



## Jack in the Box

8513 S. Hulen St.  
Fort Worth, TX 76123



## RYAN GOMEZ

### Managing Director

Capital Markets | Net Lease Group

Direct: 760-431-3824

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933

## ROBERT DONNELL

### Senior Associate

Capital Markets | Net Lease Group

Mobile: 619-818-5852

robert.donnell@cushwake.com

CA Lic 02082187

Listed in Conjunction with

Texas Broker of Record:

Brian Brockman

Bang Realty, Inc.

TX Lic 701472



## Jack in the Box

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 8513 S. Hulen St., Fort Worth, TX 76123 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

**4** INVESTMENT HIGHLIGHTS

**6** PROPERTY OVERVIEW

**14** LEASE SUMMARY

**16** FINANCIAL ANALYSIS

**17** TENANT OVERVIEW

**18** LOCATION OVERVIEW

**Jack in the Box**

8513 S. Hulen St.  
Fort Worth, TX 76123

**Year Built:**

2010

**Land:**

0.83 Acres  
(36,050 SqFt)

**Bldg:**

2,612 SqFt



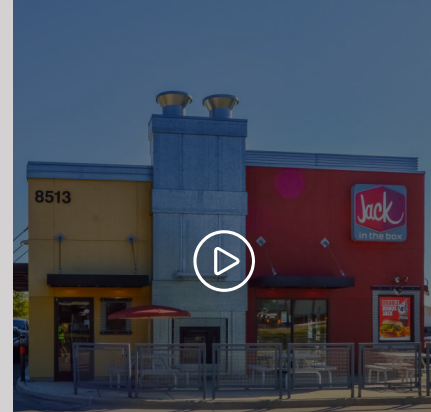
**GOMEZ**GROUP

**Frontage:**

138' on S. Hulen St.

**Parking Spaces:**

40 Surface Spaces







in the box

- ▶ Absolute NNN Corporate Lease with Zero Landlord Responsibilities
- ▶ ±8 Years of Initial Term with Four 5-Year Options
- ▶ Attractive CPI Increases Every 5 Years
- ▶ Rent Bump in 2025
- ▶ +/- 25,000 Combined VPD on S. Hulen St. and W. Risinger Rd.

- ▶ Extremely Dense Residential in Immediate Area
- ▶ 0.83 Acre Lot with Ample Parking and Drive-Thru
- ▶ Population of 100,613 Within 3-Mile Radius and Average HHI Over \$106,213 Within 1-Mile
- ▶ Under 5 Miles from Texas Health Harris Methodist Hospital and Tarleton State University (Over 15,000 Average Annual Student Enrollment)



- ▶ Less than 5 Miles South of Hulen Mall, a 340,919 SF GLA Premier Shopping Center Anchored by Macy's, Dillard's, Express, Victoria's Secret, and Winsor
- ▶ Less than 2 Miles from Walmart Supercenter and Surrounded by National Retailers
- ▶ Excellent Visibility with Frontage on S. Hulen St. (15,860 VPD) and Directly Adjacent to 7-Eleven





















**HULEN MALL**  
**>5 MILES**

**W CLEBURNE RD**

**S HULEN ST (15,860 VPD)**

**W RISINGER RD (7,450 VPD)**

**W RISINGER RD (7,450 VPD)**

**S HULEN ST (15,860 VPD)**



**SIGNALIZED INTERSECTION**







HULEN MALL  
>5 MILES



COLUMBUS TRAIL (7,170 VPD)

COLUMBUS TRAIL (7,170 VPD)



SUMMER CREEK DR (8,270 VPD)

S HULEN ST (15,860 VPD)

MCCART AVE (29,440 VPD)

CHISHOLM TRAIL PKWY

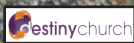
MCCART AVE (29,440 VPD)

W RISINGER RD (7,450 VPD)

W RISINGER RD (7,450 VPD)

W RISINGER RD (7,450 VPD)

S HULEN ST (15,860 VPD)







**Lease Type**  
**Absolute NNN**

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

**Rent Commencement Date**  
**August 31, 2010**

**Lease Expiration Date**  
**August 30, 2030**

**Term Remaining on Lease**  
**±8 Year**

**Options**  
**Four 5-Year**

**Increases**  
**CPI Increases Every 5 Years**



TENANT'S NAME	ADDRESS	LEASE TYPE	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>JACK IN THE BOX</b>	8513 S. HULEN ST.	NNN	08/31/2010	08/30/2030	\$149,007.60	\$57/PSF	CPI	08/30/2025	FOUR 5 YEAR OPTIONS

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
	1-5 YEAR	\$10,645.83	\$127,750.00
	6-10 YEAR	\$11,497.50	\$137,970.00
CURRENT PERIOD	11-15 YEAR	\$12,417.30	\$149,007.60
	16-20 YEAR	\$13,410.68	\$160,928.21
	OPTION 1	\$14,483.54	\$173,802.46
	OPTION 2	\$15,642.22	\$187,706.66
	OPTION 3	\$16,893.60	\$202,723.19
	OPTION 4	\$18,245.09	\$218,941.05

NOI  
\$149,007 

Cap Rate  
4.75% %

Price  
\$3,130,000 

Price/ft Land  
\$87 





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.



## FORT WORTH, TEXAS

Fort Worth is a city and the county seat of Tarrant County in the state of Texas. This city is found in North Central Texas and is roughly thirty-six miles west of Dallas. Fort Worth is part of the Dallas-Fort Worth-Arlington Metropolitan area with a metropolitan area of  $\pm 900,000$  residents. Fort Worth is one of the fastest-growing cities in the United States and is the fifth-largest city in Texas, providing a strong community inside a dense suburban area. The economy of Fort Worth employs over 434K people with an increased employment rate of 3.67% from 2019 to 2020. Some of the largest industries are health care and social assistance, retail trade, and manufacturing.



**WATCH PROPERTY VIDEO**



## ► POPULATION

1

MILE

3

MILE

5

MILE

2022 Population	20,089	93,906	196,954
2027 Population Projection	21,725	100,613	211,241
Annual Growth 2022-2027	1.6%	1.4%	1.4%
Median Age	34.5	34.8	34.9
Bachelor's Degree or Higher	36%	27%	28%
U.S. Armed Forces	68	190	328

## ► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2022 Households	6,364	32,794	71,166
2027 Household Projection	6,859	35,012	76,094
Annual Growth 2022-2027	1.6%	1.4%	1.4%
Owner Occupied Households	5,743	23,370	49,163
Renter Occupied Households	1,116	11,642	26,931
Avg Household Size	3.1	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$236.9MM	\$1B	\$2.2B

## ► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$106,213

\$84,417

\$88,084

Median Household Income

\$89,229

\$68,396

\$69,094

## ► HOUSING

Median Home Value

\$202,518

\$189,585

\$193,125

Median Year Built

2003

1993

1989



## RYAN GOMEZ

**Managing Director**  
Capital Markets | Net Lease Group  
Direct: 760-431-3824  
Mobile: 858-822-9811  
ryan.gomez@cushwake.com  
CA Lic 01753933

## ROBERT DONNELL

**Senior Associate**  
Capital Markets | Net Lease Group  
Mobile: 619-818-5852  
robert.donnell@cushwake.com  
CA Lic 02082187



©Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



# 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