## Fully Leased Cannabis Park



# SALE PRICE: $2,895,000

**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

## Executive Summary



## Details

| | |
|---|---|
| Sale Price: | $2,895,000 |
| Number of Units: | 14 |
| Lot Size: | 1.18 Acres |
| Building Size: | 22,400 SF |
| NOI: | $259,200.00 |
| Cap Rate: | 8.95% |

## Highlights

- 12 Flex Industrial Buildings (1,800 SF per Building)
- 1 Administrative Office
- 100% Leased (All OMMA Compliant Cannabis Grow Facilities)
- 8.95% CAP Rate
- Consistent Occupancy
- Highly Desirable Facilities for Medical Marijuana Industry
- Easy Access to I-35

## 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 8.95%.

**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

## Additional Photos













**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

## Rent Roll

**Property** 3275 E Waterloo

**Date Last** 5/18/26
**Email:**
**Phone:**

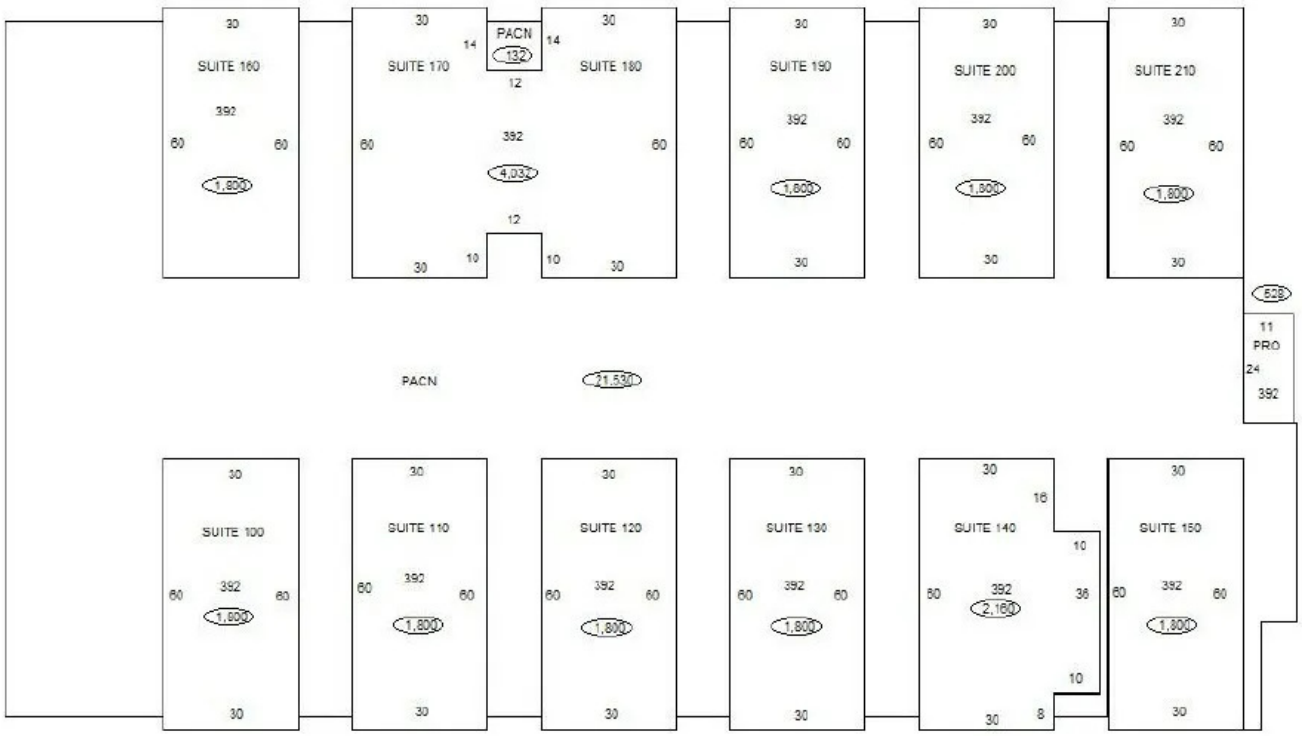
| Unit Type | Suite/Unit # | Square | Lease Start | Lease End | Current Rent | License Name |
|---|---|---|---|---|---|---|
| Industrial | 100 | 1800 | 04/01/2026 | 4/1/31 | $2,000.00 | Pho 20 Enterprises |
| Industrial | 110 | 1800 | 04/01/2026 | 04/01/2031 | $2,000.00 | Moab Farms |
| Industrial | 120 | 1800 | 4/1/26 | 4/1/31 | $2,000.00 | Moab Farms |
| Industrial | 130 | 1800 | 4/1/26 | 4/1/31 | $2,000.00 | Nuggetry |
| Industrial | 140 | 1800 | 4/1/26 | 4/1/31 | $2,000.00 | Sweets Cannabis |
| Industrial | 150 | 1800 | 4/1/26 | 4/1/31 | $2,000.00 | 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 | $2,250.00 | The Strain Train LLC |
| Industrial | 200 | 1800 | 3/1/26 | 3/1/29 | $2,250.00 | Okla Stona LLC |
| Industrial | 210 | 1800 | 3/1/26 | 3/1/29 | $2,250.00 | Crank Broz LLC |
| Industrial | Office | 800 | 4/1/25 | 4/1/28 | $400.00 | |

| | | | | |
|---|---|---|---|---|
| **Total Sq ft** | 22400 | | **RENT** | $26,150.00 |
| | | | **TOTAL RENT** | $25,150.00 |
| **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 | | $301,800.00 |

**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

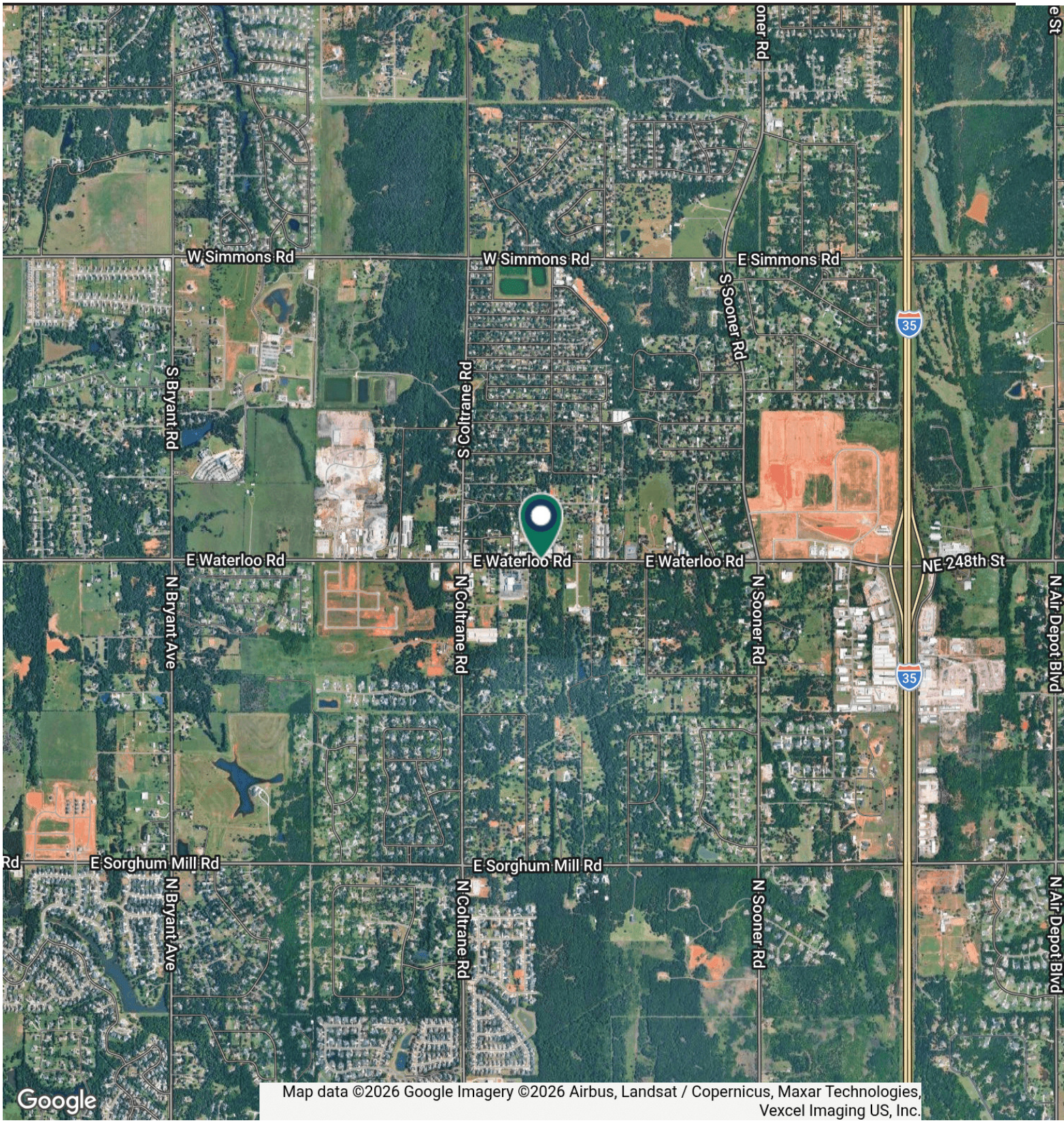
## Site Plan




**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

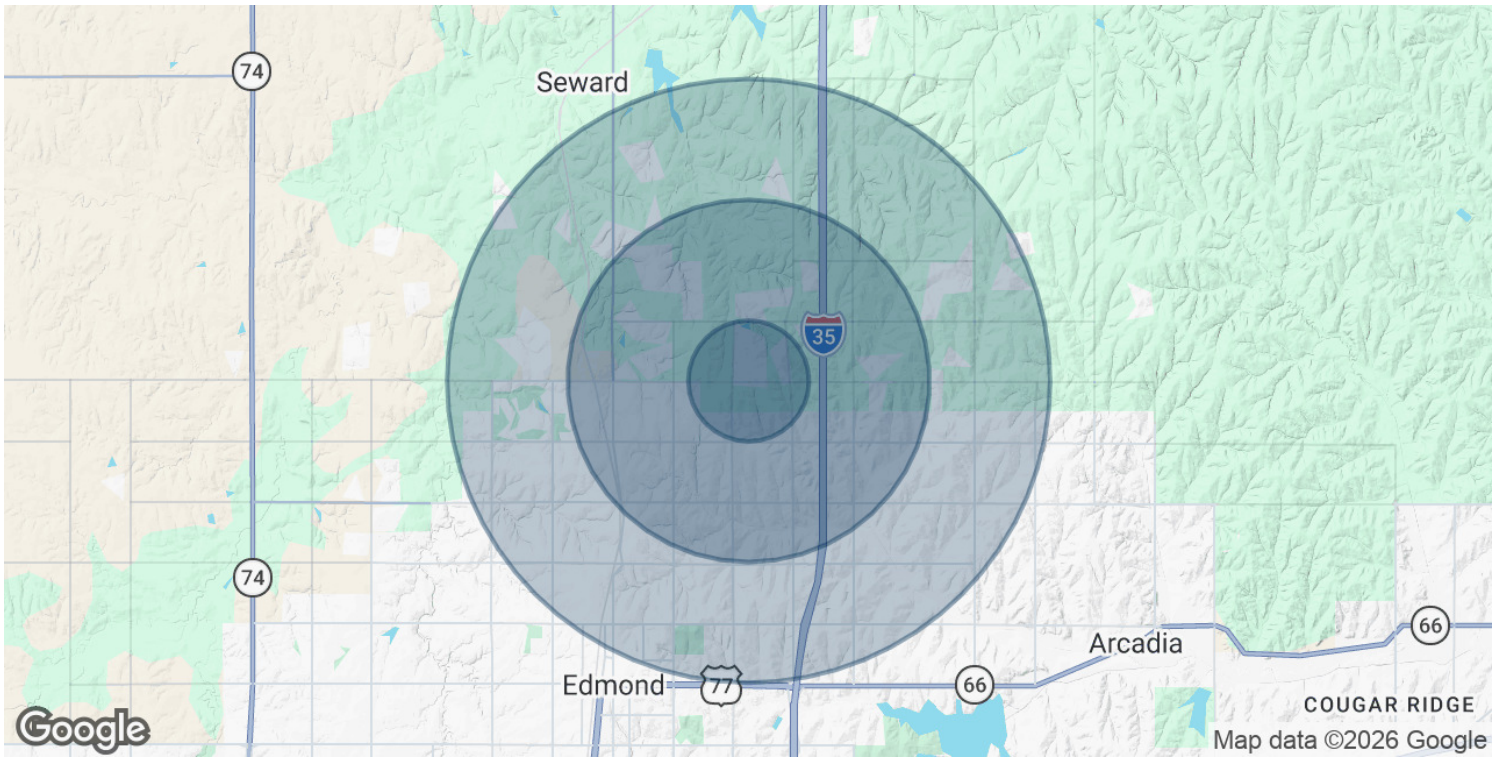
CREEK PRICE EDWARDS




**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.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 |

*2020 American Community Survey (ACS)*

*11102026*

**ETHAN SLAVIN**
405.830.0252
eslavin@creekpe.com

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com