



OFFERING MEMORANDUM

JUPITER CORNERS

2401 JUPITER RD, PLANO, TX 75074 (DALLAS)

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Jackson Wagoner

Broker Associate
(214) 716-0150

jwagoner@securenetlease.com

THE OPPORTUNITY

JUPITER CORNERS PLANO, TX (DALLAS)

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the opportunity to acquire Jupiter Corners, a stabilized, approximately 5,024 square foot neighborhood shopping center strategically located at southwest corner of Jupiter Road and E Park Boulevard

Constructed in 1974 by a seasoned local development group, the property is leased to a mix of three service-oriented tenants: Payless Insurance Agency, Variety Beverage, and TitleMax of Texas, each operating under net leases with expense reimbursement that support consistent occupancy and operational stability.

Jupiter Corners benefits from strong visibility and access along Jupiter Road and enjoys close proximity to daily-needs retailers including Dollar General, Walgreens, 7-Eleven, and CVS, which enhance its draw as a convenient neighborhood shopping and services destination.

The offering of Jupiter Corners presents a compelling investment opportunity for capital preservation and appreciation-focused investors seeking a well-located, fully leased, multi-tenant retail asset with proven income generation in a dense, established, and retail-rich Plano submarket within the high-growth DFW metroplex.

INVESTMENT OVERVIEW

JUPITER CORNERS PLANO, TX (DALLAS)

OFFERING SUMMARY

Price	\$1,310,000
Cap Rate	7.57%
PSF	\$261
Net Operating Income	\$99,180
Building Area	5,024 SF
Occupancy	100%
Year Built / Renovated	1974
Lease Type	NNN
Land Area Size	0.4 Acres

CONTACT FOR DETAILS

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Jackson Wagoner

Broker Associate
(214) 716-0150

jwagoner@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$1,310,000

7.57% CAP

- ✓ **Additional Tenant Responsibilities** - Each tenant is responsible for all interior maintenance at their sole cost, including HVAC, plumbing, electrical, and all fixtures and equipment within their space – minimizing landlord obligations and supporting predictable, passive cash flow.
- ✓ **Prime Hard Corner Location with Exceptional Visibility** - Strategically positioned on the highly visible southwest hard corner of Jupiter Road and Park Avenue, the Property serves as a prominent outparcel to Panther Park, a larger regional retail center. This location provides superior exposure and accessibility to passing traffic.
- ✓ **Strong Traffic Counts** - The Property benefits from excellent traffic flow at the intersection of Jupiter Road (23,000+ vehicles per day) and Park Avenue (24,000+ vehicles per day), ensuring consistent customer exposure and drive-by visibility.
- ✓ **Dense, Affluent Trade Area** - Located in the East Plano submarket, the Property is supported by a dense population of over 301,000 residents within a 5-mile radius and strong demographics, with average household incomes exceeding \$133,526.
- ✓ **Proven Tenant Longevity and Stability** - The center enjoys exceptional tenant retention, with all tenants having occupied the Property for more than 12 years. Notably, 80.9% of the center has been occupied for over 16 years, 38.2% for over 26 years, and 19.11% for 12 years, demonstrating strong tenant loyalty and operational stability.
- ✓ **Significant Below-Market Rent Opportunity** - Current average base rents of \$19.74 per square foot are well below some comparable properties in the trade area, which command approximately \$27–\$33 PSF. This creates meaningful near-term upside potential through contractual rent increases and lease renewals.
- ✓ **Stabilized Asset with Triple Net (NNN) Leases** - The Property offers investors a stabilized investment with triple net leases, resulting in minimal landlord responsibilities and predictable cash flow.
- ✓ **Manageable “Bite-Sized” Investment** At only 5,024 square feet, Jupiter Corners is a compact strip center with virtually nonexistent day-to-day management requirements; this is ideal for investors seeking a low-maintenance, income-producing asset.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

RENT ROLL

JUPITER CORNERS PLANO, TX (DALLAS)

TENANT	SUITE	GLA	%	LEASE DATES		BASE RENT			RECOVERIES		TOTAL REVENUE	% OF REV	RENT BUMPS / RENEWALS
				START	END	ANNUAL	MONTHLY	PSF	ANNUAL	PSF			
Payless Insurance Agency	2357	960	19.11%	08/14	08/27	\$24,300	\$2,025	\$25.31	\$5,286	\$5.51	\$29,586	23.32%	(1) 3 yr option @ \$2315 Net vs. Price Index.
Variety Beverage	2365-67	1,920	38.22%	09/00	09/30	\$33,480	\$2,790	\$17.44	\$10,572	\$5.51	\$44,052	34.73%	Rent increase by \$150 on 10-1-2027
TitleMax of Texas	2401	2,144	42.68%	10/10	10/30	\$41,400	\$3,450	\$19.31	\$11,805	\$5.51	\$53,205	41.95%	(3) 3 year options at a 6% increase
Total Count / GLA	3	5,024	100%		Totals	\$99,180	\$8,265		\$27,663		\$126,843	100.00%	
Occupied	3	5,024	100.0%										
Available	0	0	0.0%										
Total Avg Rent / GLA	\$19.74	5,024	100.0%										

*Per the lease agreement terms, the Landlord is solely responsible for the roof, foundation, and exterior walls. Tenants are responsible for all interior maintenance at their sole cost and expense, including HVAC, plumbing, electrical, ceiling, floors, wall coverings, windows, doors, fire sprinkler systems, and all fixtures and equipment within their demised premises.

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INCOME AND EXPENSE ANALYSIS

JUPITER CORNERS PLANO, TX (DALLAS)

	IN-PLACE CASH FLOW	PSF
Base Rent	\$99,180	\$19.74
Expense Reimbursements	\$27,663	\$5.51
Total Gross Revenue	\$126,843	\$25.25
Vacancy Reserve %	\$0	\$0.00
Effective Gross Revenue (EGR)	\$126,840	\$25.25
OPERATING EXPENSES		
Total Real Estate Taxes	\$14,940	\$2.97
Total Insurance	\$5,472	\$1.09
Common Area Maintenance		
CLN/YRD	\$2,025	\$0.40
Utilities	\$666	\$0.13
Weeds	\$400	\$0.08
Total Common Area Maintenance	\$3,091	\$0.62
Management Fee	\$4,160	\$0.83
Total Recoverable Expenses	\$27,662.94	\$5.51
Total Non-Recoverable Expenses	\$0	\$0.00
Total Operating Expenses	\$27,663	\$5.51
Net Operating Income	\$99,177	\$19.74



MCCALL
ELEMENTARY
SCHOOL
(492 STUDENTS)



CLARK
HIGH SCHOOL
(1,241 STUDENTS)



SHERIDAN PARK
AT SPRING CREEK
(300 UNITS)



CARPENTER
MIDDLE
SCHOOL
(505 STUDENTS)
CHRISTIE
ELEMENTARY
SCHOOL
(562 STUDENTS)



THE GIO
APARTMENTS
(730 UNITS)



COLLIN COLLEGE
- SPRING CREEK
CAMPUS
(37,772 STUDENTS)

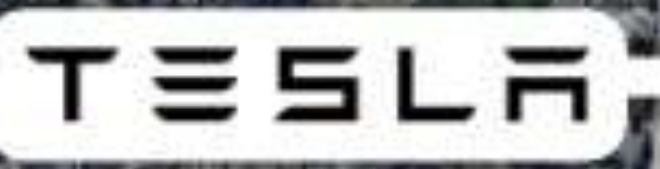
HICKEY
ELEMENTARY
SCHOOL
(538 STUDENTS)



ISAACS EARLY
CHILDHOOD
SCHOOL
(290 STUDENTS)



PLANO EAST
SENIOR HIGH
SCHOOL
(3,050 STUDENTS)



BOWMAN
MIDDLE SCHOOL
(815 STUDENTS)



DOOLEY
ELEMENTARY
SCHOOL
(353 STUDENTS)



PARK BOULEVARD
±24,000 VPD



MENDENHALL
ELEMENTARY
SCHOOL
(598 STUDENTS)



SHILOH
PARK
(73 UNITS)



WILLIAMS
HIGH SCHOOL
(1,186 STUDENTS)

SUBJECT PROPERTY
2401 JUPITER RD.

MEADOWS
ELEMENTARY
SCHOOL
(364 STUDENTS)

ARMSTRONG
MIDDLE SCHOOL
(563 STUDENTS)

SAM JOHNSON HIGHWAY
±26,000 VPD



FORMAN
ELEMENTARY
SCHOOL
(539 STUDENTS)




DALLAS
(~22.1 MILES AWAY)

FAITH
LUTHERAN
SCHOOL
(170 STUDENTS)

BOWMAN
MIDDLE SCHOOL
(815 STUDENTS)

DOLLAR GENERAL




PARK BOULEVARD
(24,000 VPD)



SUBJECT PROPERTY
2401 JUPITER RD.




JUPITER ROAD
(23,000 VPD)



aloft
HOTELS

THE FLATS
AT PALISADES
(575 UNITS)

DRURY
HOTELS

CORTLAND
PRAIRIE CREEK
(305 UNITS)

Office DEPOT
OfficeMax
Panera
BREAD
Jason's deli

THE HOME
DEPOT

HOBBY LOBBY
FLOOR DECOR
DOLLAR TREE
E55 FITNESS
Cane's

Michael's petco
Hallmark
tropical CAFE
DSW
DESIGNER SHOE WAREHOUSE
CRUNCH

ROBBIE & LYNORE
ROBINSON
FINE ARTS
CENTER

Days Inn
BY WYNDHAM

DQ
DISCOUNT
TIRE
AutoZone

WHATABURGER

75

FERRO
(379 UNITS)

TOWNEPLACE
SUITES
MARRIOTT

THE EMORY
(270 UNITS)

MORADA
PLANO
(183 UNITS)

planet
fitness

ASHLEY
BJS
goodwill
Starbucks
SUNSHINE BREAD

SAM JOHNSON HIGHWAY
(26,000 VPD)

Public Storage

DOLLAR TREE
Firestone
COMPLETE AUTO CARE
cricket
SUBWAY

HARBOR FREIGHT
Quality
INN & SUITES
Super 8
6
Denny's

MENDENHALL
ELEMENTARY
SCHOOL
(598 STUDENTS)

FAITH
LUTHERAN
SCHOOL
(170 STUDENTS)

WILLIAMS
HIGH SCHOOL
(1,186 STUDENTS)

Dallas
TEXAS
UNITED STATES
DALLAS
(~22.1 MILES AWAY)

RAC
Rent-A-Center
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

DOLLAR GENERAL

W

PARK BOULEVARD
(24,000 VPD)

BOWMAN
MIDDLE SCHOOL
(815 STUDENTS)

SUBJECT PROPERTY
2401 JUPITER RD.

7
ELEVEN

JUPITER ROAD
(23,000 VPD)

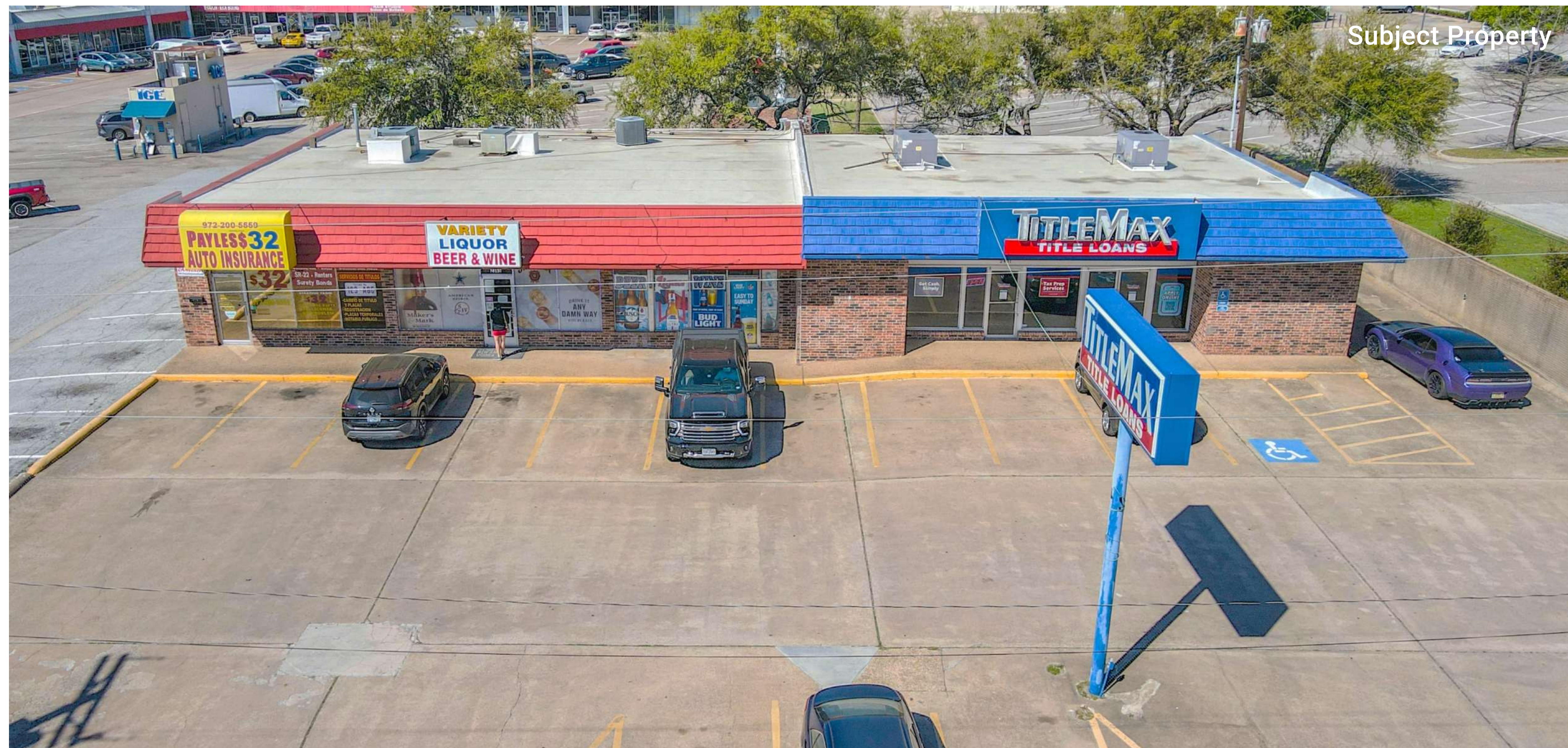
SITE OVERVIEW

JUPITER CORNERS PLANO, TX (DALLAS)

	Year Built		1974
	Building Area		±5,024 SF
	Land Area		±0.4 AC



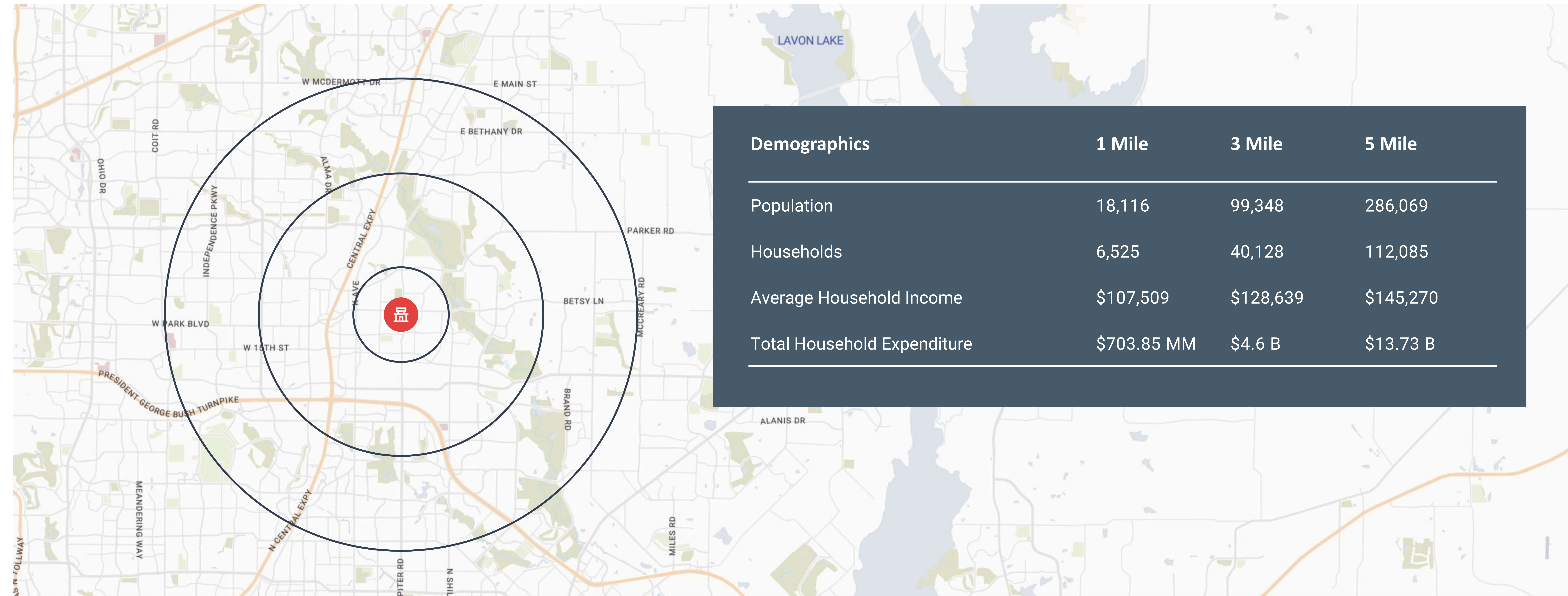
NEIGHBORING RETAILERS



SECURE NET LEASE

LOCATION OVERVIEW

JUPITER CORNERS PLANO, TX (DALLAS)



DALLAS-FORT WORTH MSA ECONOMIC DRIVERS (EMPLOYEES)

1. American Airlines Group (37,500)
2. Dallas Independent School District (22,900)
3. UT Southwestern Medical Center (25,600)
4. Texas Health Resources (20,000)
5. Lockheed Martin (18,500)
6. Southwest Airlines (19,000)
7. City of Dallas (15,000)
8. Parkland Health & Hospital System (13,100)
9. AT&T (10,700)
10. JPMorgan Chase (14,000)
11. Baylor Scott & White Health (20,000)
12. Children's Health (5,300)
13. Medical City Healthcare / Medical City Dallas (4,800)
14. DFW International Airport (2,500)
15. General Motors Arlington Assembly (5,500)
16. Kroger (5,000)

LOCATION OVERVIEW

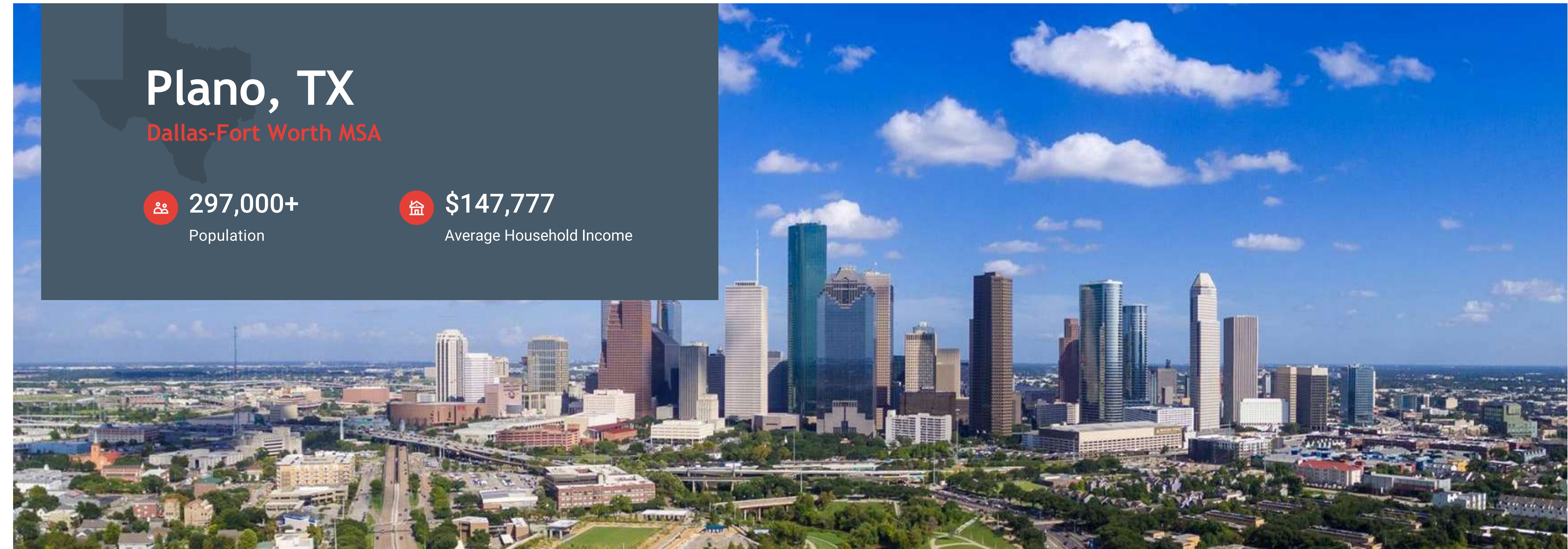
JUPITER CORNERS PLANO, TX (DALLAS)

Plano, TX

Dallas-Fort Worth MSA

 297,000+
Population

 \$147,777
Average Household Income



Top U.S. Metro

8M+ RESIDENTS

High Consumer Spending

\$112K+ MEDIAN INCOME

Plano, Texas

Plano is a leading North Texas business hub located approximately 20 miles north of downtown Dallas, anchored by a strong concentration of corporate headquarters including Toyota North America, Capital One, Ericsson, and Frito-Lay. This employment base supports a substantial daytime population and drives consistent demand for retail, dining, and service-oriented uses, while its location along U.S. Highway 75 provides direct connectivity to major employment and retail corridors.

The city continues to see significant investment through developments such as the \$1 billion Collin Creek redevelopment and the expansion of Legacy West, introducing new retail, residential, and office space that enhances long-term growth. Supported by high household incomes and a well-educated workforce, Plano remains one of the most stable and affluent suburban markets in the United States.

Dallas-Fort Worth MSA

The Dallas-Fort Worth MSA is one of the largest and fastest-growing economic regions in the United States, with more than 8 million residents and sustained population growth driven by corporate relocations and job expansion. The metro's economy is highly diversified across finance, technology, logistics, and manufacturing, creating a resilient foundation for long-term growth.

Supported by extensive interstate infrastructure and global connectivity through Dallas/Fort Worth International Airport, the region continues to attract businesses and residents alike. These dynamics position Dallas-Fort Worth as a top-tier market for commercial real estate investment.

U.S. Highway 75

U.S. Highway 75 is a primary north-south corridor connecting Plano directly to downtown Dallas and surrounding employment centers. The highway facilitates significant commuter traffic and provides efficient access to major retail destinations and business districts throughout the Dallas-Fort Worth region.

IN THE NEWS

JUPITER CORNERS PLANO, TX (DALLAS)

4 New Businesses Coming to Plano in 2026

MARCH 4, 2026 (NATIONAL TODAY)

Plano, Texas is welcoming several new businesses in 2026, including The Henry restaurant, The Tox body sculpting studio, The Peach Cobbler Factory dessert shop, and Little Diggers children's playground.

These additions across dining, wellness, dessert, and family entertainment reinforce Plano's retail depth and consumer appeal, with new concepts choosing prominent nodes such as Legacy West and Preston Park Village. The activity signals continued tenant demand in one of North Texas' most established and affluent trade areas.

EXPLORE ARTICLE



Collin County Population Growth Surges in 2025

MARCH 26, 2026 (CULTUREMAP DALLAS)

Collin County is experiencing a big population surge.

The county added 42,966 residents from July 2024 to July 2025, posting 3.4% annual growth and pushing total population to nearly 1.3 million. That expansion ranks Collin County among the nation's fastest-growing large counties and supports long-term demand for housing, retail, services, and employment space across Plano and the broader North Dallas suburban corridor.

EXPLORE ARTICLE



New Retail Center Planned for West Plano

MARCH 2, 2026 (COMMUNITY IMPACT)

A new retail shopping center and grocery store is slated for construction at the intersection of Preston Road and Spring Creek Parkway.

The planned 40,626-square-foot project adds fresh neighborhood-serving commercial space in west Plano, a high-income, high-traffic area with strong underlying residential density. The development reflects continued retailer confidence in local spending power and should further strengthen daily-needs convenience and long-term commercial vitality along this established corridor.

EXPLORE ARTICLE



Plano Approves \$20M Incentives for AT&T HQ

FEBRUARY 24, 2026 (COMMUNITY IMPACT)

AT&T CEO John Stankey announced Jan. 5 the company plans to relocate its global headquarters to a new 54-acre campus at 5400 Legacy Drive.

Plano's approval of up to \$20 million in incentives helps secure a major corporate investment within the Legacy area and reinforces the city's standing as a premier headquarters market. The relocation supports office demand, daytime population, and surrounding retail and service activity while strengthening the trade area's concentration of high-income employment.

EXPLORE ARTICLE



Plano Advances Legacy District Master Plan

JANUARY 19, 2026 (COMMUNITY IMPACT)

As Plano's Legacy District starts to reach build out, city officials are preparing for the area's next phase of development.

City Council approved a planning contract to guide the future of Legacy and Granite Park as market conditions evolve, including potential mixed-use and residential adaptations. The effort positions one of Plano's most important employment and commercial districts for continued reinvestment, helping preserve long-term competitiveness and supporting surrounding real estate fundamentals.

EXPLORE ARTICLE



Dallas-Fort Worth Leads U.S. Industrial Development

MARCH 17, 2026 (DALLAS INNOVATES)

Dallas-Fort Worth has reclaimed the nation's top spot in industrial development, with 28.8 million square feet currently under construction.

North Texas continues to attract large-scale logistics and industrial users, with the region leading the country in active pipeline volume and several major projects delivering in 2026. That broader industrial momentum benefits Plano through regional job creation, supply chain growth, and sustained business expansion across the Dallas-Fort Worth economy.

EXPLORE ARTICLE



Plano OKs State of the City 2026 Parks Expansion

FEBRUARY 8, 2026 (PLANO ECONOMIC DEVELOPMENT)

Looking ahead, Mendi and Glasscock Parks are planned within the Legacy Business District, and Ravenglass Park, currently in progress, will open soon.

These park investments expand amenities within Plano's major business district and enhance quality of life for employees and residents alike. Continued public investment in open space and recreation supports the area's long-term attractiveness, helping sustain corporate interest, residential appeal, and the overall competitiveness of Plano's mixed-use growth corridors.

EXPLORE ARTICLE



Texas Job Growth Forecast Improves for 2026

FEBRUARY 6, 2026 (TEXAS PUBLIC RADIO)

Texas will see job growth of little more than 1% in 2026 after flat job growth in 2025, according to a top official at the Federal Reserve Bank of Dallas.

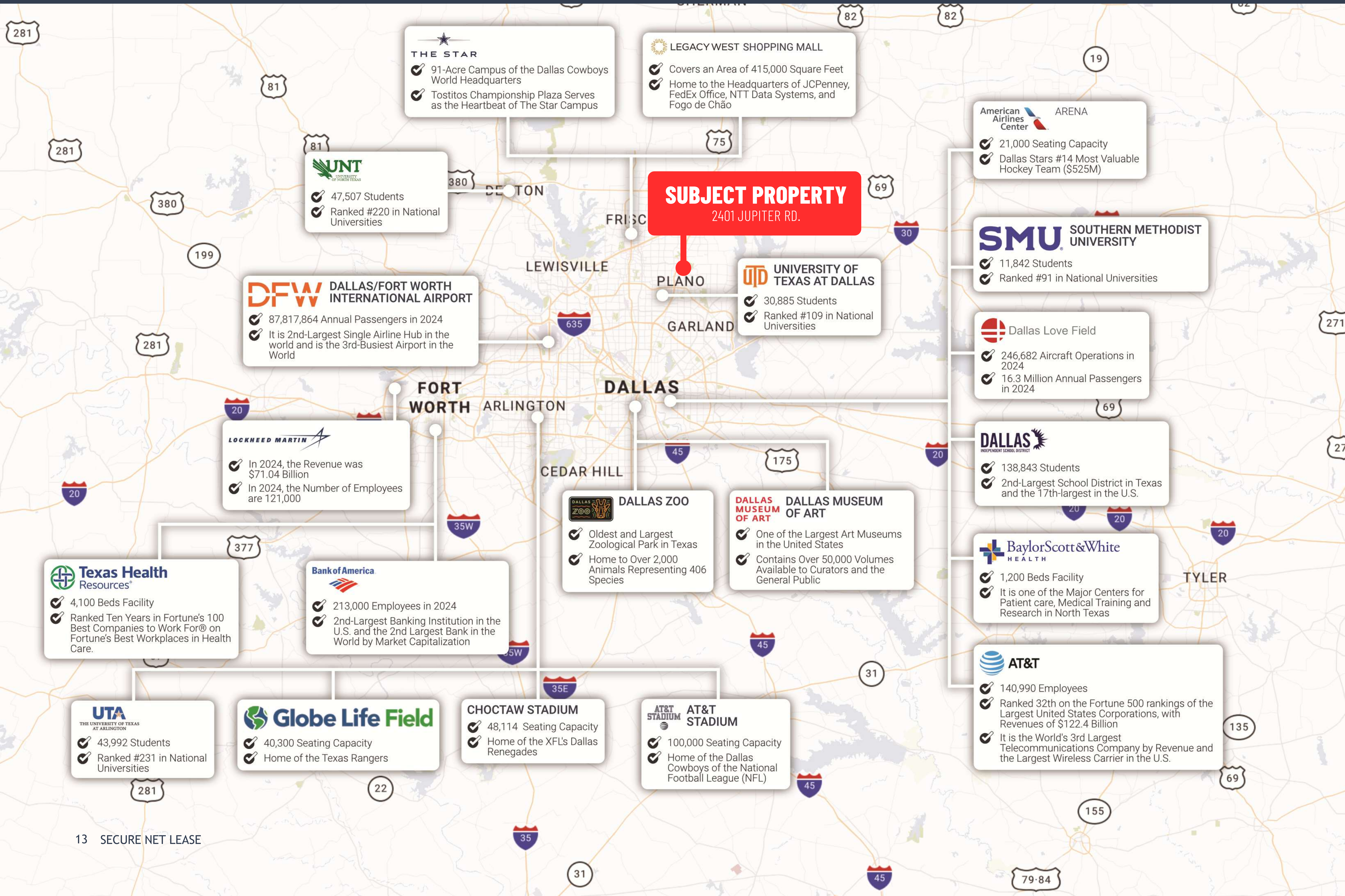
The Dallas metro is expected to add nearly 155,000 jobs in 2026, providing a favorable macro backdrop for high-performing suburban markets like Plano. Regional employment gains support household formation, consumer spending, and business demand, reinforcing the economic conditions that underpin commercial real estate performance in the trade area.

EXPLORE ARTICLE



METRO AREA

JUPITER CORNERS PLANO, TX (DALLAS)



SUBJECT PROPERTY
2401 JUPITER RD.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

JUPITER CORNERS PLANO, TX (DALLAS)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.