



USER / INVESTMENT · OPERATING BAZAAR & BANQUET HALL

RETAIL / INDUSTRIAL · USER OR INVESTMENT · NE DALLAS-GARLAND MARKET

# 2918 S Jupiter Road, Garland, TX.

SALE PRICE

## Call Agent

FOR PRICING & DETAILS

A ±105,279 SF retail/warehouse property on ±6.98 acres at S Jupiter Road & W Kingsley Road, just north of I-635 — with a new TPO roof (Sept 2024), 20' clear height, 100% grade-level loading, and operating bazaar and banquet hall businesses that can be assumed by a new owner.

| BUILDING SF    | SITE SIZE      | CLEAR HEIGHT    | PARKING           |
|----------------|----------------|-----------------|-------------------|
| <b>105,279</b> | <b>6.98</b> AC | <b>20'</b> WHSE | <b>388</b> SPACES |

↓ SCHEDULE A PRIVATE TOUR · BY APPOINTMENT ONLY

LISTING BROKER

**Daniel Segreto**

214.566.9052 · dsegreto@capstonecommercial.com

CAPSTONE COMMERCIAL

**Real Estate Group**

Leasing · Sales · Acquisitions  
Dallas-Fort Worth, TX

OFFICE

**972.250.5800**

capstonecommercial.com  
Dallas, TX

2918 S JUPITER RD · GARLAND, TX 75041

# Property Details.

## PROPERTY OVERVIEW

2918 S Jupiter Road is a ±105,279 SF retail and industrial property on ±6.98 acres at the corner of S Jupiter Road and W Kingsley Road in Garland — one block north of I-635 (LBJ Freeway) in the established NE Dallas/Garland market. The building combines a ±26,000 SF bazaar, banquet ballrooms, and a ±30,000 SF warehouse with 20' clear height and 100% grade-level loading, all served by 388 surface parking spaces and a new TPO roof installed September 2024.

The existing bazaar and banquet hall businesses can be assumed by a new owner — strong cash flow for a user that occupies the warehouse while operating the existing businesses, or a value-add investment in a dense, high-traffic infill corridor.

Operating business — please do not disturb. Shown by appointment only.

## PROPERTY HIGHLIGHTS

- ±105,279 SF building on ±6.9788 acres · User or Investment
- Existing retail and industrial uses · assumable operating businesses
- ±30,000 SF warehouse · 20' clear height · 100% grade level
- New TPO roof — September 2024
- Ample parking — 388 spaces
- NE Dallas/Garland market · minutes to I-635, Hwy 78 & I-30

## PROPERTY SPECS

|               |                     |
|---------------|---------------------|
| PROPERTY TYPE | Retail / Industrial |
| USE           | User / Investment   |
| BUILDING SF   | ±105,279 SF         |
| SITE SIZE     | ±6.9788 AC          |
| WAREHOUSE     | ±30,000 SF          |
| CLEAR HEIGHT  | 20'                 |
| LOADING       | 100% Grade Level    |
| PARKING       | 388 Spaces          |
| ROOF          | New TPO — Sept 2024 |
| ZONING        | Industrial District |
| COUNTY        | Dallas              |
| SALE PRICE    | Call Agent          |

## TRADE AREA & TRAFFIC

Radius rings centered on 2918 S Jupiter Rd

# 32,879 VPD

S Jupiter Rd & W Kingsley Rd  
 per CoStar · one block north of I-635 (LBJ  
 Fwy)

| Trade Area       | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|-----------|-----------|-----------|
| Population       | ~14,000   | ~135,000  | ~360,000  |
| Median HH Income | ~\$55,000 | ~\$58,000 | ~\$62,000 |
| Households       | ~4,600    | ~44,000   | ~118,000  |

Traffic count per CoStar (Jupiter & W Kingsley Rd). Demographic rings (~) are preliminary broker estimates for the Garland 75041 / NE Dallas infill area — verify with CoStar / Esri before client distribution. Figures approximate.

### LISTING BROKER

**Daniel Segreto**

214.566.9052 · dsegreto@capstonecommercial.com

### CAPSTONE COMMERCIAL

**Real Estate Group**

 Leasing · Sales · Acquisitions  
 Dallas-Fort Worth, TX

### OFFICE

**972.250.5800**

 capstonecommercial.com  
 Dallas, TX



2918 S JUPITER RD · GARLAND, TX 75041

## Photos · Location

### PROPERTY PHOTOS



### BANQUET HALL · BAZAAR INTERIOR · SITE

### LOCATION & TRADE AREA

### I-635 CORRIDOR · GARLAND, TX



Aerial and photos are approximate and for marketing illustration only; boundaries, distances and site details must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, zoning and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group, LLC.

#### LISTING BROKER

**Daniel Segreto**

214.566.9052 · dsegreto@capstonecommercial.com

#### CAPSTONE COMMERCIAL

**Real Estate Group**

Leasing · Sales · Acquisitions  
Dallas-Fort Worth, TX

#### OFFICE

**972.250.5800**

capstonecommercial.com  
Dallas, TX

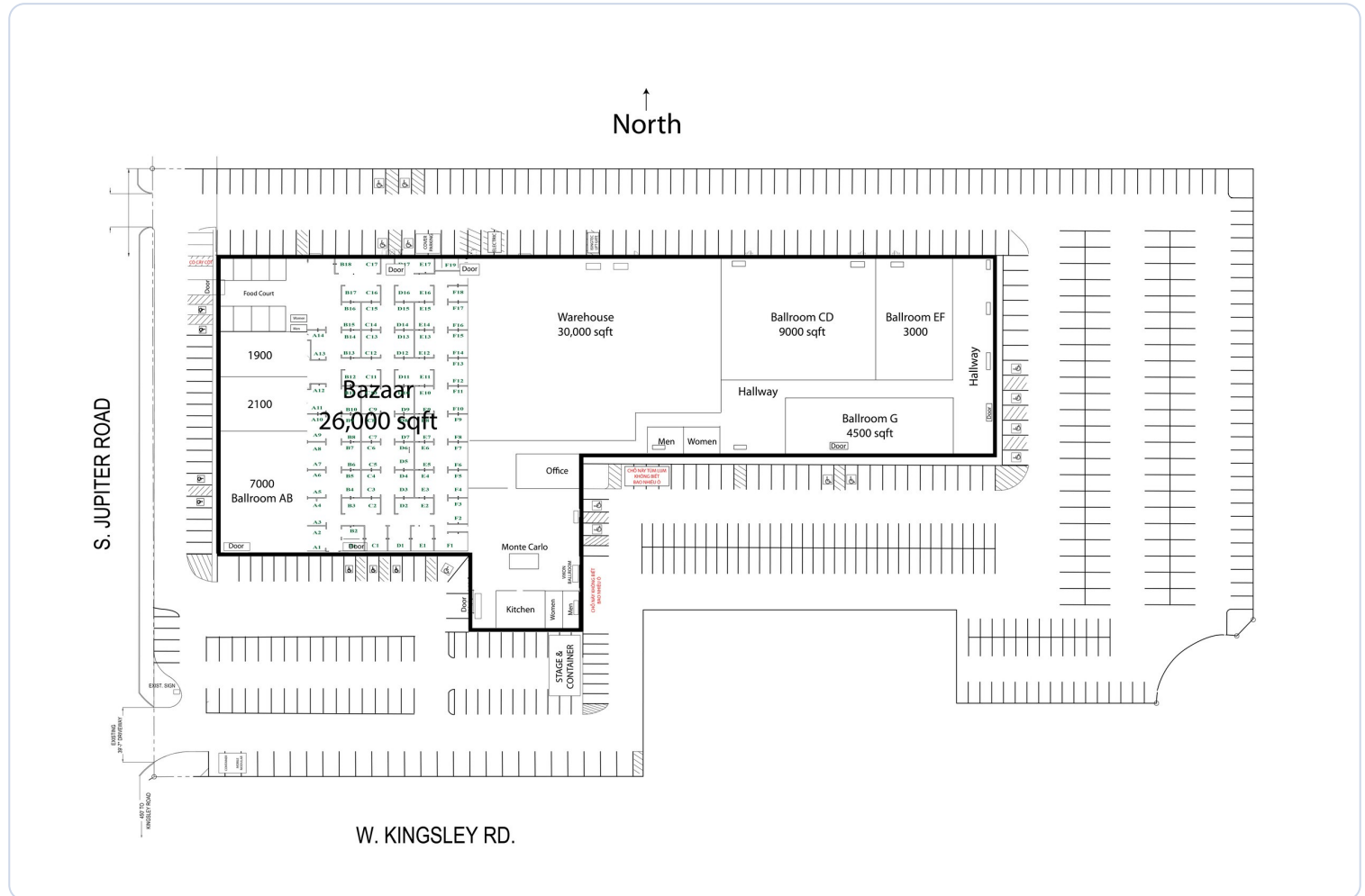


2918 S JUPITER RD · GARLAND, TX 75041

# Floor Plan.

BUILDING LAYOUT

S JUPITER RD & W KINGSLEY RD FRONTAGE



**BAZAAR**

**±26,000 SF**

**WAREHOUSE**

**±30,000 SF**

**BALLROOMS CD / EF / G**

**±16,500 SF COMBINED**

**BALLROOM AB**

**±7,000 SF**

Floor plan is illustrative and not to scale; suite sizes are approximate per owner-provided plan and must be independently verified.

LISTING BROKER

**Daniel Segreto**

214.566.9052 · dsegreto@capstonecommercial.com

CAPSTONE COMMERCIAL

**Real Estate Group**

Leasing · Sales · Acquisitions  
Dallas-Fort Worth, TX

OFFICE

**972.250.5800**

capstonecommercial.com  
Dallas, TX



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                                                                                |                                     |                                                        |                                       |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------|---------------------------------------|
| <b>Capstone Commercial Real Estate Group, LLC</b><br><i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i> | <b>480574</b><br><i>License No.</i> | <b>sburris@capstonecommercial.com</b><br><i>Email</i>  | <b>(972) 250-5800</b><br><i>Phone</i> |
| <b>Steven Burris</b><br><i>Name of Designated Broker of Licensed Business Entity, if applicable</i>                            | <b>450870</b><br><i>License No.</i> | <b>sburris@capstonecommercial.com</b><br><i>Email</i>  | <b>(972) 250-5858</b><br><i>Phone</i> |
| <br><i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>                                                 | <br><i>License No.</i>              | <br><i>Email</i>                                       | <br><i>Phone</i>                      |
| <b>Daniel Segreto</b><br><i>Name of Sales Agent/Associate</i>                                                                  | <b>554295</b><br><i>License No.</i> | <b>dsegreto@capstonecommercial.com</b><br><i>Email</i> | <b>(214) 566-9052</b><br><i>Phone</i> |
| <br><i>Buyer/Tenant/Seller/Landlord Initials</i>                                                                               |                                     | <br><i>Date</i>                                        |                                       |