

TYPE User/Investment

SIZE +/- 105,279 SF

PRICE CONTACT AGENT

ZONED Industrial District

PROPERTY VITALS

- Existing Retail and Industrial Uses
- 20' Clear Height
- 100% Grade Level
- 30K SF existing Warehouse
- Ample Parking (388 spaces)
- 6.9788 Acres
- New TPO Roof - September 2024
- NE Dallas/Garland Market

*Existing Bazaar and Banquet Hall Businesses could be assumed by new owner. Great cash flow for a user that could use the warehouse and operate the existing businesses.



OPERATING BUSINESS. PLEASE DO NOT DISTURB. BY APPOINTMENT ONLY.

Traffic Counts*:

- Jupiter & W Kingsley Road - 32,879 VPD

* CoStar

EXCLUSIVELY OFFERED BY:

Daniel Segreto
 (214) 566-9052
 dsegreto@capstonecommercial.com



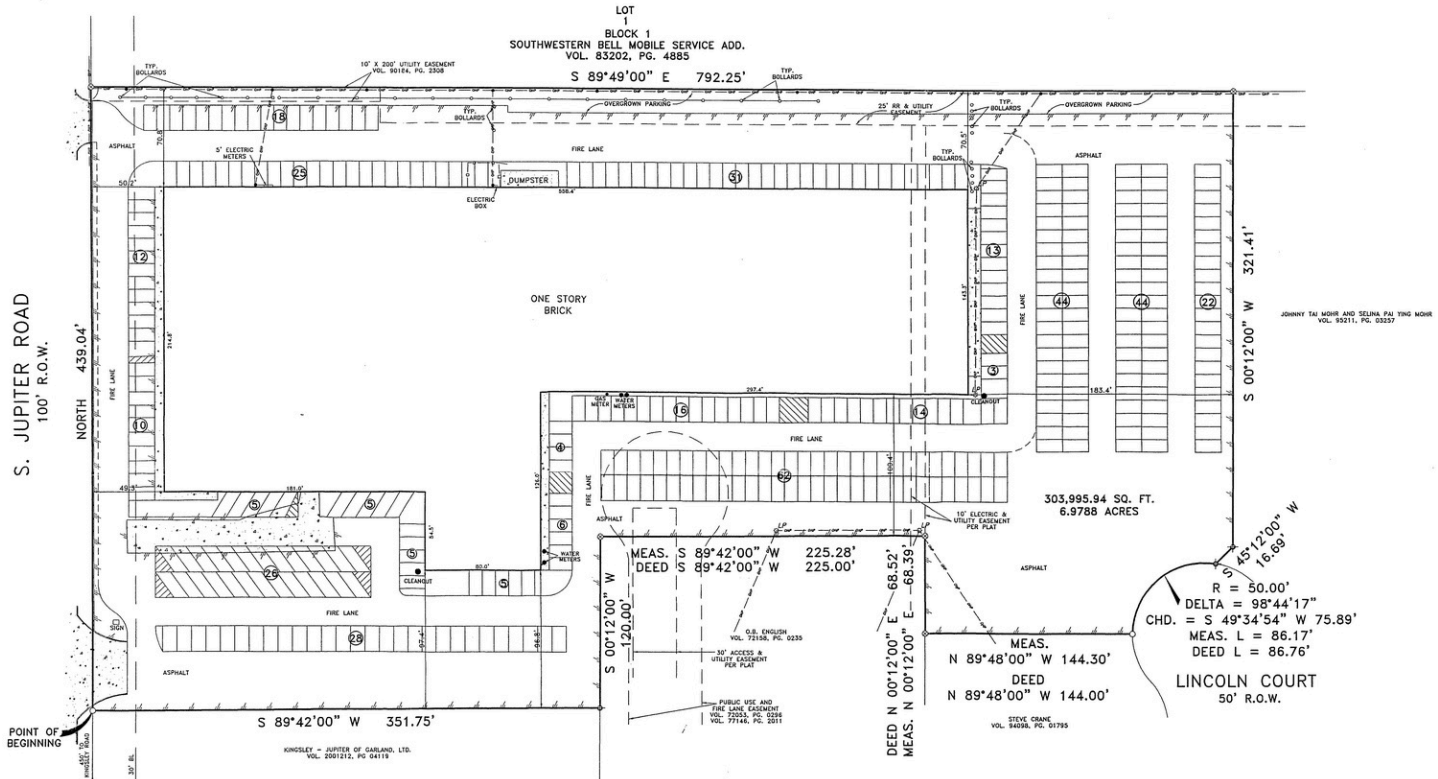
**CAPSTONE
COMMERCIAL**

4300 Sigma Rd . Suite 100
 Dallas . TX 75244
 T 972.250.5800
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 www.capstonecommercial.com

2918 S Jupiter Road, Garland, TX 75041

FOR SALE





PROPERTY DESCRIPTION

BEING all of that certain lot, tract or parcel of land situated in the Henry Reid Survey, Abstract No. 1197, and being a part of Lot 1, Block A, of One Manor South No. 1, recorded in Volume 72044, Page 2342, and a part of Lot 2, Block A, One Manor South No. 2, recorded in Volume 72086, Page 3132, and a part of Lot 3, Block A, One Manor South No. 3, recorded in Volume 72156, Page 1081 of the Deed Records of Dallas County, Texas, and being the same tract of land conveyed to Gary A. Palmer, by Deed recorded in Volumes 80005, Page 0119 of the Used Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said Palmer tract and the Northwest corner of a tract of land conveyed to Kingsley - Jupiter of Garland, Ltd., by Deed recorded in Volume 2001212, Page 04119 of the Deed Records of Dallas County, Texas, said corner also lying in the East line of S. Jupiter Road (100.0 foot right-of-way);

THENCE North, along the East line of said S. Jupiter Road, a distance of 435.04 feet to a 5/8 inch iron rod set at the Southwest corner of Lot 1, Block 1 of Southwestern Bell Mobile Service Addition, recorded in Volume 83202, Page 4885 of the Map Records of Dallas County, Texas;

THENCE South 89 degrees 49 minutes 00 seconds East, along the South line of said Southwestern Bell Mobile Service Addition, a distance of 732.25 feet to a 5/8 inch iron rod set at the Northwest corner of a tract of land conveyed to Johnny Tai Mohr and Selina Pal Ying Mohr, by Deed recorded in Volume 95211, Page 03257 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 12 minutes 00 seconds West, along the West line of said Mohr tract, a distance of 321.41 feet to a p.k. nail set in asphalt for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 16.69 feet to a p.k. nail set at the Southwest corner of said Mohr tract, and lying in the North line of Lincoln Court (50.0 foot right-of-way), said corner also lying in a curve to the left, having a radius of 50.00 feet, a delta angle of 98 degrees 44 minutes 17 seconds, a chord bearing of South 49 degrees 34 minutes 54 seconds West, and a chord distance of 75.89 feet;

THENCE along said curve to the left and Lincoln Court, an arc length of 86.17 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Steve Crane, by Deed recorded in Volume 94098, Page 01795 of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 48 minutes 00 seconds West, along the North line of said Crane tract, a distance of 144.30 feet to a 5/8 inch iron rod set at the Northwest corner of said Crane tract, and lying in the East line of a tract of land conveyed to G.B. English, by Deed recorded in Volume 72158, Page 0235 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 12 minutes 00 seconds East, along the East line of said English tract, a distance of 68.39 feet to a 5/8 inch iron rod set at the Northeast corner of said English tract;

THENCE South 89 degrees 42 minutes 00 seconds West, along the North line of said English tract, a distance of 225.28 feet to a 5/8 inch iron rod set at the Northwest corner of said English tract;

THENCE South 00 degrees 12 minutes 00 seconds West, along the West line of said English tract, a distance of 120.00 feet to a p.k. nail set in asphalt at the Northeast corner of said Kingsley - Jupiter of Garland, Ltd. tract;

THENCE South 89 degrees 42 minutes 00 seconds West, along the North line of said Kingsley - Jupiter of Garland, Ltd. tract, a distance of 351.75 feet to the POINT OF BEGINNING, and containing 303,995.94 square feet or 6.9788 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Sofeco Texas Land Title, Inc. in connection with the transaction described in G# CC03-279119. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Tchuji Corp. and Sofeco Texas Land Title, Inc. that, (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property 2918 S. Jupiter Road; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable professions on the Property or observable professions therefrom, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded assessments listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U.S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0220 K) pursuant to the Flood Disaster Protection Act of 1973.

The Surveyor expressly understands and agrees that Tchuji Corp. and Sofeco Texas Land Title, Inc. are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 18th day of June, 2003.

Bryan Connolly
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.R.M. in Map No. 48113C0220 K, this property does lie in Zone and DOES NOT lie within the 100 year flood zone.

REVISIONS	DATE	BY

LEGEND	SYMBOL	DESCRIPTION
○	1/2" IRON ROD FOUND	
○	1" IRON ROD SET	
○	1" IRON PIPE FOUND A/C	
○	FOUR FOOT CORNER	
○	P.K. NAIL	
△	UNDERGROUND ELECTRIC	
△	OVERHEAD ELECTRIC	
△	OVERHEAD POWER LINE	
△	ASPHALT PAVING	
△	GRAVEL/ROAD MARK OR DRIVE	
—	CHALK LINE FENCE	
—	WOOD FENCE	
—	BARBED WIRE	
—	IRON FENCE	
—	PIPE FENCE	
—	COVERED PORCH/DECK OR CARPORT	
—	CONCRETE FENCE	

DOUG CONNALLY & ASSOC., INC.
 9754 SKILLMAN STREET
 DALLAS, TEXAS 75243
 PHONE: (214) 349-9485
 FAX: (214) 349-2218
 www.dcsurveying.com

SCALE: 1" = 40'
 DATE: 6-18-03
 JOB NO.: 0305447-1
 C.F. NO.: 0303-279119
 DRAWN BY: JUSTIN

6.9788 ACRES
 HENRY REID SURVEY, ABSTRACT NO. 1197
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 2918 S. JUPITER ROAD

NOTE: EASEMENTS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THIS MOBILE RECORDED PROPERTY VOL. 97992, PG. 1302

2918 S Jupiter Road, Garland, TX 75041

FOR SALE

6 miles +/- from Hwy 75/I-635



SITE

S Jupiter Rd

W Kinsley Rd

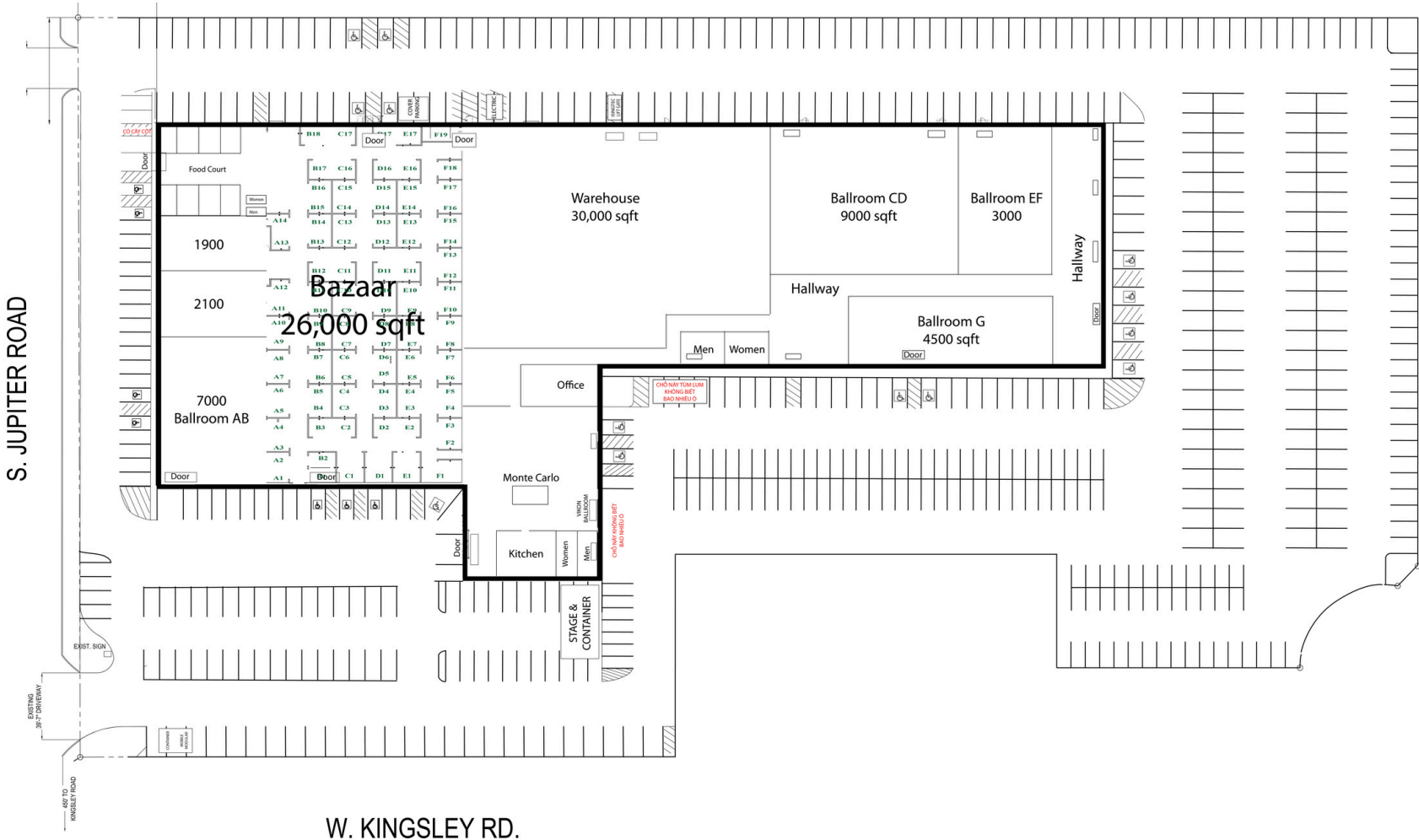
S Garland Ave.

5 miles +/- from I-30/I-635



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

↑
North





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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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sburris@capstonecommercial.com

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov