



INVESTMENT SALES & LEASING

12989 Jupiter Road, Units 103–105, Dallas, TX 75238

For Sale | For Lease

Office | Neighborhood Office Complex

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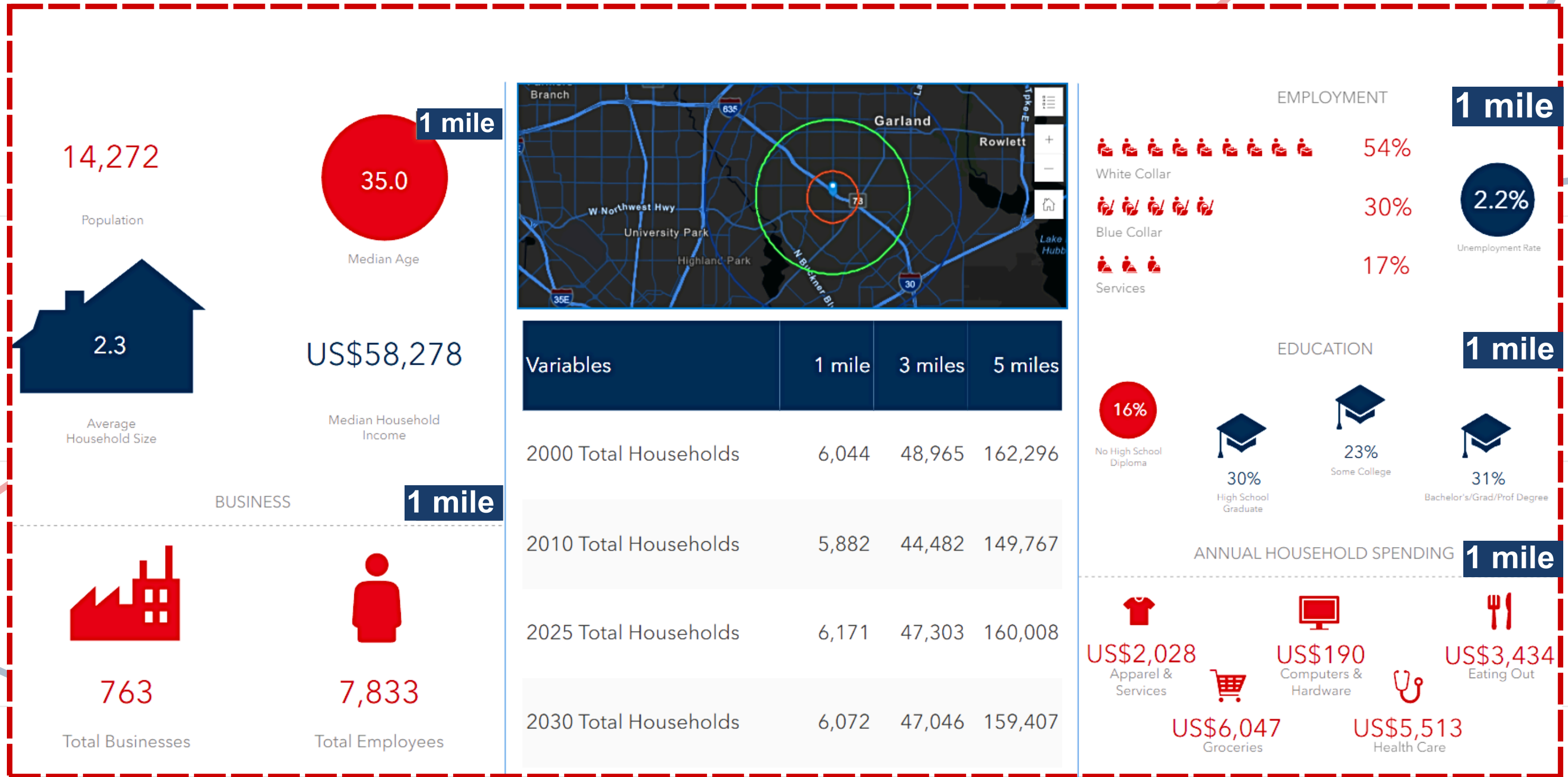
PROPERTY OVERVIEW

- PROPERTY TYPE: OFFICE | NEIGHBORHOOD OFFICE COMPLEX
- BUILDING SIZE: ±3,581 SF (THREE COMBINED OFFICE UNITS)
- YEAR BUILT: 1981
- ZONING: NEIGHBORHOOD OFFICE (CITY OF DALLAS)
- LOT SIZE: LESS THAN ONE ACRE
- CONSTRUCTION: BRICK | SLAB FOUNDATION
- STORIES: TWO
- UTILITIES: CITY WATER, CITY SEWER, ELECTRICITY CONNECTED
- ACCESS: DIRECT FRONTAGE ALONG JUPITER ROAD



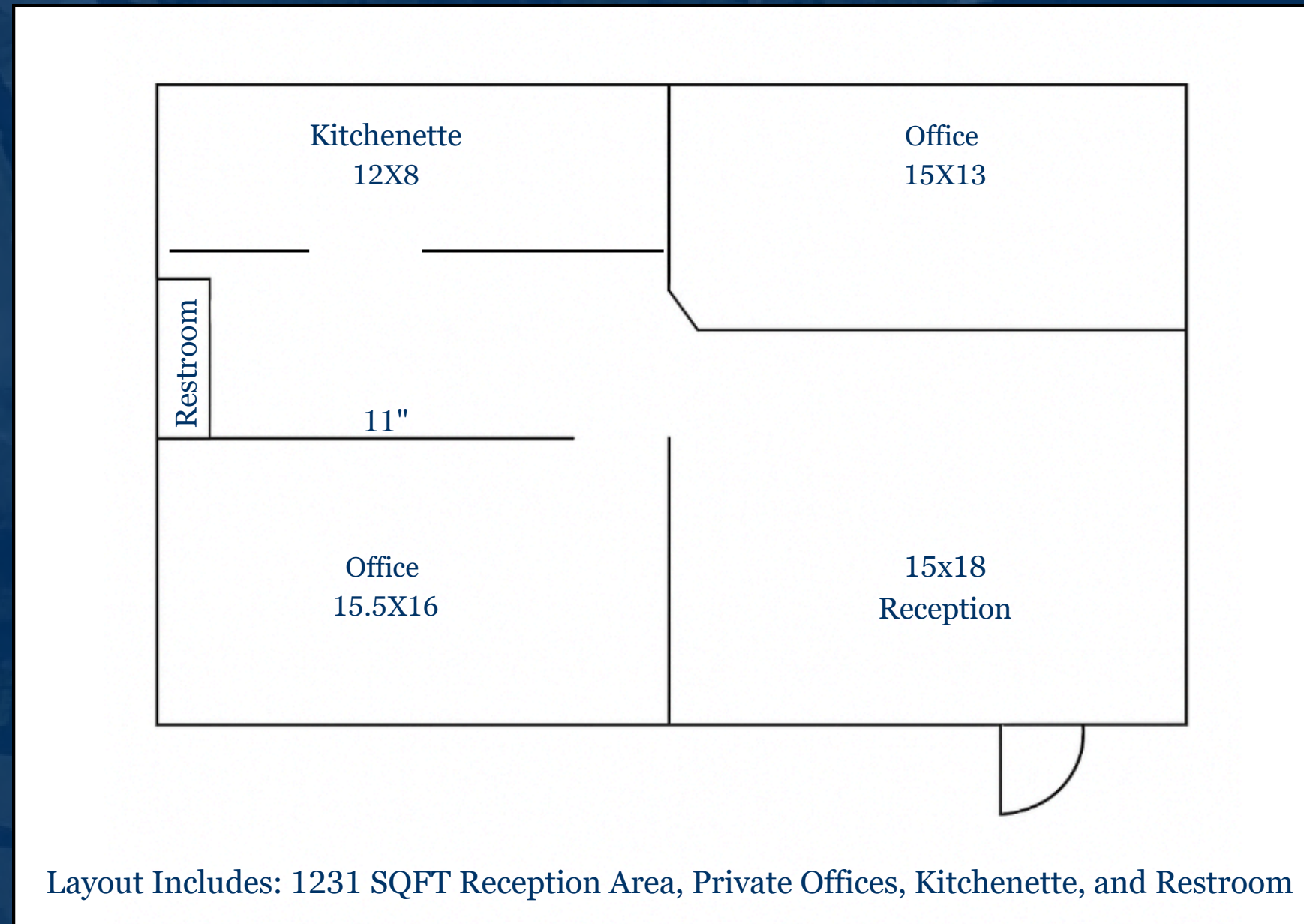
INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW



Floor plan

SUITE 103



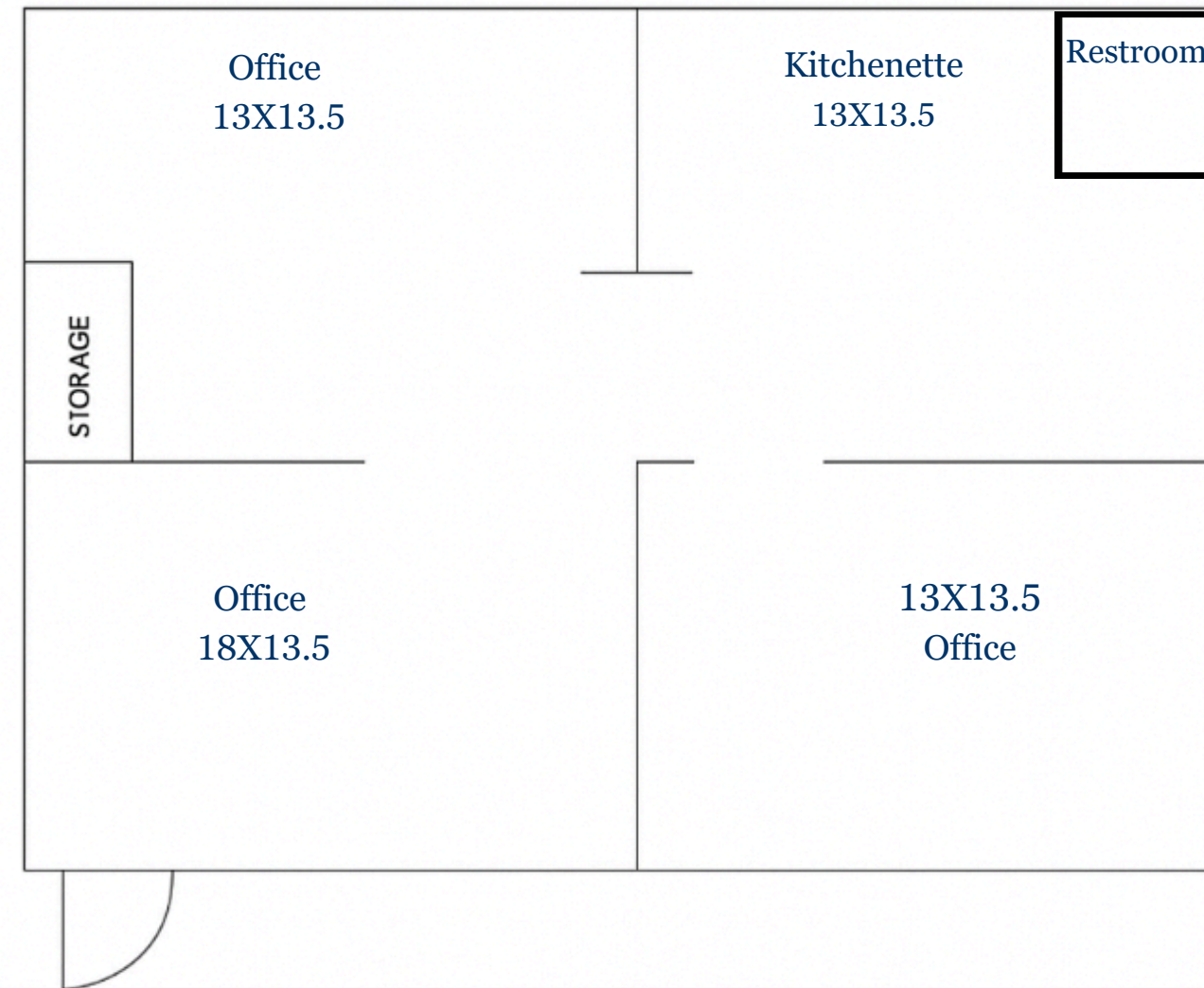
Disclaimer: Floor plan is for illustrative purposes only. All measurements, dimensions, and layouts are approximate and subject to verification.



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Floor plan

SUITE 104



Layout Includes: 1231 SQFT Reception Area, Private Offices, Kitchenette, and Restroom

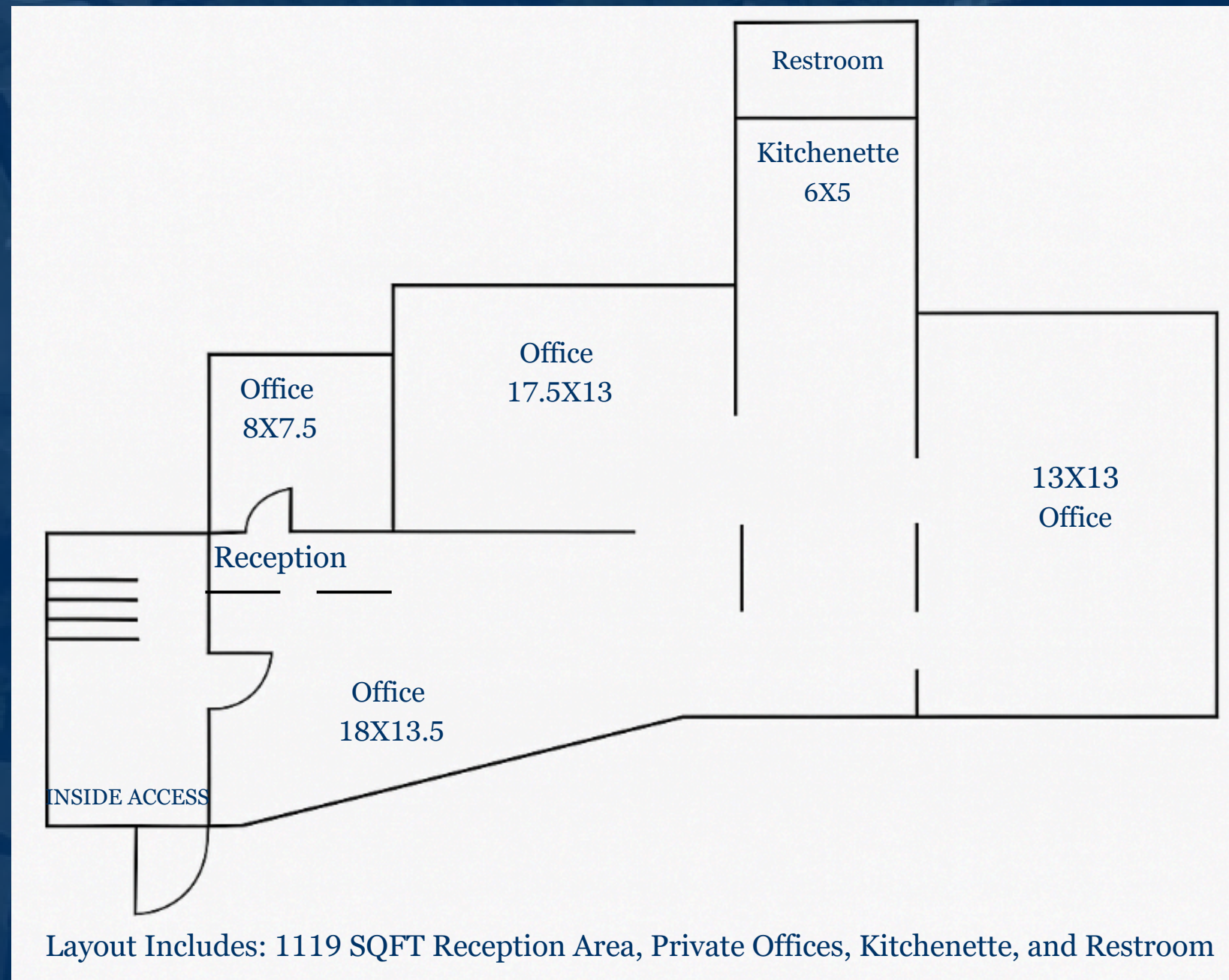
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INVESTMENT SALES & LEASING

Floor plan

SUITE 105



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INVESTMENT SALES & LEASING

PRO FORMA CAP RATE

- Asking Price: \$597,000
- Building Size: ±3,581 SF (Units 103, 104 & 105)
- Occupancy: Single or Multi-Tenant Configuration
- Pro Forma Rent: \$14.00/SF NNN
- Gross Annual Rent: ±\$50,134
- Landlord Expenses: Minimal (NNN Lease)

Pro Forma NOI: ±\$50,134

Pro Forma Cap Rate: ±8.40%



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.

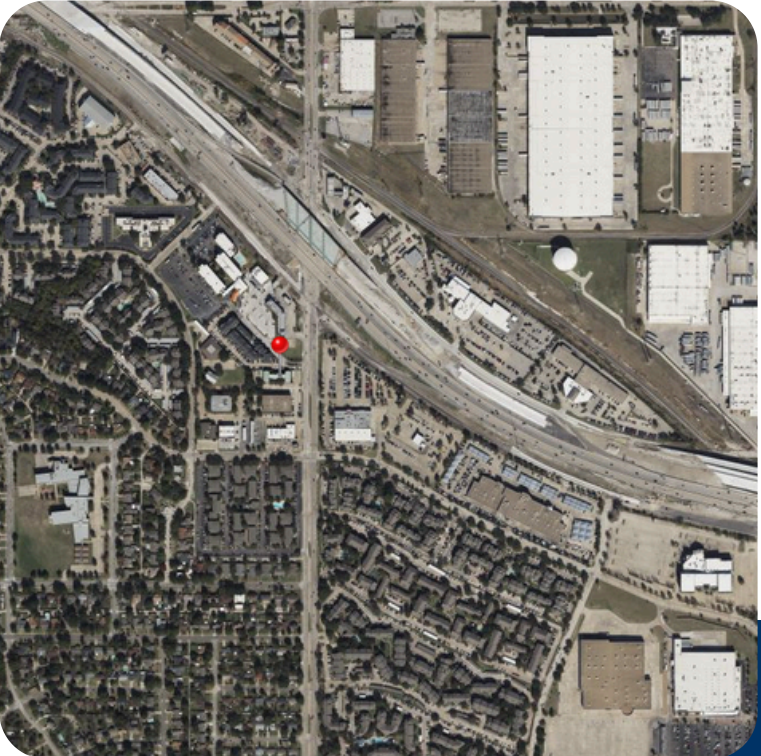


INVESTMENT HIGHLIGHTS

- Three contiguous office condominium units located within an established professional complex in Northeast Dallas.
- Combined total building area of ±3,581 SF featuring multiple private offices, reception areas, and break rooms.
- Flexible layout allowing for single-tenant or multi-tenant occupancy.
- Ideal for professional, medical, or administrative office users.
- Strategically positioned along Jupiter Road with proximity to I-635, Northwest Highway, and major Dallas arterials.
- Situated within the Lake Highlands submarket, a mature, high-demand office corridor supported by strong demographics.
- Minimal landlord responsibilities with low operating costs.
- Office association fee of approximately \$198 per month, per unit, covering exterior maintenance and water services.
- Excellent opportunity for an owner-user or investor seeking stable long-term value in a core Dallas location.



INVESTMENT HIGHLIGHTS





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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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