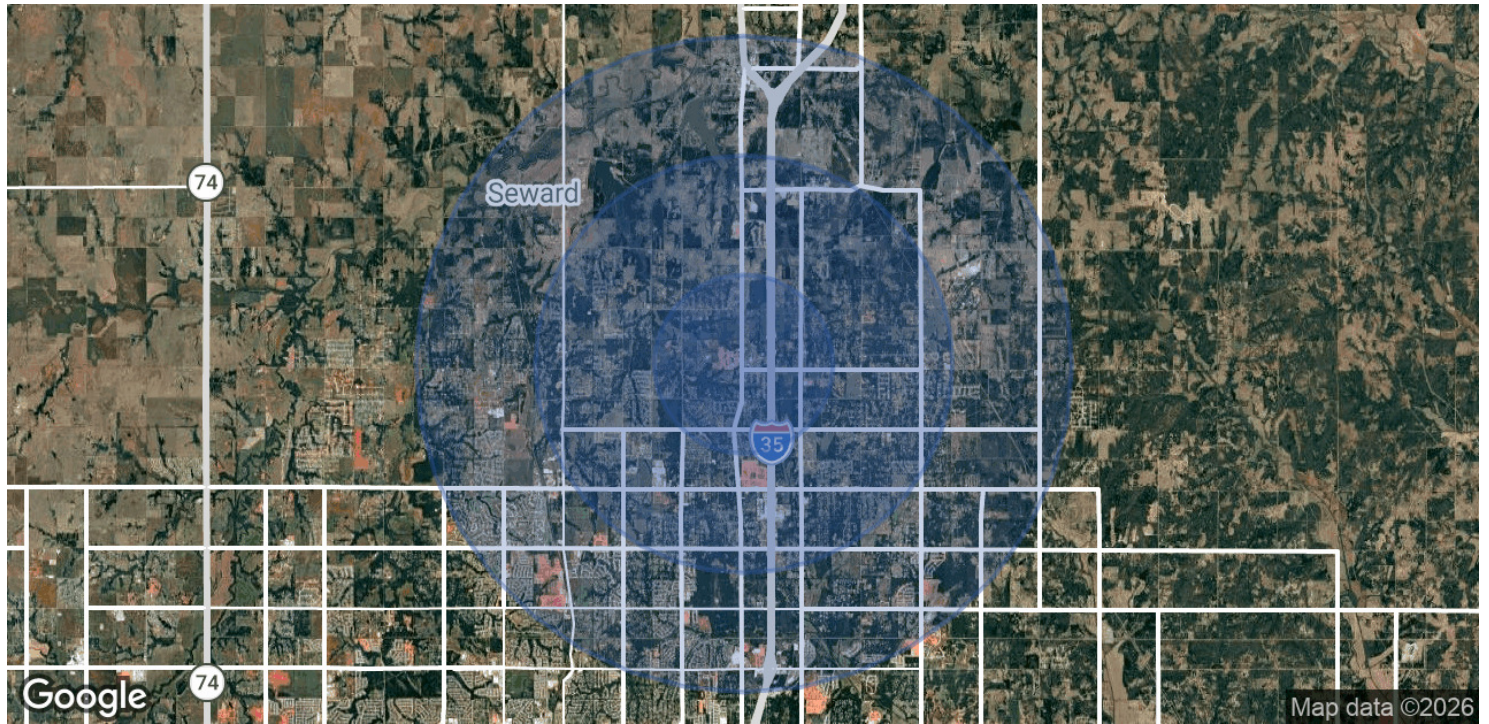
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LOCATION MAP



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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

2020 American Community Survey (ACS)

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