

# UPLAND

NET LEASE SALES



**\$1.4M CORPORATE JACK IN THE BOX @ 6.25% CAP | TX**



**5-MILE POP 86,000+ W/ADDITIONAL 65,888 EMPLOYEE POP**

**LOCATION:** Waco, Texas  
**PRICE:** \$1,440,000  
**CAP RATE:** 6.25%  
**NOI:** \$90,000  
**LEASE TYPE:** NNN  
**LEASE EXP. DATE:** 11/30/2020  
**BUILDING SIZE:** 2,464 SQ FT  
**LOT SIZE:** 0.81 Acres  
**5-MILE POP.:** 86,028  
**1-MILE AVG HH**  
**INCOME:** \$93,895

CLICK TO REQUEST  
MORE INFORMATION

Jack in the Box is among the leading QSR businesses in the US. The company operates and franchises about 2,200 of its flagship hamburger outlets in California, Texas, and more than 20 other states.

Located at Highway 84, and Hewitt Drive, where traffic averages 45,000 vehicles daily, and 32,000 respectively.

Prime location on retail corridor with many corporations nearby, including Walmart, Starbucks, Do It Best Corp., H-E-B, CVS Pharmacy, Walgreens, Bank of America, Coca-Cola, Wells Fargo, Raising Cane's, Arconic, Allergan, and many more.

## Look Upland

Where Properties & People Unite!

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\*In cooperation with MSG Management, Inc. a TX State Licensed Broker

**www.nnnsales.com**

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