



Jack in the Box

102 N. Magnolia St.
Woodville, TX 75979



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Jack in the Box

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Jack in the Box

102 N. Magnolia St.
Woodville, TX 75979

Bldg:

1,985 SqFt

Land:

0.45 Acres
(19,602 SqFt)



GOMEZGROUP

Year Built:

2007





in the box

- ▶ Absolute NNN Corporate Lease with Zero Landlord Responsibilities
- ▶ Below Market Rent at Just \$68,848/yr
- ▶ Signalized Hard Corner on the Main Retail Corridor of Woodville
- ▶ Four 5-Year Options to Renew with 8% Increases

- ▶ 0.45 Acre Lot with Ample Parking and Drive-Thru
- ▶ Excellent Visibility and Immediate Proximity on Hard Corner Signalized Intersection with Frontage on N Magnolia St (13,700 VPD) and Highway 190 (7,203 VPD)
- ▶ The Only Jack in the Box Within a 25-Mile Radius, with $\pm 45,000$ Visits in the Past 12-Months
- ▶ Close Proximity to Anchored Walmart Shopping Center and Numerous National Retailers
- ▶ Near Multiple Hotels with Over 100 Rooms Within 1-Mile Radius
- ▶ Ideally Located at the Intersection of Three U.S. Highways; Highway 69, Highway 190, and Highway 287













Jack
in the box

Walmart
Supercenter

PAPPY'S HOBBY SHOP

O'Reilly
AUTO PARTS

SULLIVAN
HARDWARE & GARDEN

EMPORIUM FOR THE ARTS

Modica Bros.
PIZZA HUT
McDonald's

FAMILY DOLLAR

Brookshire Brothers

coinstar

Mobiloil
CREDIT UNION

Law Office of
J. Michael Estimer

Smarter of Crafts
General Home

TYLER COUNTY
GOVERNMENT SERVICES

BOOSTER

Debi's Flower Shop

Total
Home Health

TGAL
TYLER COUNTY ART LEAGUE

State Farm



190

U.S. HIGHWAY 190
(7,203 VPD)

cb
Citizens State Bank

DOLLAR GENERAL

ExxonMobil

N MAGNOLIA ST
(13,700 VPD)

U.S. HIGHWAY 190
(7,203 VPD)

WOODVILLE
Auto Sales

SIGNALIZED INTERSECTION

69

69

190

N MAGNOLIA ST
(13,700 VPD)

EM
strips
Valero
DOLLAR TREE
TRACTOR SUPPLY CO
ANYTIME FITNESS
EXXON
PNC
Shell
Chevron
Community Bank
Riceland
HEALTH CARE
MARTINDALE
Real Estate Investments
MAGNOLIA BAR AND GRILL



Knight Gun Works

190

WOODVILLE LIONS CLUB

U.S. HIGHWAY 190 (7,203 VPD)



TIMBERMAN'S SUPPLY



H&R BLOCK

MARTINDALE Real Estate Investments

MAGNOLIA BAR AND GRILL



Community Bank



EXXON



WESTERN SHAMROCK

TRACTOR SUPPLY CO.

ANYTIME FITNESS



Walmart Supercenter



COBB MILL RD (9,250 VPD)

SUBWAY



Brookshire Brothers

Mobil Oil CREDIT UNION



O'Reilly



U.S. HIGHWAY 190 (7,203 VPD)

DOGWOOD ST (1,160 VPD)

EXXON

DOLLAR GENERAL



PINE ST

BEECH ST

BEECH ST

COBB MILL RD (9,250 VPD)

HOUSTON



Lease Type
Absolute NNN

Lease Guarantor
Jack in the Box Eastern Division
L.P., a Texas Limited Liability Partnership

Rent Commencement Date
February 9, 2007

Lease Expiration Date
February 8, 2027

Term Remaining on Lease
±5 Years

Options
Four 5-Year

Increases
8%



TENANT'S NAME	ADDRESS	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
JACK IN THE BOX	102 N. MAGNOLIA ST.	NNN	1,985	02/09/2007	02/08/2027	\$68,850.00	\$34.69	\$74,352.69	02/09/2027	FOUR 5-YEAR OPTIONS

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
	1-5 YEAR	\$4,554.29	\$54,651.44
	6-10 YEAR	\$4,918.63	\$59,023.56
	11-15 YEAR	\$5,312.12	\$63,745.44
CURRENT PERIOD	16-20 YEAR	\$5,737.09	\$68,845.08
	OPTION 1	\$6,196.06	\$74,352.69
	OPTION 2	\$6,691.74	\$80,300.90
	OPTION 3	\$7,227.08	\$86,724.97
	OPTION 4	\$7,805.25	\$93,662.97

NOI
\$68,850



Cap Rate
5.00%



Price
\$1,377,000



Price/ft Land
\$70



Price/ft Bldg.
\$694





Founded in 1951 in San Diego, California, Jack in the Box Inc. is a restaurant company that operates and franchises Jack in the Box® restaurants, one of the nation's largest hamburger chains, with more than 2,200 restaurants in 21 states and Guam. Jack in the Box was the first major hamburger chain to develop and expand the concept of drive-thru restaurants. Today, the drive-thru accounts for about 85% of Jack in the Box sales. Jack in the Box Inc. acquired Qdoba in 2003 to supplement their core growth, but sold it in 2018 to Apollo Global Management. In December 2021, Jack in the Box acquired Del Taco, the second-largest Mexican fast-food chain by number of restaurants behind Yum Brands' Taco Bell. The combined company will have more than 2,800 locations across 25 states. Jack in the Box franchises over 90% of all locations and had a 2021 revenue exceeding \$1 Billion.



WOODVILLE, TEXAS

Located deep in the Piney Woods of East Texas, the city of Woodville is the county seat of Tyler County. Woodville lies north of Houston and is intersected by three U.S. highways; Highway 69, Highway 190, and Highway 287. The things to do in Woodville Texas area is rich in natural resources including gas, timber, oil, and an abundant water supply which contributes to the success of economic growth. In 2020, Woodville had a population of 2.85K according to the U.S. Census Bureau and had an employment rate of 5.89% from 2019 to 2020. The primary industries and most common employment sectors include retail trade, health care and social assistance, and public administration. Known as the “Dogwood Capital of Texas,” each year Woodville hosts annual events that include the Festival of the Arts, Harvest Festival, and the Tyler County Dogwood Festival which is currently reaching its 75th year.



WATCH PROPERTY VIDEO

► POPULATION

1

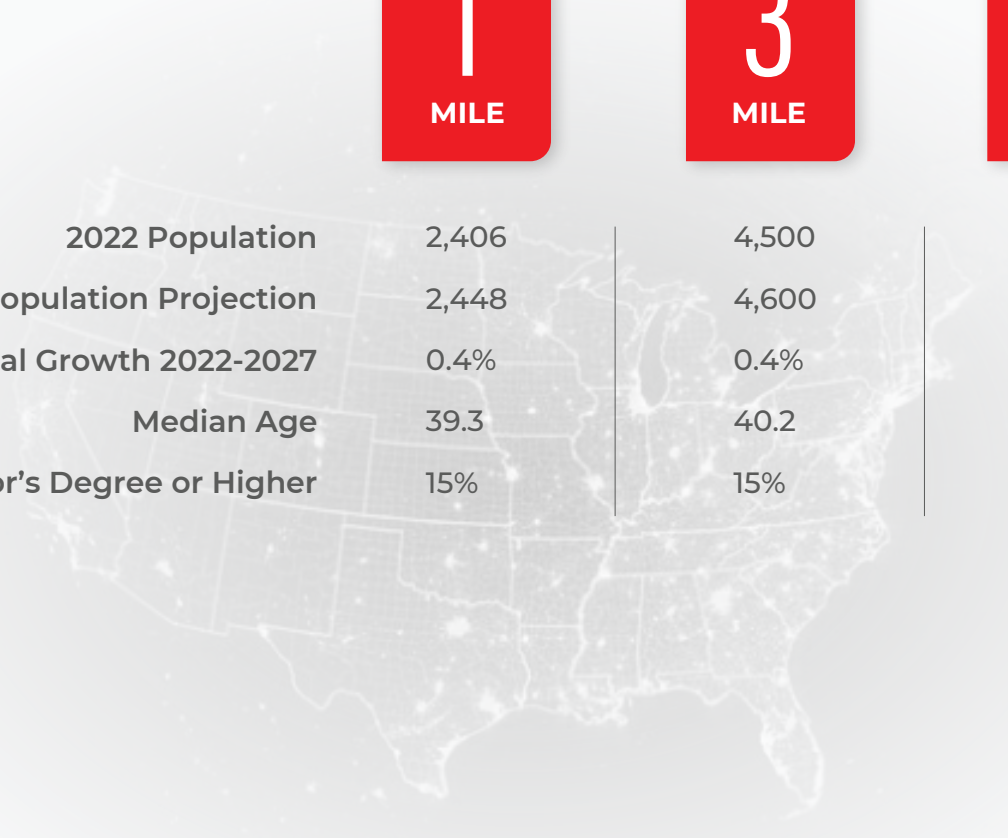
MILE

3

MILE

5

MILE



2022 Population	2,406	4,500	5,882
2027 Population Projection	2,448	4,600	6,029
Annual Growth 2022-2027	0.4%	0.4%	0.5%
Median Age	39.3	40.2	40.8
Bachelor's Degree or Higher	15%	15%	15%

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2022 Households	810	1,493	1,966
2027 Household Projection	825	1,528	2,019
Annual Growth 2022-2027	0.4%	0.5%	0.5%
Owner Occupied Households	519	1,107	1,392
Renter Occupied Households	306	512	627
Avg Household Size	2.3	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$19MM	\$38.9MM	\$53.5MM

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$51,202

\$60,167

\$64,942

Median Household Income

\$38,590

\$51,868

\$57,116

► HOUSING

Median Home Value

\$96,957

\$97,548

\$96,311

Median Year Built

1969

1973

1975



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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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date