

## FOR SALE

11706 S Hwy 6  
Sugar Land, TX 77478

## Jack in the Box

Corporate | NNN | 2+ Yrs. | Plus Options

\$2,449,505



Represented by

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**km** Kidder  
Mathews



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SUGAR LAND, TX

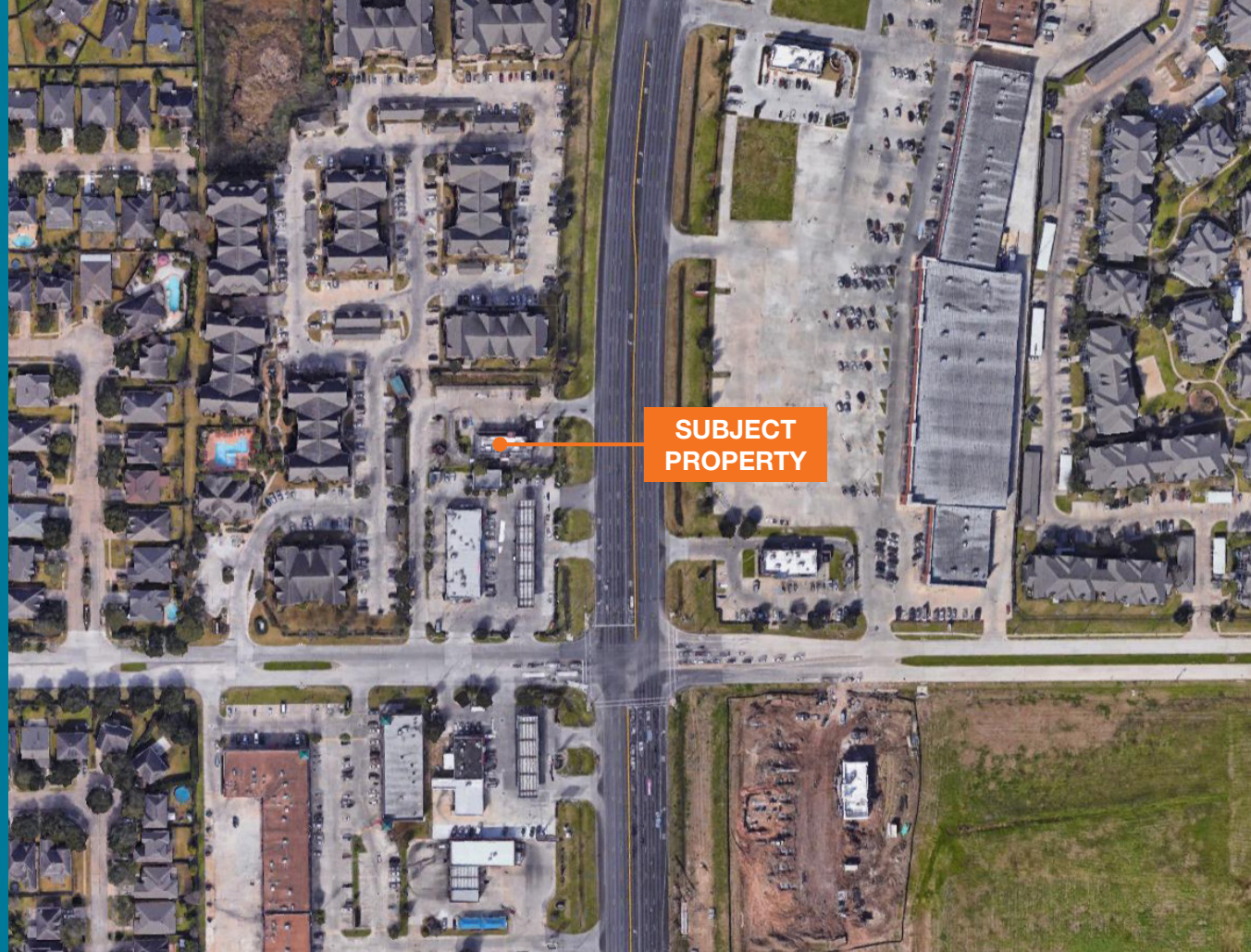
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*Listed in association with broker of record:  
Robert Riek, Esq., Riek & Wells,*



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# Executive Summary

## Property Overview

PRICE	\$2,449,505
ANNUAL RENT	\$140,846.52
CAP RATE	5.75%
PRICE PER SF	\$916.73/SF
CORPORATE GUARANTEE	Yes
INITIAL LEASE TERM	18 Years
LEASE COMMENCEMENT	April 16, 1998
LEASE EXPIRATION	April 15, 2016, however Tenant exercised it's first 5-year option. Extending the lease to April 15, 2021
OPTIONS TO RENEW	Three, 5-year options
RENT INCREASES	CPI Capped at 10%
OCCUPANCY	100%
BUILDING AREA	±2,672 SF
LAND AREA	±30,056 SF
YEAR BUILT	1997
TENANT	Jack in the Box, Inc.
LEASE TYPE	Absolute Triple Net (NNN)
DRIVE-THRU	Yes
FEE SIMPLE	Yes - Land & Building
ROFR	Yes - 20 days
POLE SIGN	Yes

RENT SCHEDULE			
YEARS	DATES	ANNUAL BASE RENT	CAP RATE
1-5	April 16, 1998- April 15, 2003	\$ 96,200.04	NA
6-10	April 16, 2003- April 15, 2008	\$105,820.04	NA
11-15	April 16, 2008- April 15, 2013	\$116,402.04	NA
16-18	April 16, 2013- April 15, 2016	\$128,042.28	NA
Option 1	April 16, 2016- April 15, 2021	\$140,846.52	5.75%
Option 2*	April 16, 2021- April 15, 2026	\$154,931.17	6.32%
Option 3*	April 16, 2026- April 15, 2031	\$170,424.89	6.96%
Option 4*	April 16, 2031- April 15, 2036	\$187,466.72	7.65%
*Assumes 10% rent increase in remaining option periods			

JACK IN THE BOX INVESTMENT SUMMARY		
 <p><b>SALE PRICE</b> \$2,449,505</p>	 <p><b>CAP RATE</b> 5.75%</p>	 <p><b>NOI</b> \$140,846.52</p>



# Property Highlights

## Jack in the Box Corporate Lease

.....  
Successfully operating at the site since 1998 – over 21 years

.....  
Jack in the Box exercised it's first five (5) year renewal option

.....  
showing continued commitment to the site

.....  
Absolute triple net

.....  
Over 600 apartment units within minutes of the property

.....  
Extremely strong retail corridor

.....  
Nearby retailers include: Shell, Kroger, Chase Bank, Goodwill

.....  
Houston, Chevron, AT&T, Papa Johns, Burger King, Walgreens,

.....  
Sonic, Raceway gas station and Taco Bell.

.....  
Fee simple-land and building

.....  
Strong demographics: ±12,000 residents within one (1) mile

.....  
of the property with average household income of

.....  
±\$85,000 per year

.....  
Extremely strong traffic counts in excess of 42,000+

.....  
cars per day



# Summary/Demographics

This Jack in the Box property is ideally situated on the hard corner, signalized intersection of Addicks-Howell Rd and Voss Rd. There are two entrance/exits to the property; one from Addicks-Howell Rd and one from the west side alley of the restaurant, which is used as an entrance and exit for Avana Sugar Land Apartments, a 240-unit community. The property pole sign is visible from all traffic directions. The adjacent Shell Gas station can be accessed directly via the alley west of the Jack in the Box. Other major retailers and traffic generators nearby include: Kroger, Papa Johns, burger king, walgreens, Sonic, AT & T, Taco Bell, Chase Bank, Goodwill Houston, Chevron and Raceway Gas Station. In addition to Avana Sugar Land Apartments, there are three other large apartments complexes nearby: The Enclave at Woodbridge apartments (144 Units); Silver Leaf Villas (176 Units) and Waterchase Garden Apartments (79 Units). The Tom Landry Freeway [Interstate 30] is within minutes of the site and has traffic counts of over 118,000 CPD.

This site benefits from extremely strong demographics. The property is situated in a densely populated area. With a one-mile radius of the site, there are ±11,842 residents; within a three-mile radius of the site, there are ±95,267 residents; and within a five-mile radius of the site, there are ±316,315 residents. Average household income is very strong at \$84,991 within a one-mile radius of the site; \$74,820 within a three-mile radius of the site; and \$68,010 within a five-mile radius of the site.

This site clearly benefits from: (1) the abundance of nearby residential apartment communities and large numbers of residents; (2) the extremely strong daily traffic counts; (3) the synergy of numerous national retailers nearby; and (4) the impressive average household income of residents in the area.

## TRAFFIC COUNTS

Highway 6	42,334
Voss Road	16,760

## DEMOGRAPHIC & INCOME - 5 MILE RADIUS



**POPULATION**  
316,315



**HOUSEHOLDS**  
99,489



**AVG HH INCOME**  
\$68,010

## DEMOGRAPHICS AND INCOME PROFILE

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>			
2010	11,223	84,227	276,564
2018	11,842	95,267	316,315
2023	13,757	111,114	360,368
<b>TOTAL HOUSEHOLDS</b>			
2010	3,350	25,600	86,430
2018	3,556	29,313	99,489
2023	4,128	34,201	113,502
<b>AVERAGE HOUSEHOLD INCOME</b>			
2018	\$84,991	\$74,820	\$68,010
2023	\$86,510	\$75,513	\$69,502



## Amenities Aerial



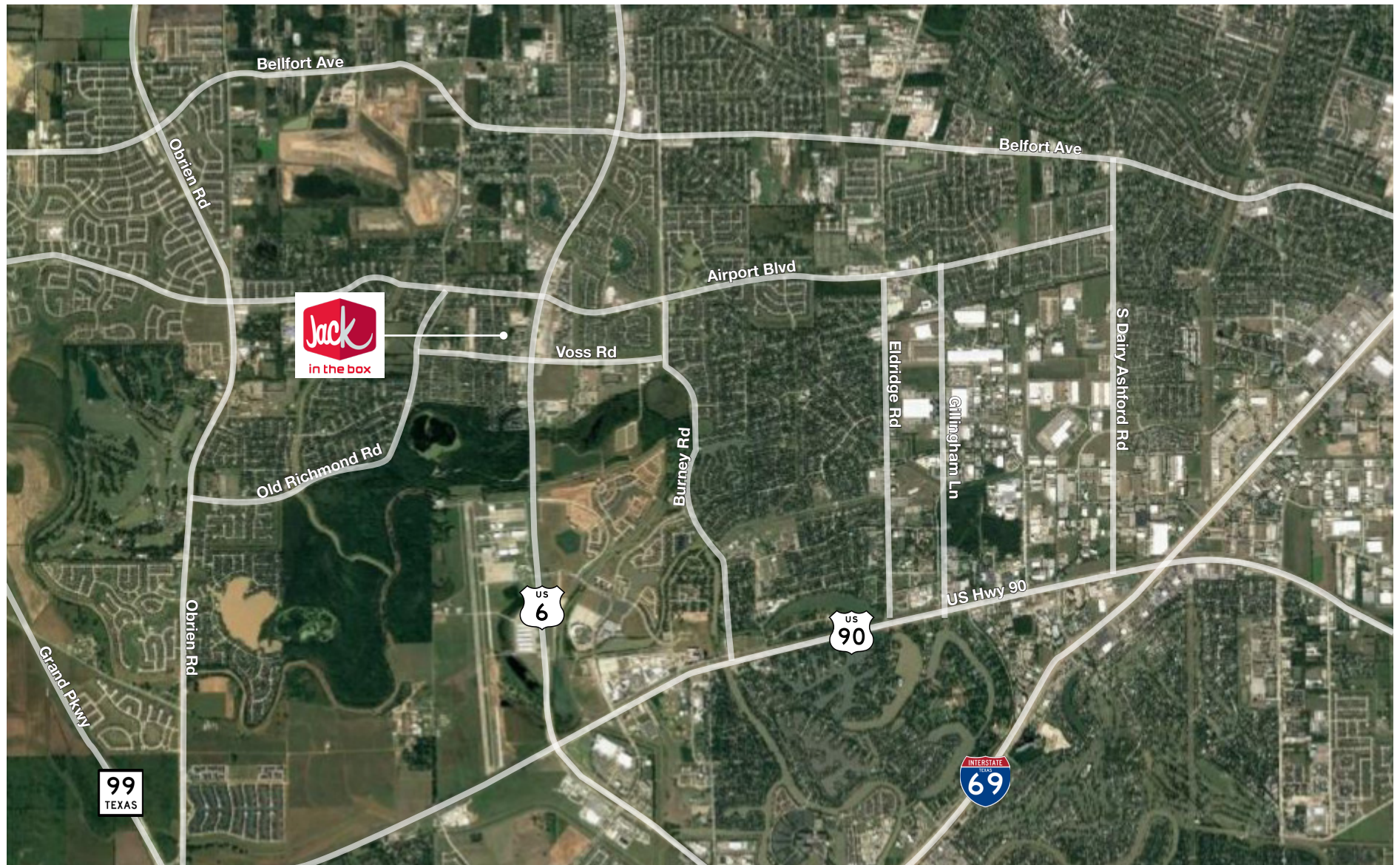


# Amenities Aerial





# Location Map





# Sugar Land Overview

## MARKET OVERVIEW

Sugar Land is a city in Fort Bend County, Texas, and is located approximately 20 miles southwest of downtown Houston. Sugar Land is a populous suburban municipality centered around the junction of Texas State Highway 6 and U.S. Route 59. Beginning in the 19th century, the present-day Sugar Land area was home to a large sugar plantation situated in the fertile floodplain of the Brazos River. Following the consolidation of local plantations into Imperial Sugar Company in 1908, Sugar Land grew steadily as a company town and incorporated as a city in 1959. Since then, Sugar Land has grown rapidly alongside other edge cities around Houston, with large-scale development of master-planned communities contributing to population swells since the 1980s.

## POPULATION

Sugar Land is one of the most affluent and fastest-growing cities in Texas. From its humble beginnings, it has grown significantly. As of January 2018, the city's population was estimated at 117,869.

## INDUSTRY

Sugar Land was ranked as one of the "Top Cities in Texas" for business relocation and expansion by both Outlook Magazine and Texas Business. Sugar Land holds the headquarters to CVR Energy, Western Airways, Nalco Champion's Energy Services division, Schlumberger (an oil services company that has a 33 acre campus with over 250,000 square feet of Class A office space and a 100,000 square foot amenity building), Minute Maid and BMC Software. Sugar Land also has a large number of international energy, software, engineering and product firms.





# Fast Food Sale Comparables

TENANT	PROPERTY ADDRESS	SALE DATE	SALE PRICE	CAP RATE	BLDG SF	PRICE/SF
Freddy's Frozen Custard	7707 S Broadway Ave, Tyler, TX	10/23/2018	\$2,870,000	5.75%	3,926	\$731.02
McDonald's	27515 Cypresswood Dr, Spring, TX	7/18/2018	\$1,572,000	4.15%	3,100	\$507.10
Taco Bell	11940 Hero Way West, Leander, TX	7/9/2018	\$2,270,000	4.50%	2,698	\$841.36
Burger King	16711 Nacogdoches Rd, San Antonio, TX	4/27/2018	\$2,403,000	5.50%	3,906	\$615.21
Long John Silver's	720 Old San Antonio Rd, Buda, TX	5/18/2018	\$1,932,500	5.15%	3,004	\$719.05
Jack In The Box	16310 S Post Oak Rd, Houston, TX	11/2/2018	\$1,932,500	5.69%	2,696	\$716.80
Jack In The Box	2906 S Texas Ave, Bryan, TX	8/15/2018	\$2,020,000	4.74%	2,908	\$694.64
Taco Bueno	11301 E US Hwy 380, Crossroads, TX	7/9/2018	\$2,709,090	5.50%	3,181	\$851.65
Dunkin' Donuts	9629 White Settlement Rd, Fort Worth, TX	9/6/2018	\$1,522,000	5.40%	3,000	\$507.33
<b>AVERAGE</b>				<b>5.15%</b>		<b>\$687.13</b>



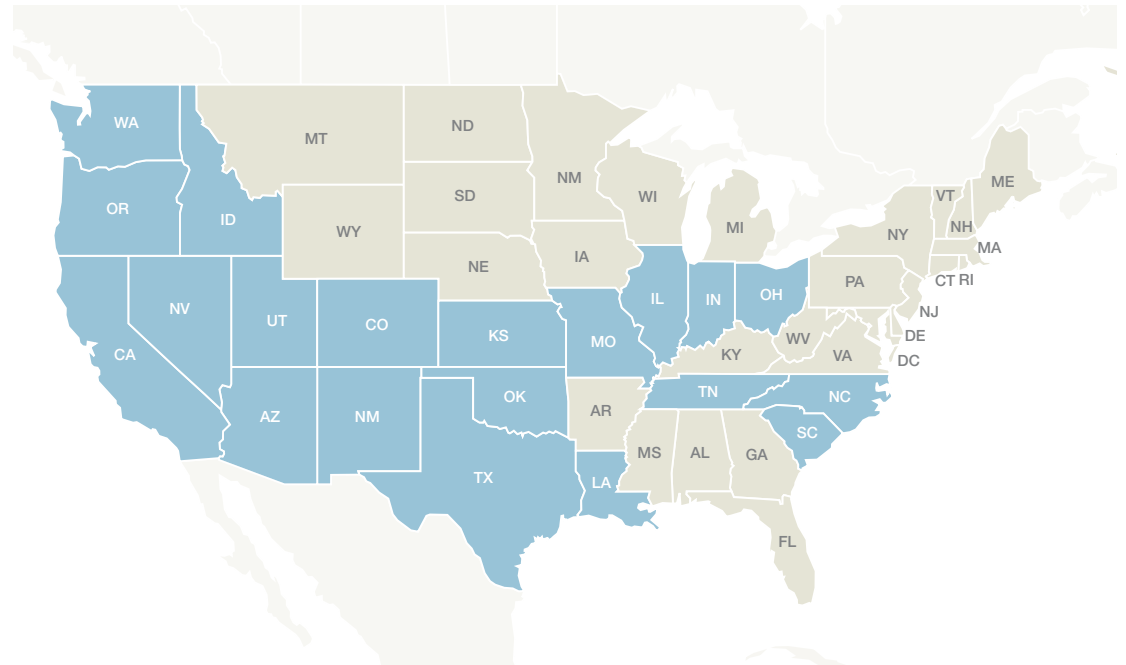
# Corporate Profile

Jack in the Box, founded in 1951, is one of the nation's leading fast-food hamburger chains, with more than 2,200 quick-serve restaurants in 21 states and Guam. As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day. In addition to the 2,200+ Jack in the Box locations, the company also owns and operates Qdoba Mexican Grill, a leader in fast-casual dining with more than 600 restaurants in 47 states, the District of Columbia, and Canada.

Jack in the Box is a publicly traded company on the NASDAQ under the symbol JACK. For more information, please visit [www.jackinthebox.com](http://www.jackinthebox.com).

Jack in the Box operates in the following twenty-one (21) states:

Arizona	New Mexico
California	Nevada
Colorado	Ohio
Hawaii	Oklahoma
Idaho	Oregon
Illinois	South Carolina
Indiana	Tennessee
Kansas	Texas
Louisiana	Utah
Missouri	Washington
North Carolina	





# Kidder Mathews Overview

## COMMERCIAL BROKERAGE

Professionals ..... 750+

Annual transaction total ..... \$7B

Annual sales ..... 16.5M SF

Annual leases ..... 34.6M SF

## PROPERTY MANAGEMENT

Portfolio ..... 50M SF

## VALUATION ADVISORY

Appraisals annually ..... 1,500+

## SERVICES

Commercial Brokerage  
Property Management  
Valuation Advisory  
Consulting  
Project & Construction Management  
Development Management  
Sustainability Practices

Kidder Mathews is one of the largest, independent commercial real estate firms on the West Coast, with over 750 real estate professionals and staff in 21 offices in Arizona, California, Nevada, Oregon, and Washington. We offer a complete range of brokerage, appraisal, property management, consulting, sustainability, and project and construction management services for all property types.

### WASHINGTON

# Brokers..... 123  
# Property Managers..... 22  
# Appraisers..... 25

### OREGON

# Brokers..... 34  
# Property Managers..... 6  
# Appraisers..... 2

### CALIFORNIA

# Brokers..... 158  
# Property Managers..... 19  
# Appraisers..... 11

### NEVADA

# Brokers..... 10

### ARIZONA

# Brokers..... 12  
# Property Managers..... 1



AWARD WINNING  
SERVICES  
2001-2018

PSBJ Largest Commercial  
Real Estate Firm

19 times

San Diego Business  
Journal Largest CRE Firms

3 times

A Largest CRE Firm in  
San Francisco

13 times

Bay Area News Group  
Top Places to Work

6 times

A Largest CRE Firm in  
Silicon Valley

11 times

## Contact Information



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