



INVESTMENT SALES & LEASING

12989 Jupiter Road, Unit 202, Dallas, TX 75238

For Sale  
Office | Professional Condominium

KARAN AULAKH, CCIM  
MANAGING BROKER

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# PROPERTY OVERVIEW

- PROPERTY TYPE: OFFICE | NEIGHBORHOOD OFFICE COMPLEX
- BUILDING SIZE: ±1,215 SF
- YEAR BUILT: 1982
- ZONING: NEIGHBORHOOD OFFICE (CITY OF DALLAS)
- LOT SIZE: LESS THAN ONE ACRE
- CONSTRUCTION: BRICK | SLAB FOUNDATION
- STORIES: ONE
- UTILITIES: CITY WATER, CITY SEWER, ELECTRICITY CONNECTED
- ACCESS: DIRECT FRONTAGE ALONG JUPITER ROAD



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# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE)

14,010

Population



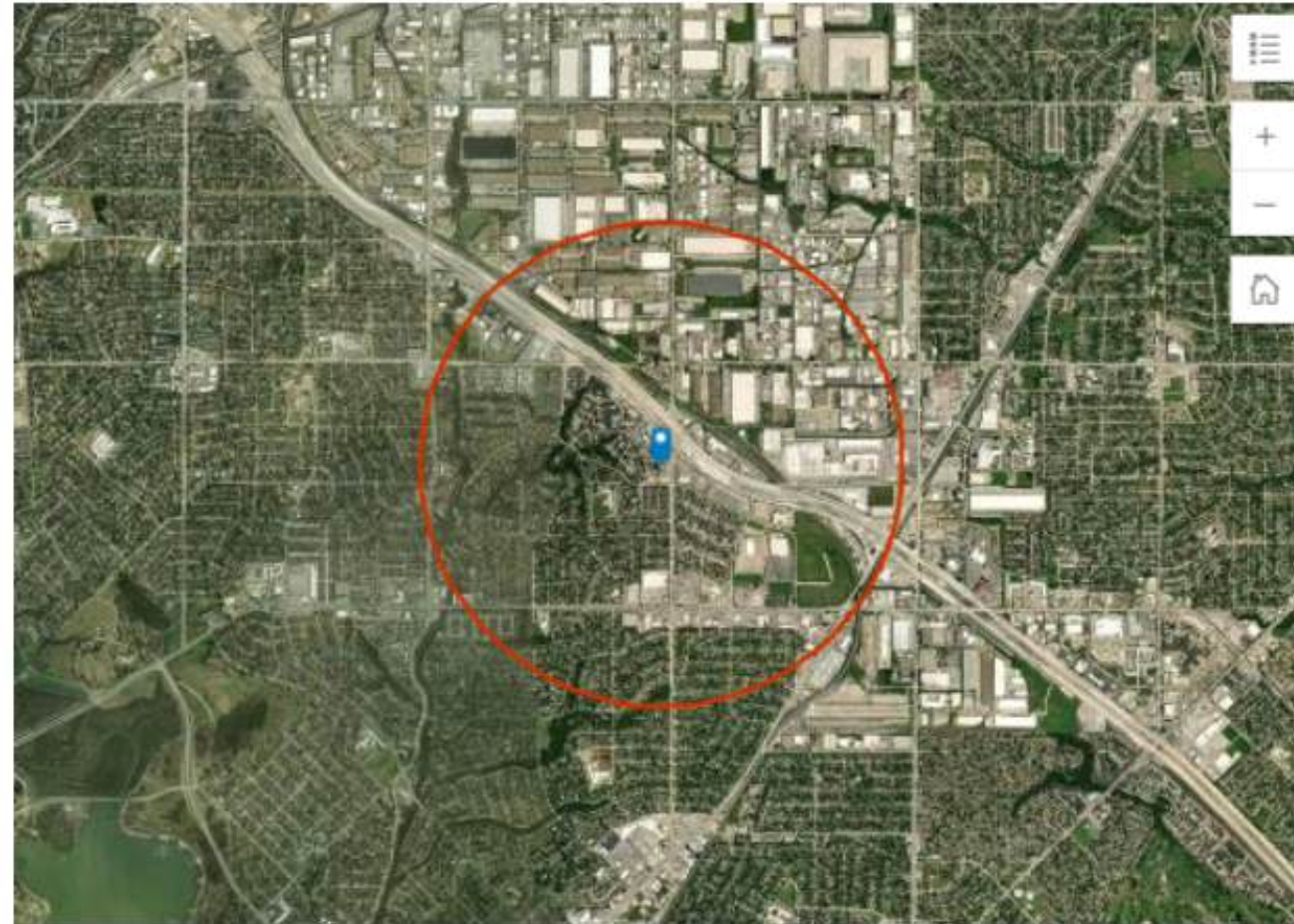
Median Age



Average Household Size

US\$57,796

Median Household Income



## ANNUAL LIFESTYLE SPENDING



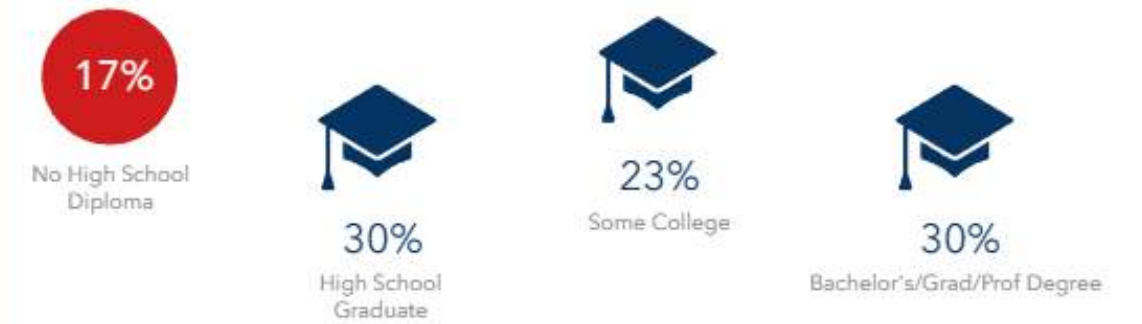
## EMPLOYMENT



2.2%

Unemployment Rate

## EDUCATION



## BUSINESS



770

Total Businesses



7,872

Total Employees

## ANNUAL HOUSEHOLD SPENDING



# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE)

417,926

Population



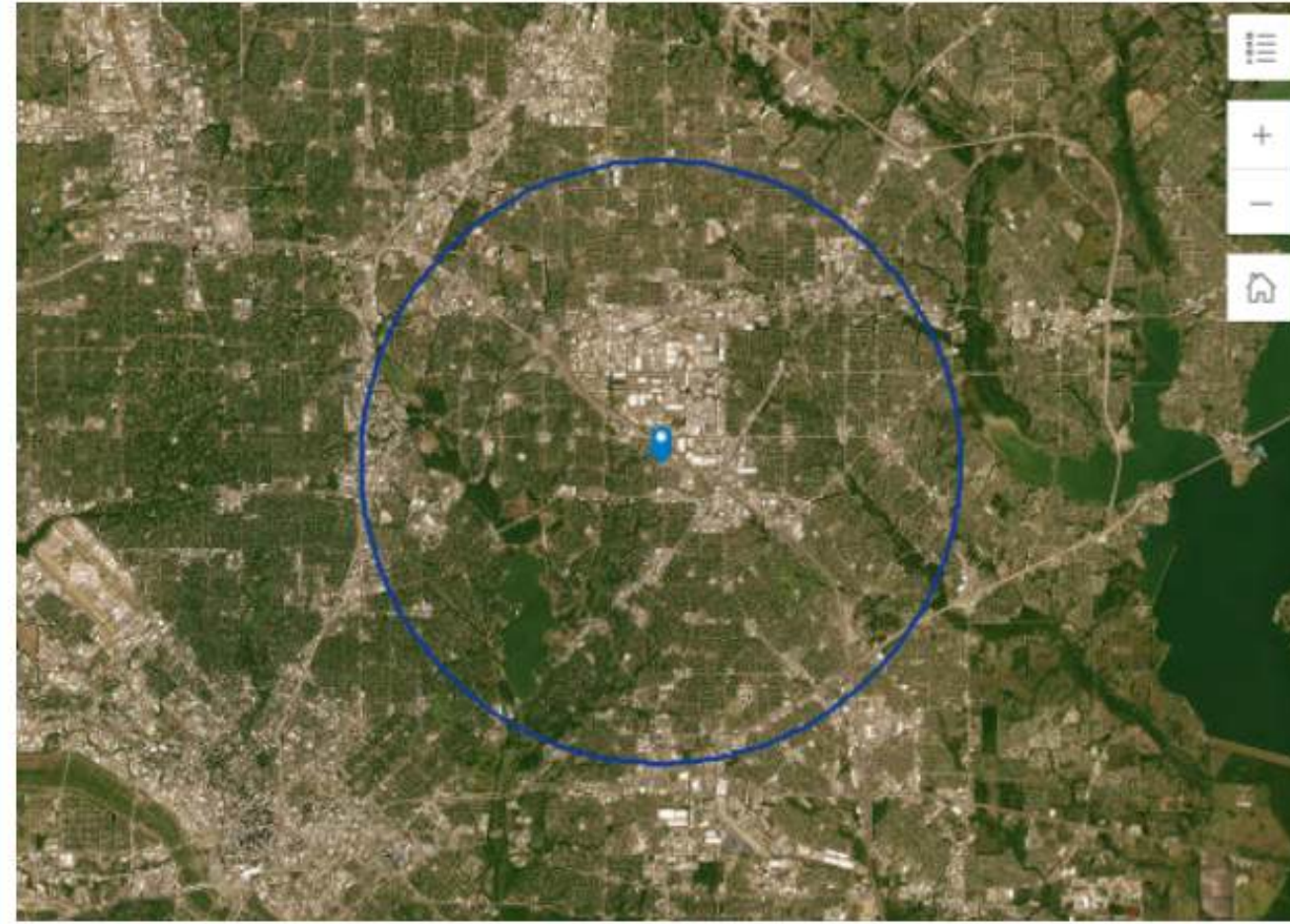
Median Age



Average Household Size

US\$69,554

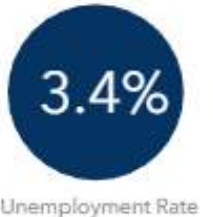
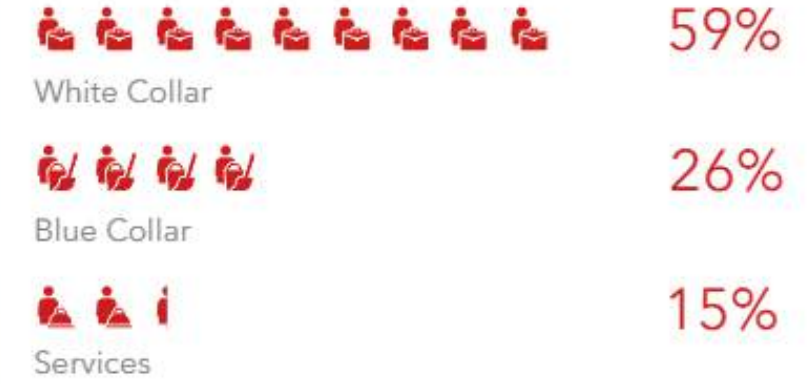
Median Household Income



## ANNUAL LIFESTYLE SPENDING

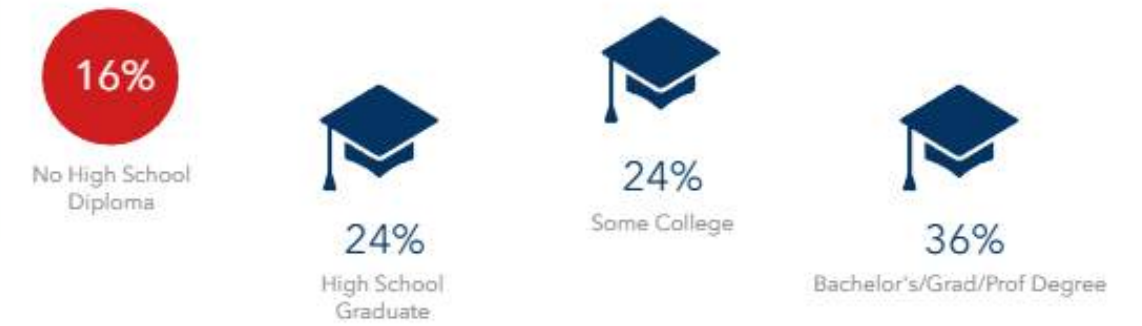


## EMPLOYMENT



Unemployment Rate

## EDUCATION



## BUSINESS



14,700

Total Businesses



145,722

Total Employees

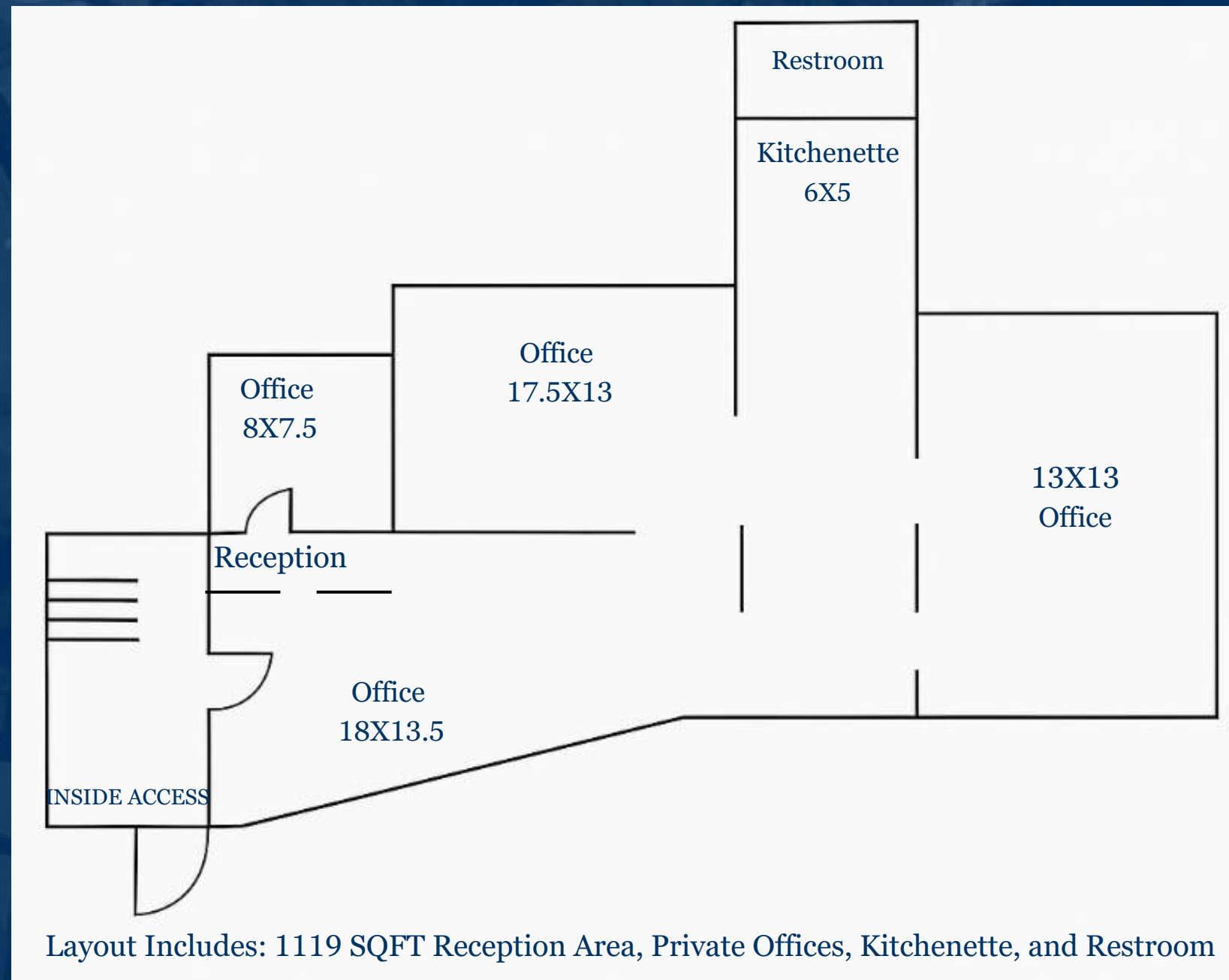
## ANNUAL HOUSEHOLD SPENDING



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# Floor plan

SUITE 202



Disclaimer: Floor plan is for illustrative purposes only. All measurements, dimensions, and layouts are approximate and subject to verification.



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## PRO FORMA CAP RATE

- Asking Price: \$185,000
- Building Size: ±1,215 SF (Unit202)
- Occupancy: Single or Multi-Tenant Configuration
- Pro Forma Rent: \$14.00/SF NNN
- Gross Annual Rent: ±\$17,010.00
- Monthly Rent: ±\$1417.5
- Landlord Expenses: Minimal (NNN Lease)

Pro Forma NOI: ±17,010.00

Pro Forma Cap Rate: ±9.2%



INVESTMENT SALES & LEASING



# Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

# DALLAS COUNTY OVERVIEW

AS COMMERCIAL BROKERS ACTIVE THROUGHOUT THE DALLAS–FORT WORTH METROPLEX, WE RECOGNIZE DALLAS COUNTY AS THE ECONOMIC CENTERPIECE OF NORTH TEXAS, A MARKET THAT CONTINUES TO DRIVE REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT. STRATEGICALLY POSITIONED WITHIN THE NATION’S FOURTH-LARGEST METROPOLITAN AREA, DALLAS COUNTY OFFERS UNMATCHED CONNECTIVITY THROUGH MAJOR HIGHWAYS INCLUDING I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, PROVIDING DIRECT ACCESS TO BOTH REGIONAL AND NATIONAL DISTRIBUTION CHANNELS.

THE COUNTY’S BUSINESS INFRASTRUCTURE IS SUPPORTED BY TWO MAJOR AIRPORTS, DFW INTERNATIONAL AND DALLAS LOVE FIELD, MAKING IT A PRIME HUB FOR CORPORATE HEADQUARTERS, LOGISTICS OPERATIONS, AND LIGHT INDUSTRIAL USERS. MAJOR EMPLOYMENT DISTRICTS SUCH AS THE DOWNTOWN DALLAS CORE, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR CONTINUE TO ATTRACT A DIVERSE RANGE OF USERS. DALLAS COUNTY IS HOME TO MANY GLOBAL AND FORTUNE 500 COMPANIES INCLUDING AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE, REFLECTING THE DEPTH AND STABILITY OF THE LOCAL ECONOMY.

FOR INVESTORS AND OWNER-USERS ALIKE, DALLAS COUNTY OFFERS A COMPETITIVE ADVANTAGE WITH STRONG DEMOGRAPHICS, A CENTRAL LOCATION WITHIN THE UNITED STATES, AND A PRO-BUSINESS REGULATORY ENVIRONMENT. ACTIVE REDEVELOPMENT CORRIDORS ALONG I-35, LOOP 12, AND US-175 CONTINUE TO CREATE OPPORTUNITIES FOR INDUSTRIAL, RETAIL, AND FLEX ASSETS. WITH CONSISTENT DEMAND FROM BOTH LOCAL AND NATIONAL TENANTS, DALLAS COUNTY REMAINS ONE OF THE MOST ATTRACTIVE MARKETS FOR LONG-TERM COMMERCIAL REAL ESTATE INVESTMENT.

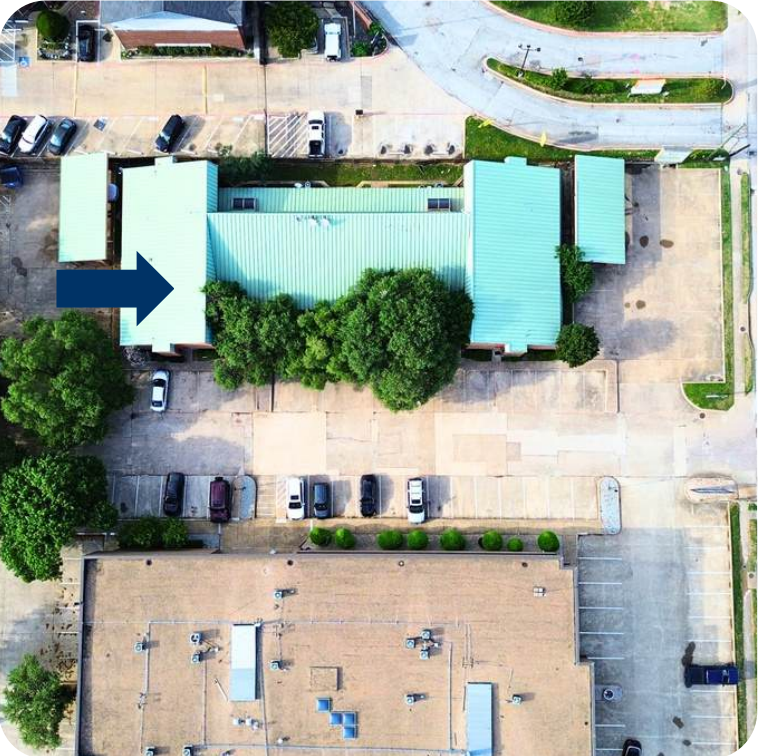


# INVESTMENT HIGHLIGHTS

- ±1,215 SF office condo in Greengate Professional Building
- Built in 1982.
- Zoned Office (Z200)
- Approx. 0.075-acre site (3,271 SF lot)
- Single unit within a multi-tenant professional building
- Central HVAC (heating & cooling)
- Brick veneer exterior; slab foundation
- Roof type: Gable/Hip (per tax records)
- 1 assigned covered parking space
- Utilities available: electricity, city water, city sewer, cable
- No existing rental income; suitable for owner-user or lease-up
- Flexible layout supporting office, medical, or service uses
- Positioned with convenient access to Hwy 635.



# INVESTMENT HIGHLIGHTS





*Jupiter Gardens*  
EVENT CENTER

*Jackeline*  
Hair Studio

**FOUNTAINS**  
OF JUPITER  
APARTMENT HOMES

**Nations**  
REALTY



Jupiter Rd



**CLAY COOLEY**  
CHRYSLER • DODGE • JEEP • RAM  
DALLAS

**Gateway**  
GMC

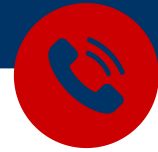
**cricket**

**total**  
wireless



**FOUNTAINS**  
OF JUPITER  
APARTMENT HOMES





**CONTACT US**

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Disclaimer

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