



SHEPHERD CONTROLS & ASSOCIATES

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North Dallas Office Flex / \$3.55M / 7.77% CAP
 203 S Jupiter Rd, Allen Texas 75002

Property Description

Stand alone STNL investment property in downtown Allen, Texas with quick access to State Highways 75 and 121 in fast growing Collin County

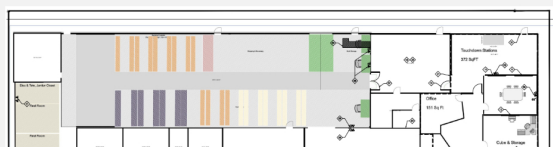
Recently renovated interiors comprised of 60/40% office / light assembly and distribution

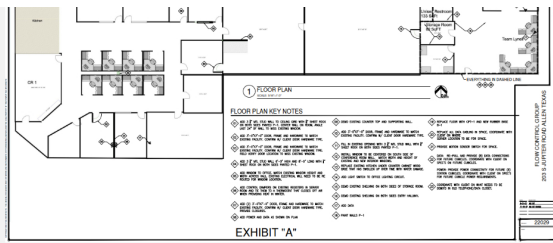
NNN lease with four years remaining on current term. The Tenant, Shepherd Controls & Associates, is an established national Tenant at this location for over 30 years and a subsidiary of Flow Control Group www.flowcontrolgroup.com



Property Highlights

- 3% annual rent bumps
- One - 3 year renewal option
- Landlord responsible for roof and building structure
- Built 1992. Code and energy upgrades in 2023, including full replacement of all HVAC rooftop units
- One at-grade overhead door with provisions for a second
- Zoned SC (Shopping Center) allowing ultimate flexibility for retail, office and light industrial occupancies
- Texas has no personal state income tax





For more information, please contact the listing broker:



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