



JACK IN THE BOX

LONGVIEW, TX



OFFERED AT \$2,240,000 | 5% CAP
** 13 YEARS REMAINING ON LEASE TERM **



TABLE OF CONTENTS

EXECUTIVE SUMMARY

4	Executive Summary
5	Investment Highlights
6	Lease Summary & Rent Overview
7	Lease Abstract

PROPERTY INFORMATION

9	Location Maps
10	Site Plan
11	Property Photos
12	Neighboring Tenants
16	Aerials

TENANT OVERVIEW

22	About Jack in the Box
----	-----------------------

AREA OVERVIEW

24	Longview Overview
25	Demographics

Confidentiality Agreement & Disclosures

EXCLUSIVELY LISTED BY

RYAN BARR
Principal
760.448.2446
rbarr@lee-associates.com

RYAN BENNETT
Principal
760.448.2449
rbennett@lee-associates.com

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 BARR & BENNETT
NETLEASED INVESTMENTS
A Lee & Associates Team

BROKER OF RECORD:
JDS REAL ESTATE SERVICES, INC.
TX Brokers Lic# 9004326





-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$2,240,000
Net Operating Income:	\$112,000
Cap Rate:	5.00%
Price/SF:	\$982
Lease Type:	Absolute Triple-Net (NNN)
Remaining Term:	13 Years

PROPERTY OVERVIEW	
Address:	490 East Loop 281 Longview, TX 75605
Property Size:	Approx 2,280 Sq. Ft.
Land Size:	Approx 23,522 Sq. Ft.
Ownership:	Fee Simple (Land, Building)
Year Built:	1999

Lee & Associates is pleased to exclusively offer for sale, the fee simple interest (land & building) in a corporate operated Jack in the Box property located in Longview, TX (the “Property”). Built in 1999, the Property consists of a 2,280-square-foot retail building with a drive-thru lane that sits on an approximately 23,522-square-foot parcel.

The subject property offers an investor a secure corporate backed lease with Jack in the Box, Inc. Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, California, is a quick service hamburger chain that operates and franchises over 2,200 Jack in the Box restaurants in 21 states across the country, concentrated in California and Texas. The company reported FY 2017 earnings of \$138.3 Million, a \$12 Million increase over FY 2016.

Jack in the Box has operated successfully at this location since 1999. The tenant has exercised two extensions for 5 years and recently exercised an early 10-year lease extension, reflecting their commitment to the site and perceived long-term profitability at this location. The lease features a 10% rent increase in Year6 of the 10-year extension and 5% rent increases in each of the (4) 5-year option periods. The Absolute Triple-Net (NNN) nature of the lease requires the tenant pay for all expenses and building related costs, relieving a potential investor of any landlord responsibilities.

The site is located on the hard corner signalized intersection of E Loop 281 & N Fourth Street, offering outstanding visibility to combined traffic counts of 48,000 cars per day and features multiple entrances from E Loop 281 and N Fourth St for quick in/ out access. The subject property is located across from Walmart Supercenter, Sam’s Club, Home Depot, and Lowe’s, offering excellent retail synergy and a strong draw to the trade area.

East Loop 281 is a major retail and commuter corridor, connecting residents and travelers to/from Highway 259 to the nearby Longview Mall with anchors such as Dillard’s, JCPenney, Stage, and Dick’s Sporting Goods. This main corridor is also the home of major national retailers such as Walgreens, Burlington, Hobby Lobby, Best Buy, TJ Maxx, and Michael’s. Additionally, the Jack in the Box is within walking distance of Longview High School with an enrollment of 2,039 students, making it an ideal lunchtime destination.

The dense infill site offers outstanding demographics, with nearly 80,000 people living within a 5-mile radius of the subject property with an average household income of nearly \$72,000, lending well to the tenant’s concept and supporting its continued success.

The property is located in Longview, the forty-second largest city in the state of Texas. The city is the county seat of Gregg County and lies in the Upper East Texas part of the state. Located just two hours east of Dallas and one hour west of Shreveport, LA, Longview’s economy is healthy, and the city is the center of economic activity for a significant part of Northeast Texas. Despite a national downturn in the housing market, Longview has been growing, and home prices continue to rise. Some major sectors of the Longview economy include the East Texas Oil Field, services, technology, and manufacturing.

Additionally, Longview is becoming a regional hub for shopping, part of a successful strategy of the city to keep shoppers local and away from Tyler, Dallas, and Shreveport. Most new construction has been located on the north side around Hawkins Pkwy. and US 259, with lesser development on the south side near Estes Pkwy.



-- INVESTMENT HIGHLIGHTS --

STRONG CORPORATE BACKED LEASE: JACK IN THE BOX, INC. (NASDAQ: JACK) • \$138 MILLION IN EARNINGS (FY 2017)

The subject property offers an investor a secure corporate backed lease with Jack in the Box, Inc. Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, California, is a quick service hamburger chain that operates and franchises over 2,200 Jack in the Box restaurants in 21 states across the country, concentrated in California and Texas. The company reported FY 2017 earnings of \$138.3 Million, a \$12 Million increase over FY 2016.

SUCCESSFUL 19 YEAR OPERATING HISTORY • EARLY 10-YEAR LEASE EXTENSION • REFLECTS COMMITMENT TO SITE & PERCEIVED PROFITABILITY • ABSOLUTE NNN LEASE OFFERS INVESTOR NO LANDLORD RESPONSIBILITIES

Jack in the Box has operated successfully at this location since 1999. The tenant has exercised two extensions for 5 years and recently exercised an early 10-year lease extension, reflecting their commitment to the site and perceived long-term profitability at this location. The lease features a 10% rent increase in Year 8 of the 10-year extension and CPI increases not to exceed 5% in each of the (4) 5-year option periods. The Absolute Triple-Net (NNN) nature of the lease requires the tenant pay for all expenses and building related costs, relieving a potential investor of any landlord responsibilities.

HARD CORNER SIGNALIZED INTERSECTION (48,000+ CARS PER DAY) • EXCELLENT VISIIBLITY & ACCESS • OUTSTANDING RETAIL SYNERGY & CUSTOMER DRAW TO THE AREA

The site is located on the hard corner signalized intersection of E Loop 281 & N Fourth Street, offering outstanding visibility to combined traffic counts of 48,000 cars per day and features multiple entrances from E Loop 281 and N Fourth St for quick in/out access. The subject property is located across from Walmart Supercenter, Sam’s Club, Home Depot, and Lowe’s, offering excellent retail synergy and a strong draw to the trade area.

PROXIMITY TO LONGVIEW MALL (638,000 SF) • CLOSE TO LONGVIEW HIGH SCHOOL (2,039 STUDENTS)

The subject property is located a mere half mile from the Longview Mall with anchors such as Dillard’s, JCPenney, Stage, and Dick’s Sporting Goods. Additionally, the Jack in the Box is within walking distance of Longview High School with an enrollment of 2,039 students, making it an ideal lunchtime destination.

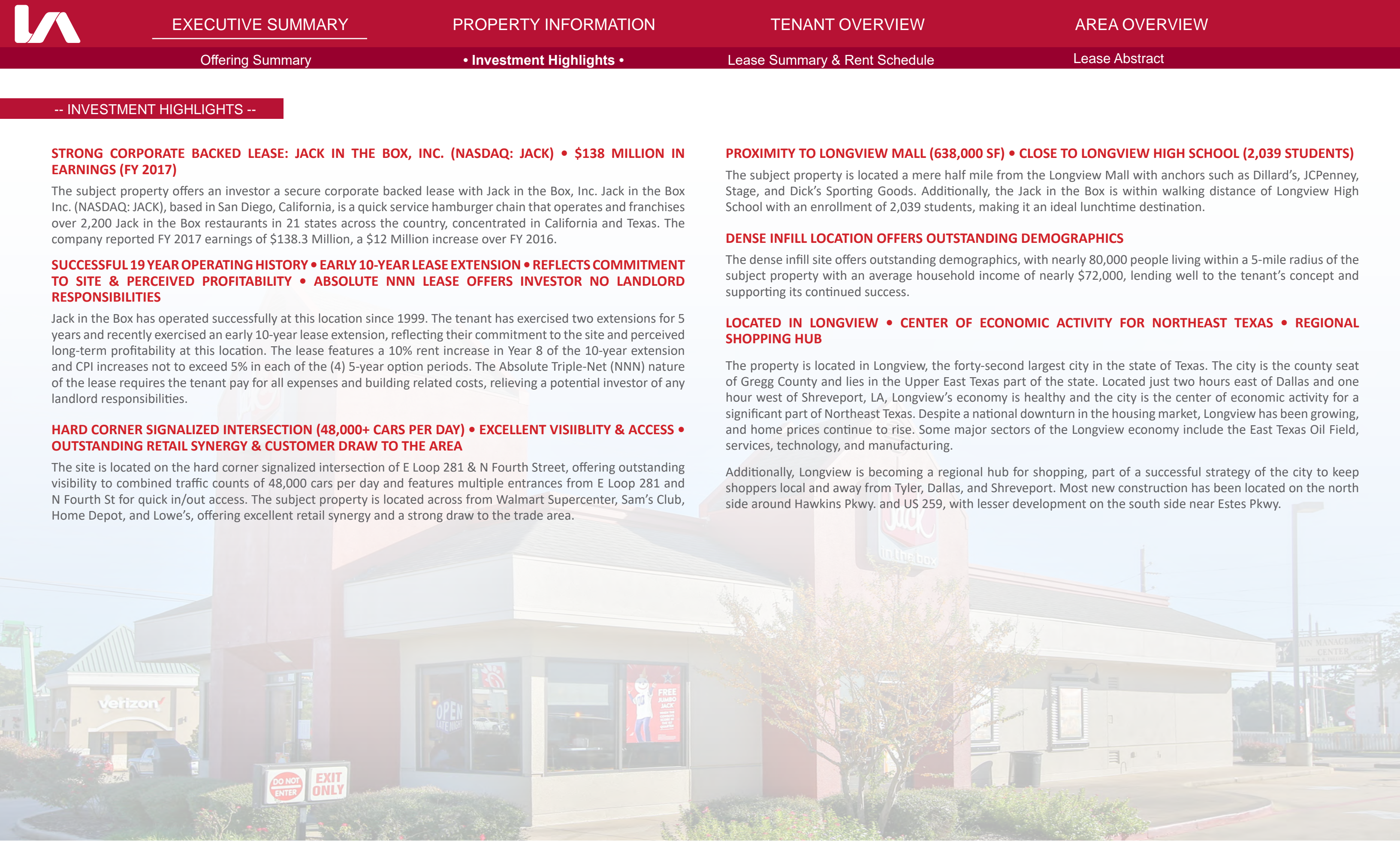
DENSE INFILL LOCATION OFFERS OUTSTANDING DEMOGRAPHICS

The dense infill site offers outstanding demographics, with nearly 80,000 people living within a 5-mile radius of the subject property with an average household income of nearly \$72,000, lending well to the tenant’s concept and supporting its continued success.

LOCATED IN LONGVIEW • CENTER OF ECONOMIC ACTIVITY FOR NORTHEAST TEXAS • REGIONAL SHOPPING HUB

The property is located in Longview, the forty-second largest city in the state of Texas. The city is the county seat of Gregg County and lies in the Upper East Texas part of the state. Located just two hours east of Dallas and one hour west of Shreveport, LA, Longview’s economy is healthy and the city is the center of economic activity for a significant part of Northeast Texas. Despite a national downturn in the housing market, Longview has been growing, and home prices continue to rise. Some major sectors of the Longview economy include the East Texas Oil Field, services, technology, and manufacturing.

Additionally, Longview is becoming a regional hub for shopping, part of a successful strategy of the city to keep shoppers local and away from Tyler, Dallas, and Shreveport. Most new construction has been located on the north side around Hawkins Pkwy. and US 259, with lesser development on the south side near Estes Pkwy.



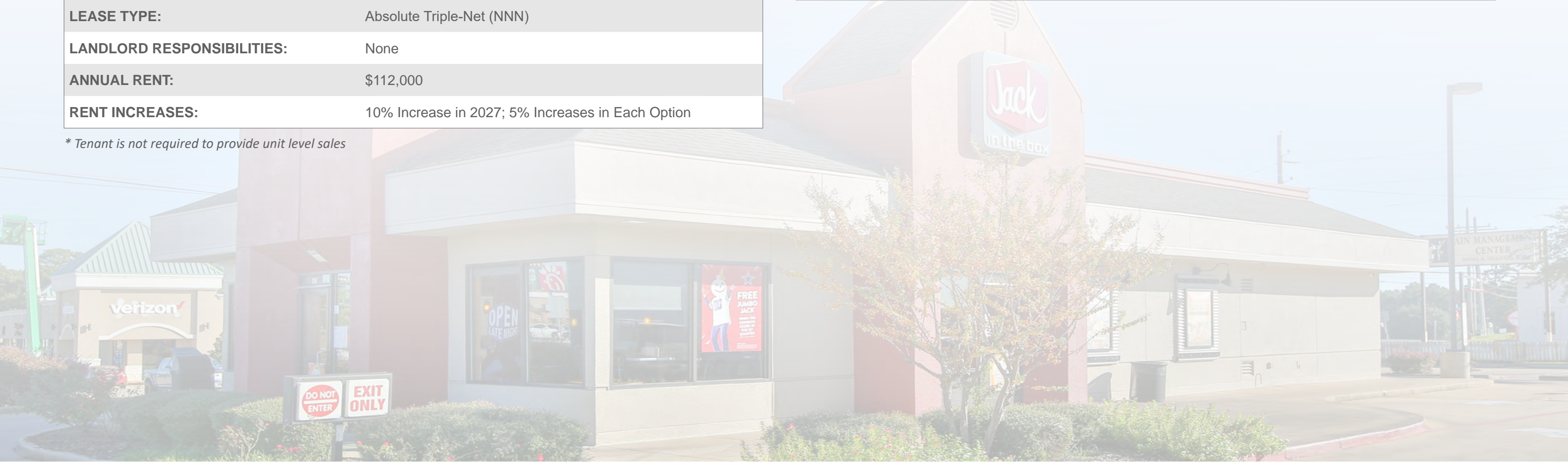
-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	Jack in the Box, Inc. (Corporate*)
STORE #:	003810
BUILDING SIZE:	2,280 Sq. Ft.
LOT SIZE:	23,522 Sq. Ft.
RENT COMMENCEMENT:	May 28, 1999
LEASE EXPIRATION:	May 27, 2032
BASE LEASE TERM:	18 Years
REMAINING TERM:	13 Years
RENEWAL OPTIONS:	(4) 5-Year Options
LEASE TYPE:	Absolute Triple-Net (NNN)
LANDLORD RESPONSIBILITIES:	None
ANNUAL RENT:	\$112,000
RENT INCREASES:	10% Increase in 2027; 5% Increases in Each Option

* Tenant is not required to provide unit level sales

-- RENT SCHEDULE --

LEASE TERM						
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
Current	5/28/2019	5/27/2022	\$112,000.00	\$9,333.33	\$49.12	--
Extension	5/28/2022	5/27/2027	\$112,000.00	\$8,333.33	\$49.12	--
	5/28/2027	5/27/2032	\$123,200.00	\$10,266.67	\$54.03	10%
OPTIONS (4) 5-Year Options						
Option 1	5/28/2032	5/27/2037	\$129,360.00	\$10,780.00	\$56.73	5%
Option 2	5/28/2037	5/27/2042	\$135,828.00	\$11,319.00	\$59.57	5%
Option 3	5/28/2042	5/27/2047	\$142,619.40	\$11,884.95	\$62.55	5%
Option 4	5/28/2047	5/27/2052	\$149,750.37	\$12,479.20	\$65.68	5%





-- LEASE ABSTRACT --

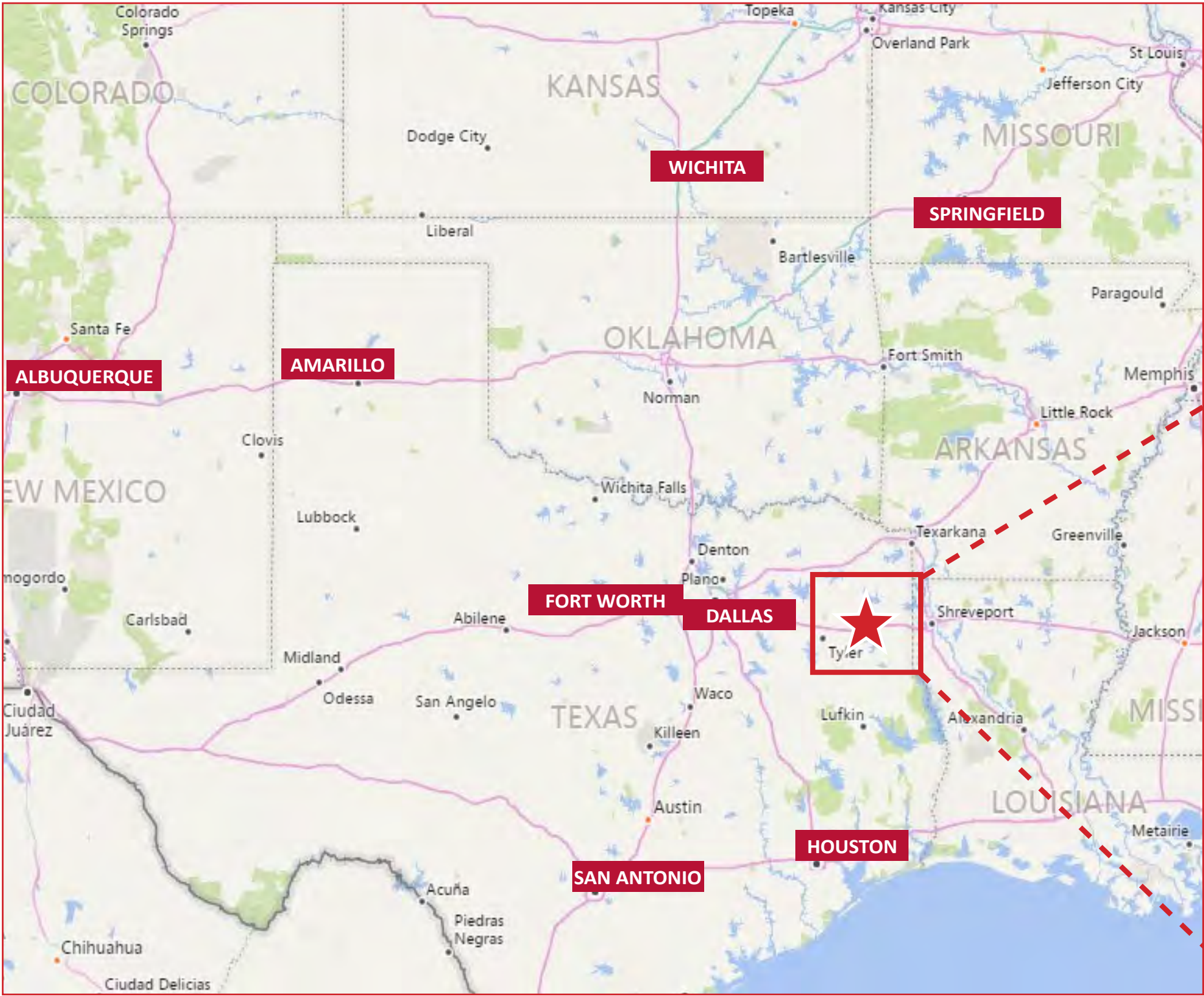


Property Taxes:	Tenant shall pay prior to delinquency all taxes and assessments which may be levied upon or assessed against the Demised Premises and all taxes or assessments levied upon or assessed against the improvements situated thereon, together with all taxes levied upon or assessed against the personal property of Tenant situated upon the Demised Premises, including such property as, pursuant to the provisions hereof, is determined to be the personal property of Tenant, to the end that Landlord shall not be required to pay any taxes or assessments whatsoever which may, during the term of this Lease be or become a lien upon said lands, improvements and personal property.
Landlord Maintenance & Repairs:	None. Tenant agrees that Landlord shall have no obligation under this Lease to make any repairs or replacements to the Demised Premises or the building or improvements thereon, or any alteration, addition, change, or improvement thereof or thereto, whether structural or otherwise.
Tenant Maintenance & Repairs:	Tenant shall maintain, replace and repair the Demised Premises and all buildings and improvements thereon (interior and exterior, structural and otherwise) in good order and repair and shall deliver the Demised Premises and all buildings and improvements thereon at the expiration of the term of this Lease or any extension thereof in good condition and repair, ordinary wear and tear excepted.
Insurance:	<p>Tenant, at its expense, shall throughout the term of this Lease and any extension or renewal thereof, keep the building and other permanent improvements on the Demised Premises insured against loss or damage against all fire with �xtended coverage, including vandalism and malicious mischief coverage (“Special Form” as such term is used in the insurance industry) for the full replacement value thereof. Upon request, Tenant shall provide Landlord with certificates of such coverage. All such policies of insurance shall provide that the amount thereof shall not be canceled by the insuring company or companies without thirty (30) days prior written notice being given to Landlord.</p> <p>Tenant shall maintain, at its own expense, commercial general liability insurance covering the Demised Premises, for the joint benefit of and insuring Tenant and Landlord with combined single limit coverage of not less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000.00).</p>
Utilities:	Tenant agrees to pay all charges for water, gas, electricity, or other public or private utilities incurred by it in connection with the Demised Premises.
Right of First Refusal:	During the term hereof should Landlord receive a bona fide offer from any third party (other than any affiliate of Landlord) to purchase the Demised Premises which Landlord desires to accept, Landlord shall, before accepting such offer, notify Tenant in writing of all of the terms and conditions thereof (including a copy of the offer) and shall first offer in writing to sell the Demised Premises to Tenant upon the same terms and conditions. Upon receipt of any such notice and offer from Landlord, Tenant shall have fifteen (15) days thereafter within which to accept the same. Should Tenant fail to accept any such offer within said fifteen (15) day period, Landlord shall be free to sell the Demised Premises to the original offerer upon the same terms and conditions offered to Tenant without further notice to Tenant.
Estoppel Certificate:	Within ten (10) days after notice from the other party, each party shall execute and deliver to the other party a certificate stating that (i) this Lease is unmodified and in fully force and effect, or in full force and effect as modified, and stating the modifications, and (ii) any then existing default known to the party giving the certificate as of the date of such certificate.





-- LOCATION MAPS --



-- SITE PLAN --



-- PROPERTY PHOTOS --



Entrance to Property from E Loop 281



Entrance to Property from E Fourth St



Front of Property from E Loop 281



Drive Thru Lane

-- NEIGHBORING TENANTS --



Walmart Supercenter Across E Loop 281

-- NEIGHBORING TENANTS --



Lowe's Located Across E Loop 281

-- NEIGHBORING TENANTS --



-- NEIGHBORING TENANTS --



-- OVERHEAD VIEW --





• **Aerials** •



-- LOOKING EAST --





Location Maps

Site Plan

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING SOUTH --





Location Maps

Site Plan

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING WEST --

SUMMERLAKE APARTMENTS
BUCKNER WEST-MINSTER PLACE

TJ-maxx
BAM! BOOKS-A-MILLION
BED BATH & BEYOND
BEST BUY
Office DEPOT
Academy SPORTS+OUTDOORS

LONGVIEW MALL
Dillard's
HIBBETT SPORTS
GNC
DICK'S SPORTING GOODS
BBVA Compass
CHUCK E CHEESE'S
HOLLISTER CALIFORNIA
McDonald's
CHASE
amo
IBS
ON THE BORDER MEXICAN GRILL & BAR

HOBBY LOBBY
IHOP
Starbucks
PETCO
chilis
LONG JOHN SILVERS
Burlington Coat Factory
McALISTER'S DELI
Albertsons
Applebee's
at&t
REGIONS
Pier 1 imports
SUPER CUTS

East Texas Professional
Walmart Neighborhood Market
HOMETOWN HARDWARE
TEXANA BANK

SPRINGHILL JUNIOR HIGH SCHOOL

US SOCIAL SECURITY ADMINISTRATION

Genesis



THE CHALLENGE AT OAK FOREST

golden corral
Bubba's 33
Red Robin
Cine's
Waffle House
Best Western
TEXAS ROADHOUSE
SLEEP INN
stud 8
FARMERS INSURANCE EXCHANGE
Kindred Home
HAWTHORN SUITES BY WYNDHAM
datcs
Med Shop

LONGVIEW HIGH SCHOOL

LONGVIEW HIGH SCHOOL ATHLETICS

HAWKINS CREEK ASSISTED LIVING

East Texas Professional
TACO CABANA
SALTGRASS STEAKHOUSE
DISCOUNT TIRE
EXXON
Panera Bread

THE HOME DEPOT

Lowe's

COMFORT SUITES

FAIRFIELD INN & SUITES

COMBINED 48,000+ CPD

N FOURTH ST (16,000 CPD)

verizon
The UPS Store
UPS

281

OUTBACK STEAKHOUSE

BR

Wendys

Chick-fil-A





-- JACK IN THE BOX --



Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, California, is a quick service hamburger chain that operates and franchises over 2,200 Jack in the Box restaurants in 21 states across the country, concentrated in California and Texas.

Jack in the Box restaurants offer a broad selection of distinctive products including classic burgers like our Jumbo Jack® burgers, and innovative new product lines such as Buttery Jack® burgers and our Brunchfast® menu. We also offer quality products such as breakfast sandwiches with freshly cracked eggs, and craveable favorites such as tacos and curly fries, along with specialty sandwiches, salads and real ice cream shakes, among other items. We allow our guests to customize their meals to their tastes and order any product when they want it, including breakfast items any time of day (or night). We are known for variety and innovation which has led to the development of four strong dayparts: breakfast, lunch, dinner and late-night.

The Jack in the Box restaurant chain was the first major hamburger chain to develop and expand the concept of drive-thru restaurants. In addition to drivethru windows, most of our restaurants have seating capacities ranging from 20 to 100 people and are open 18-24 hours a day. Drive-thru sales currently account for approximately 73% of sales at company-operated restaurants.

The company reported FY 2017 earnings of \$138.3 Million, a \$12 Million increase over FY 2016.

COMPANY OVERVIEW	
Company:	Jack in the Box, Inc.
Founded:	1951
Sales Revenues:	\$1.55 Billion (2017)
Net Income:	\$138 Million (2017)
Restaurants:	2,251
Employees:	16,600
Headquarters:	San Diego, CA
Website:	www.jackinthebox.com



Although best known for its hamburgers, Jack in the Box's most popular product is its taco. As of 2017, the company sells 554 million of them a year.







-- LONGVIEW OVERVIEW --



LONGVIEW is the forty-second largest city in the state of Texas. The city is mostly located in Gregg County, of which it is the county seat; a small part of Longview extends into the western part of neighboring Harrison County. Longview is located in East Texas, where Interstate 20 and U.S. Highways 80 and 259 converge just north of the Sabine River. The estimated population in 2017 was 81,522. Longview is the principal city of the Longview metropolitan statistical area, comprising Gregg, Upshur, and Rusk counties. The population of the metropolitan area as of 2017 census estimates is 217,481.

Longview, Texas offers the perfect mix of friendly small-town charm and first-class events and attractions you might expect to find in the big city. From ballets and symphonies to a dynamic theater scene, Longview’s cultural pedigree is second to none. But that doesn’t mean residents have forgotten their roots. Like any Southern town worth its salt, Longview celebrates its heritage of blues music, rodeos, high school football, and food.

TOURISM MECCA: MUSEUMS, PARKS, FISHING, WINERIES

Visitors can experience the city’s rich history by visiting any of a number of terrific museums in Longview, such as the East Texas Oil Museum and the Longview Museum of Fine Arts. Or, for something a little more fast-paced, catch a Longview Lobos high school football game or start one up with friends at one of Longview’s many parks. Though the weather is generally mild throughout the year, a quick swim or a frolic in one of the public splash pads are great ways to cool down in the summer heat.

With its location in the heart of East Texas Piney Woods, Longview is a great place to set up headquarters for day trips to nearby state parks and lakes. For instance, Lake Fork is one of the best largemouth bass fishing lakes in the United States, having produced the top six largest fish on record for the state. The natural Caddo Lake is another excellent fishing lake that’s also popular with campers, hikers, and nature lovers. Gorgeous scenic views can be found at Tyler State Park, a popular recreational area that features 13 miles of hiking trails, a 64-acre spring-fed lake ideal for swimming and boating, and full-featured campgrounds for overnight stays.

Longview is just a short drive from three wineries, making it a must-visit destination for oenophiles. Enoch’s Stomp Vineyard in nearby Harleton offers amazing views of its lush, rolling hills from its tasting room deck and dining lodge, while Fairhaven Vineyards in Hawkins pours several Lone Star International Wine Competition award-winning wines. And at the Los Pinos Ranch Vineyards in Pittsburg, Texas, you’ll find not only great reds and whites, but one of the best culinary experiences in the region.

HEALTHY ECONOMY • MAJOR HUB FOR EAST TEXAS REGION • SHOPPING HUB

Longview is considered a major hub city for the region. In 2014, Forbes magazine ranked Longview as the sixth fastest-growing small city in the United States. Companies with significant presence in Longview are Eastman Chemical and Trinity Rail Group; communities stimulating the city and metro area are LeTourneau University, Kilgore College, and the University of Texas at Tyler’s Longview University Center.

The economy in Longview is healthy. Despite a national downturn in the housing market, Longview has been growing, and home prices continue to rise. Some major sectors of the Longview economy include the East Texas Oil Field, services, technology, and manufacturing.

Longview is becoming a regional hub for shopping, an important strategy for the city to keep shoppers local and away from Tyler, Dallas, and Shreveport. Most new construction has been located on the north side around Hawkins Pkwy. and US 259, with lesser development on the south side near Estes Pkwy.





-- DEMOGRAPHICS --

		3 Miles	5 Miles	10 Miles
POPULATION	2018 Estimated Population	3,916	79,910	117,848
	2010 Census Population	2,930	78,150	115,183
	2000 Census Population	2,651	71,560	104,084
	Historical Annual Growth 2000 to 2018	2.7%	0.6%	0.7%
	2018 Median Age	38.5	35.4	35.4
HOUSEHOLDS	2018 Estimated Households	1,856	31,710	45,474
	2023 Projected Households	1,875	32,568	46,775
	2010 Census Households	1,325	30,142	43,323
	2000 Census Households	1,242	27,996	39,708
	Projected Annual Growth 2018 to 2023	0.2%	0.5%	0.6%
	Historical Annual Growth 2000 to 2018	2.8%	0.7%	0.8%
RACE & ETHNICITY	2018 Estimated White	69.6%	64.7%	67.3%
	2018 Estimated Black or African American	20.3%	20.8%	19.2%
	2018 Estimated Asian or Pacific Islander	2.1%	1.9%	1.5%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2018 Estimated Other Races	7.5%	11.9%	11.3%
	2018 Estimated Hispanic	10.3%	18.1%	16.8%
INCOME	2018 Estimated Average Household Income	\$51,412	\$71,899	\$71,294
	2018 Estimated Median Household Income	\$54,593	\$54,544	\$54,233
	2018 Estimated Per Capita Income	\$24,611	\$28,858	\$27,769
BUSINESS	2018 Estimated Total Businesses	599	4,738	5,993
	2018 Estimated Total Employees	8,831	49,379	66,926
	2018 Estimated Employee Population per Business	14.7	10.4	11.2
	2018 Estimated Residential Population per Business	6.5	16.9	19.7

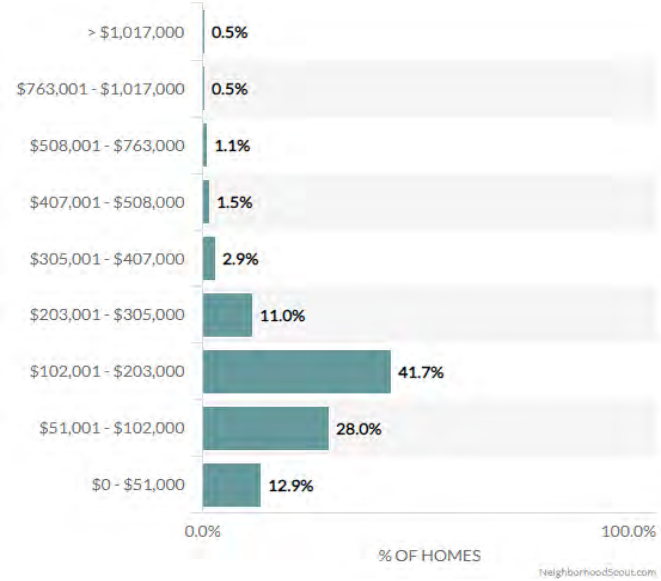


LONGVIEW DEMOGRAPHICS PROFILE

Statistic	Longview	Texas	National
Population	82,184	26,956,435	318,558,162
Population density (sq mi)	1,476	97	91
Median age	34.9	34.2	37.7



LONGVIEW HOME PRICES



PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME



EXCLUSIVELY LISTED BY



RYAN BARR
Principal
760.448.2446
rbarr@lee-associates.com

RYAN BENNETT
Principal
760.448.2449
rbennett@lee-associates.com



Lee & Associates hereby advises all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, 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 likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

BROKER OF RECORD
JDS REAL ESTATE SERVICES, INC.
TX Lic# 9004326

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

