

JACK IN THE BOX

739 N SAM HOUSTON PKWY E. | HOUSTON, TX 77060



Patrick Wolford, SIOR, CCIM / PRINCIPAL / PWOLFORD@LEE-ASSOCIATES.COM / D 713.744.7436
Matthew Clay / DIRECTOR / MCLAY@LEE-ASSOCIATES.COM / D 713.744.7438



THE TENANT

Based in San Diego, Jack in the Box Inc. (NASDAQ: JACK) is one of the nation's leading quick-service restaurant brands. Established in 1951, the company has expanded to more than 2,100 locations across 25 states, making it the sixth-largest hamburger QSR chain in the United States. Its broad, consumer-driven menu—featuring burgers, tacos, breakfast items, and healthier options—supports consistent foot traffic and strong daily demand across diverse demographics.

This tenant's business model is highly aligned with modern consumer behavior, with approximately 90% of its 500 million annual customers utilizing drive-thru or take-out services—an important indicator of efficiency, convenience, and adaptability in today's retail landscape.

Jack in the Box's 2025 revenues were approximately \$1.47 billion.



PROPERTY OVERVIEW

The subject property is a ±2,575 SF Jack in the Box situated on approximately ±0.67 acres along the highly trafficked Beltway 8 (Sam Houston Parkway) corridor in North Houston. Positioned just east of the Hardy Toll Road / W Hardy Rd interchange and minutes from Interstate 45, the site benefits from exceptional regional connectivity and accessibility to Houston's primary transportation arteries.

Located less than 7 miles from George Bush Intercontinental Airport (IAH), the property is surrounded by a dense concentration of airport-oriented hotels, service retail, and commuter-driven traffic generators, making it a consistent performer for quick-service restaurant use. The immediate area is characterized by strong daily traffic flow from both local residents and transient consumers, including business travelers, logistics employees, and airport-related demand.

The asset offers a highly desirable combination of visibility, accessibility, and proximity to major economic drivers. Its location along a major beltway system ensures sustained traffic exposure, while nearby hospitality and retail uses create a built-in customer base. The surrounding infrastructure and ongoing activity in the North Belt/Greenspoint submarket continue to support long-term viability, making this an attractive, stable NNN-leased investment opportunity.



Building Size ±2,575 SF

Land ±0.67 Acres

Year Built 2004

Lease Commencement May 5, 2006

Lease Expiration May 4, 2029

Renewal Options Three (5) year renewals

Rent Increases Every (5) years, historical increases of 8%

Roof and Structure Tenant

Guarantor Corporate

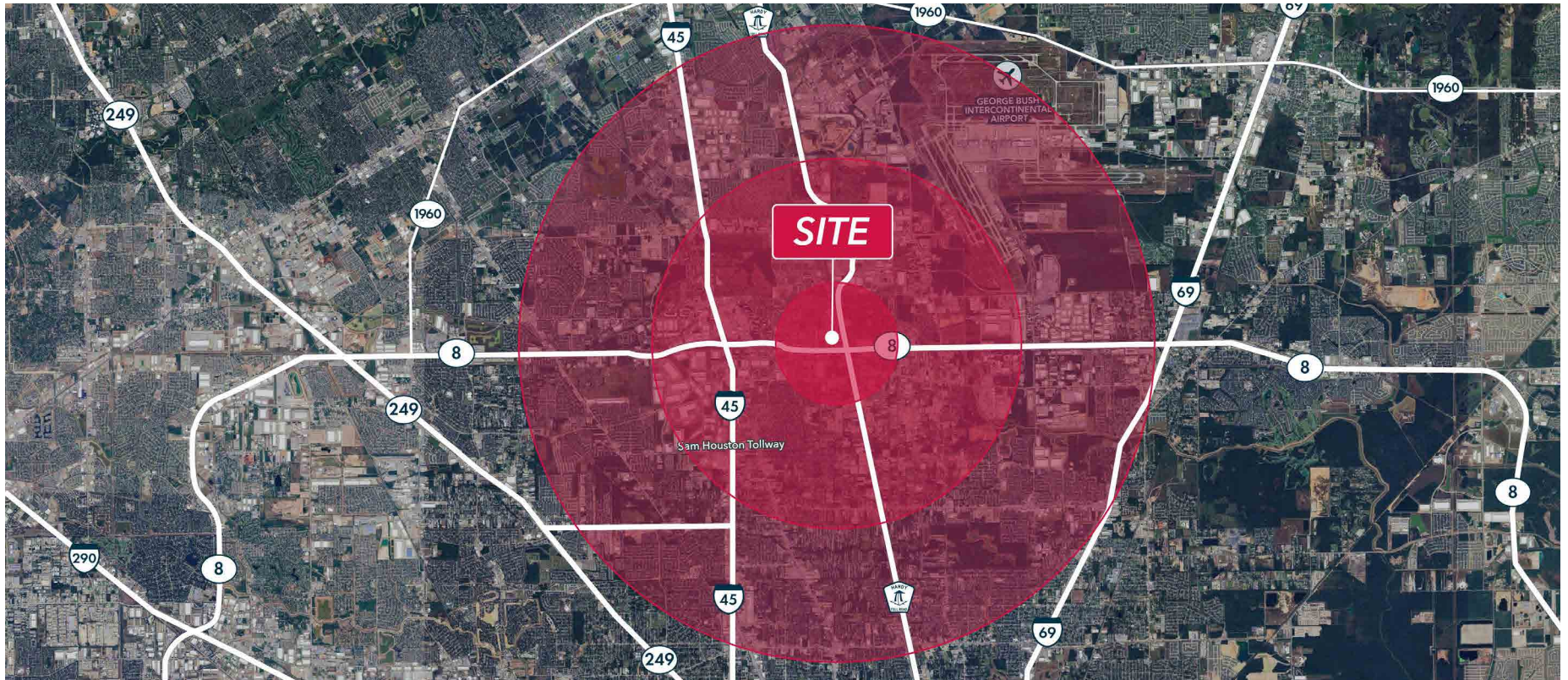
NOI \$99,384.48

Cap Rate 5.75%

PROPERTY MAP



DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
POPULATION	14,274	80,038	235,250
GENDER	7,105 MALE 7,105 FEMALE	41,225 MALE 38,826 FEMALE	118,872 MALE 116,404 FEMALE
AGE (MEDIAN)	27	29	31
HOUSEHOLDS	5,109 TOTAL	25,565 TOTAL	73,627 TOTAL
HOUSEHOLD INCOME	\$44,121	\$55,591	\$63,685

2023 American Community Survey (ACS)



Patrick Wolford, SIOR, CCIM / **PRINCIPAL** / PWOLFORD@LEE-ASSOCIATES.COM / D 713.744.7436

Matthew Clay / **DIRECTOR** / MCLAY@LEE-ASSOCIATES.COM / D 713.744.7438

LEE & ASSOCIATES - HOUSTON

(713) 744-7400

Lee-Associates.com/Houston

10497 Town & Country Way, Suite 700 | Houston, Texas 77024

The information contained in this marketing brochure has been obtained from sources we deem reliable. Commercial Facilities, Inc. (CFI) has not and will not verify the information provided to us, nor has CFI conducted any investigations regarding the information provided to us. CFI makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided including but not limited to: income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of environmental contamination, compliance with State and Federal regulations, the condition of the property and improvements thereon, the financial condition of the tenant currently occupying the property, the current tenant's plans for continuing operation in the site and the current or future performance of the subject site.

All real estate investments carry significant risk. Buyer and Buyer's tax, financial, legal and construction advisors should conduct a careful and independent analysis of any single tenant investment property to determine the suitability of the property for the Buyer's investment needs. This should include a careful review of all legal and financial documents related to the subject property and the tenant currently occupying the property. Although the tenant's past performance at this location and other locations is important to consider during the analysis of the subject site, it is not a guarantee of future success. In addition, the current lease rate being paid by the tenant and subsequent rental increases during the initial lease term, may not be achievable during the lease option periods. Therefore, Buyer and Buyer's advisors should satisfy themselves that the current income offered on the property is within a reasonable level to comparable rents for similar properties in the submarket in which the subject site is located. Returns are not guaranteed. The tenant and any guarantors may fail to pay the lease rent, property taxes, insurance and/or may fail to comply with other material terms of the lease agreement for the site. Economic, market, environmental or other conditions may cause cash flow to be interrupted in part or in whole. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the viability of locating a replacement tenant if the current tenant defaults or vacates the property at lease expiration. Items to investigate that may affect the viability of a finding a replacement tenant to pay rents that offer a similar investment return would include, but not be limited to: location of the subject property, comparable lease rates in the area, whether or not the property zoning allows for a variety of uses, market conditions at the time of the negotiation, the condition of the property, etc.

By accepting this marketing brochure, you agree to release Commercial Facilities, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.





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:
 - 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.

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.

<u>DFW Lee & Associates, LLC - Houston Office, RS</u>	<u>9012596</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Mike Spears, SIOR, CCIM</u>	<u>493926</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Patrick Wolford, SIOR, CCIM</u>	<u>503001</u>	<u>pwolford@lee-associates.com</u>	<u>(713)744-7436</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

TXR 2501

IABS - Patrick