

STNL Investment Property- Light Dis...

203 S Jupiter Rd, Allen, TX 75002



Presented By:
Metzler Enterprises LLC



STNL Investment Property- Light Distribution

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Property Details

Price: \$3,550,000

- 3% annual rent bumps
 - NNN lease structure through 05/2030 and 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
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- Zoned SC (Shopping Center) allowing ultimate flexibility for retail, office and light industrial occupancies

View the full listing here: <https://www.loopnet.com/Listing/203-S-Jupiter-Rd-Allen-TX/39465189/>

Price:	\$3,550,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.77%
Lot Size:	0.95 AC
Gross Building Area:	12,699 SF
Rentable Building Area:	12,598 SF
:	
No. Stories:	1
Year Built:	1992
Tenancy:	Single
Parking Ratio:	4.29/1,000 SF
Zoning Description:	SC, Allen
APN / Parcel ID:	R-1518-000-02B1-1
Walk Score ®:	60 (Moderately friendly)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Shepherd Controls & Associates	-	

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Location



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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Primary Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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