



**JACK IN THE BOX** 2063 FM 423 | LITTLE ELM, TX 75068

**CBRE**



# EXCLUSIVE MARKETING ADVISORS

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# OFFERING SUMMARY

**PRICE: \$1,920,000**

**CAP RATE: 5.00%**

NET OPERATING INCOME	\$96,000
YEAR BUILT	2016
GROSS LEASEABLE AREA	2,511 SF
LOT SIZE	0.75 ACRES
LEASE TERM	20 YEARS
LEASE COMMENCEMENT	CLOSE OF ESCROW
LEASE EXPIRATION	20 YEARS FROM CLOSE OF ESCROW
REMAINING TERM	20 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	1% ANNUALLY
OPTIONS	3 X 5
OPTIONS TO PURCHASE	YES



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# INVESTMENT HIGHLIGHTS

**Absolute NNN Lease with Zero Landlord Responsibilities** –

Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

**High-Quality, Construction with Drive-Thru** – The Jack in the Box is a new, state-of-the-art building constructed for Jack in the Box. This location opened in 2016 and sales have been steadily increasing

**Excellent Access & Visibility with Strong Traffic Counts** – The subject site is located near the signalized intersection of FM 423 and Little Elm Parkway (traffic counts of 25,000 vehicles per day)

**Densely Developed DFW Residential Market with Strong Demographics** – There are over 290,000 people in a 7-mile radius with an average household income of \$123,316

**Rare Annual Rent Increases** – Provides an investor a strong hedge against inflation

**Brand New 20-Year Triple-Net (NNN) Sale Leaseback** – Experienced 19 unit operator

**Ideal 1031 Exchange Property** – 20 years remaining on the primary term

**78% Increase in Population by 2023**

**Strategically Situated Just North of the DFW Metroplex** – Little Elm is located approximately 50 minutes northeast of downtown Fort Worth and 40 minutes north of downtown Dallas

**Large Retail Corridor** – Located near Kroger, Hobby Lobby, Walmart, 24-Hr Fitness, Aldi, QuikTrip and many more quality tenants

**Texas has NO State Income Tax**

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# TENANT OVERVIEW

## JACK IN THE BOX

TYPE:	Restaurant
YEARS IN BUSINESS:	67+
NO. OF LOCATIONS:	2,200+
HEADQUARTERS:	San Diego, CA
WEBSITE:	<a href="http://www.jackinthebox.com">www.jackinthebox.com</a>

Jack in the Box is an American fast-food restaurant chain, primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Dallas-Fort Worth, Houston, Austin, San Antonio, Baton Rouge, Nashville, Charlotte, St. Louis, Indianapolis, and Cincinnati. Food items include a variety of chicken tenders, french fries, burgers and tacos.

## FRANCHISEE/GUARANTOR INFORMATION

### MANNAT FOOD INC.

Mannat Food Inc. was formed by Mannu Mehta who fulfilled a long-time goal of diversifying within the fast food and hospitality industry. He has been associated with the Jack in the Box brand since 1986 and has managed various stores and learned the full operations from the back of the house to management. From 1994 to 2004, Mr. Mehta successfully owned and operated 9 Arby's locations in Sacramento which he later sold when he moved to Dallas, TX. In 2007 Mannat Food Inc. started 7 locations and overtime added another 9 locations and built 3 more making a total of 19 stores which are currently operated in the DFW Metroplex. In addition to their Jack in the Box businesses, the operator is also involved in the hospitality industry. In 2016, he acquired a Courtyard by Marriott and prior, successfully ran a Comfort Suites for 10+ years. Mr. Mehta also has previous experience in Car Wash ownership and Strip malls which he sold at a profit. Throughout his operations Mr. Mehta has consistently received various awards pertaining to sales increases, quality and excellent service during his time with Arby's and Jack in the Box.



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2063 FM 423  
LITTLE ELM, TX





# PROPERTY AERIAL

2 MILES

Robertson ES  
Students: 842

Little Elm HS  
Students: 587

Little Elm HS  
Students: 2,090

Purefoy ES  
Students: 647

Griffin MS  
Students: 851

Fisher ES  
Students: 668

Corbell ES  
Students: 712

Cobb MS  
Students: 951

Brent ES  
Students: 691

Leadership Prep  
Students: 600

Nichols ES  
Students: 736

Pioneer Heritage MS  
Students: 729

**SITE**

**LOWE'S** **cricket CHASE**  
**AutoZone** **Firestone**  
**BRIDGESTONE** **COMPLETE AUTO CARE**

**HOBBY LOBBY**  
**HIBBETT SPORTS** **24 HOUR FITNESS**  
Great Clips **T-Mobile**  
**DOLLAR TREE** **Walgreens**  
**SUBWAY** **cicis** **BR** **McDonald's** **Applebee's**

**Kroger** **ANYTIME FITNESS**  
FANTASTIC SAM'S CUT & COLOR  
**Schlottsky's** **SHOOTING KING** **Starbucks** **Arby's**

**ALDI**

**7-ELEVEN**

**H&R BLOCK**

**SHERWIN-WILLIAMS**  
**T-Mobile** **CHICK-FIL-EE** **SWEET RICE**

**Walmart**

**DISCOUNT TIRE**

**SONIC**

**O'Reilly AUTO PARTS**

**Walmart**  
**WELLS FARGO** **BB&T** **GameStop**  
**AT&T** **SUPER CUTS**  
**SUBWAY** **Long John Silver's** **Eggcellent Cafe**

**ups** **CVS pharmacy**  
**Sprint**  
**KFC** **TACO BELL** **LONG JOHN SILVER'S**

**GOODY GOODY**

**Jack in the Box**

**KIDDIE ACADEMY**  
RECREATION CARE CENTER

**Walgreens**  
**PROSPERITY BANK**

16,441 VPD 17

**Bank of America** **BBVA Compass** **SONIC**

**Pizza Hut**

**CVS pharmacy**

**Firestone**  
COMPLETE AUTO CARE  
**Banking 101** **Little Caesars** **DO** **Wendy's**

Sparks ES  
Students: 712

**SPROUTS FARMERS MARKET**  
**PET SUPPLIES PLUS** **Razo Tree**

**Market STREET**

**Target** **BEST BUY**

**TEXANS CREDIT UNION**  
**JUST TIRES**

**O'Reilly AUTO PARTS**

**the Y**

**Kroger** **ups**  
**LESIE'S SWIMMING POOL SUPPLIES**  
**CHASE** **McDonald's** **Starbucks**

**CBRE**

Lewisville Lake

Hart Rd

24,602 VPD 17

24,573 VPD 17

27,087 VPD 17

Main St

Teel Pkwy

Legacy Dr

Panther Creek Pkwy

Walker Ln

Eldorado Pkwy

423

423

423



# PROPERTY AERIAL



0.5 MILES



Overlook  
By the Park



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# DEMOGRAPHICS

## POPULATION (2018)

1 MILE	17,340
3 MILES	104,659
5 MILES	185,388
7 MILES	291,353

## HOUSEHOLDS (2018)

1 MILE	5,243
3 MILES	31,842
5 MILES	59,313
7 MILES	97,452

## AVG HH INCOME (2018)

1 MILE	\$125,802
3 MILES	\$129,531
5 MILES	\$123,901
7 MILES	\$123,316

## ANNUAL POPULATION GROWTH RATE (3 MILE)

2010-2018	7.01%
2018-2023	4.20%

## TRAFFIC COUNTS (VPD)

FM 423	27,087
ELDORADO PKWY	24,000



# WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**#6 BEST PLACES FOR BUSINESS  
& CAREERS**

- Forbes

**#4 LARGEST METRO IN THE  
US**

- Forbes

**#1 BEST CITY IN US FOR JOBS  
IS THE DALLAS-PLANO-  
IRVING AREA**

- Forbes

**#9 MOST POPULOUS CITY IN  
THE US**

- wikipedia.com

**DFW INTERNATIONAL AIRPORT  
IS THE FOURTH BUSIEST  
AIRPORT IN THE WORLD**

- wikipedia.com

**DFW METROPLEX HAS OVER  
10,000 CORPORATE  
HEADQUARTERS, INCLUDING  
22 FORTUNE 500 COMPANIES**

- wikipedia.com

**DFW ADDED THE MOST  
RESIDENTS OUT OF ANY  
OTHER US METRO IN 2017**

- Real Capital Markets

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.





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