



OFFERING MEMORANDUM

AMERICAN VALUE REALTY

Smart Investing

JACK IN THE BOX

22902 INTERSTATE 10
WALLISVILLE, TX 77597
HOUSTON MSA





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EXCLUSIVE AGENT:

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AMERICAN VALUE REALTY
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OFFERING SUMMARY

Address :	22902 Interstate 10 Wallisville, TX 77597 Chambers Houseton MSA County
Price :	\$ 2,604,573
Annual Rent :	\$ 143,251.56
Cap Rate :	5.50 %
Building :	5,022 SF
Land :	1.135 ac
Sale Interest :	Fee Simple (Building + Land)



INVESTMENT HIGHLIGHTS



Corporate Tenant (Nasdaq "Jack")



Absolute Triple Net Lease

Jack In The Box operates under a passive absolute NNN lease with zero landlord responsibilities.



Essential Retailer

As an essential retailer, Jack In The Box remained open and operating throughout COVID-19 and paid rent in full each month.



Interstate Location

The property is located on Interstate 10 with daily traffic count of 55,500+ vehicles.



Long Term Stability

Jack In The Box has been operating here since 2006.

LEASE SUMMARY

Tenant :	Jack In The Box		
Address :	22902 Interstate 10 Wallisville, TX 77597 Houston MSA		
Lease Guarantor :	Corporate		
Building :	Jack In The Box :	2,572 SF	
	Convenience Store :	2,450 SF	
	Total Building :	5,022 SF	
	Gas Canopy Size :	2,688 SF	
Land :	1.135 ac		
Lease Type :	Absolute Triple Net		
Annual Rent :	\$ 143,251.56		
Lease Term :			
Lease Start :	9/28/2006		
Lease End :	9/27/2024		
Remaining Term :	3.2 years		
Option Periods :	4 x 5 years		
Rent Increases :	CPIW every 5 years		
Taxes and Insurance :	Tenant Responsible		
Maintenance :	Tenant Responsible		
Roof and Structure :	Tenant Responsible		
Landlord Responsibility :	None		
Right of First Refusal :	30 business days		



Jack In The Box ("Jack") is the master lessee of the entire property and is responsible for 100% of the monthly rent and property expenses. In 2009 Jack subleased the 2,572 SF convenience store and gas canopy area to Susser Petroleum Company, LLC, whose parent company, Susser Petroleum Partners LP, was acquired by Sunoco LP (NYSE: SUN) in 2014. This combination of fast food restaurant with convenience store and gas pumps provides a strong draw for customer traffic and increased sales for Jack. An added benefit is Susser Petroleum/Sunoco pays one-half of the total rent, leaving Jack with an effective rent of only \$ 71,626, well below market rent.





Walgreens
CROCKER BARREL Old Country Store
LA QUINTA INNS & SUITES
STARBUCKS COFFEE
SPRINGHILL SUITES MARriott
Waffle House
Denny's
BIG LOTS!
Days Inn BY WYNDHAM
WHATABURGER

McDonald's
DQ
CONOCO

verizon
McDonald's
MOD
H-E-B
ups
LOUISIANA FISH CHICKEN
POPEYES

SITE
Jack
in the box

55,534 vehicles



Houston
25 miles

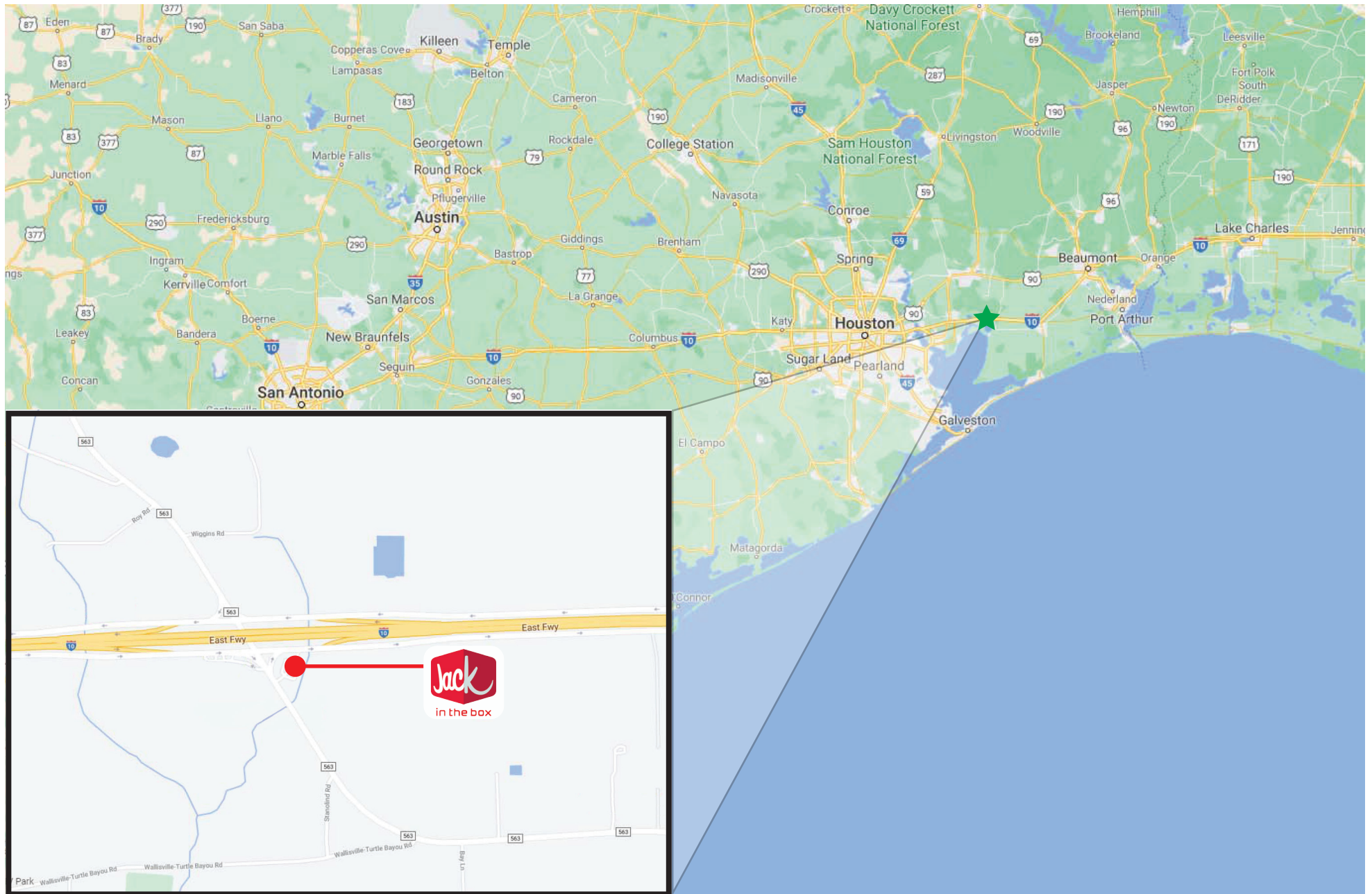
★ macy's
JCPenney
Burlington
KOHLS
Michael's Where Creativity Happens
chili's
Olive Garden
TEXAS ROADHOUSE
Carino's
LOUISIANA FISH CHICKEN
POPEYES
BOOT BARN

Walmart
Chick-fil-A
SHOW BIZ CINEMAS
Jack in the box
verizon
WHATABURGER
Pizza Hut
Freddy's STEAKBURGERS
Wendy's
DICKKEY'S BARBECUE PIT
ROSS DRESS FOR LESS

Lake Anahuac

Trinity Bay

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TENANT OVERVIEW



Jack in the Box is an American fast-food restaurant chain founded in 1951. It is headquartered in San Diego, California, and operates over 2,240 locations across 21 states and Guam. Jack in the Box is one of the nation’s largest hamburger chains.

Founder Robert O. Peterson was already an owner of several successful restaurants when he opened Topsy’s Drive-In in San Diego in 1941. Several more Topsy’s were opened and eventually renamed Oscar’s, a chain with circus-like décor featuring drawings of a starry-eyed clown. This clown would eventually become the face of Jack in the Box when the El Cajon Boulevard restaurant was converted in 1951 to a hamburger stand focused on drive-through service. While the drive-through concept was not new, Jack in the Box offered the innovation of a two-way intercom system, a device Peterson had obtained the rights for in 1947. The company would become the first major chain to use the system, making drive-through service the focus of operations.

Peterson’s holding company for the Jack in the Box brand was called Foodmaker, Inc.

In 1968, Peterson sold Foodmaker to Ralston Purina Company and locations began to be franchised. However, in 1985, Ralston Purina decided it was a non-core asset and elected to sell it to management after 17 years. Management subsequently took the company public, and today it trades on the NASDAQ exchange under ticker symbol “JACK.”

PARENT COMPANY PROFILE


Company	Jack in the Box, Inc.
Type	Public
Exchange	NASDAQ
Stock Symbol	JACK
# of Restaurant	2,241
Total Revenue (FY2020)	\$ 1.021 billion
Net Earnings (FY2020)	\$ 89.764 million
Total Assets (FY2020)	\$ 1.906 billion
Tenant Business	Quick Service Restaurant
Founded	1951
Headquarters	San Diego, CA
Website	www.jackinthebox.com

DEMOGRAPHICS

22902 INTERSTATE 10, WALLISVILLE, TX 77597

 Population	3 mile	5 miles	10 miles
2021 Population	1,237	3,670	27,896
2026 Population	1,368	4,105	30,992
2021-2026 Annual Growth Rate	2.03 %	2.27 %	2.13 %
2021 Median Age	47.3	44.3	38.5

 Households	3 mile	5 miles	10 miles
2021 Total Households	496	1,330	9,414
2026 Total Households	549	1,494	10,438
2021-2026 Annual Growth Rate	2.05 %	2.35 %	2.09 %

 Households Income	3 mile	5 miles	10 miles
2021 Average Household Income	\$ 83,022	\$ 91,765	\$ 110,576
2026 Average Household Income	\$ 95,537	\$ 100,134	\$ 122,311



3,670

2021 5-Mile
Population



\$ 91,765

2021 5-Mile
Avg. Household Income

