



**in the box**<sup>®</sup>

**100 E INTERSTATE 30 | ROYSE CITY, TX 75189**

**INTERACTIVE OFFERING MEMORANDUM**





**EXCLUSIVELY LISTED BY:**

**LEAD AGENT**



**PATRICK GRAHAM**

**BROKER OF RECORD**  
**LICENSE NO. 9005919 (TX)**

Daniel Gonzalez & Connor Knauer (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)



## TABLE OF CONTENTS

4

**EXECUTIVE OVERVIEW**

7

**FINANCIAL OVERVIEW**

9

**TENANT OVERVIEW**

11

**AREA OVERVIEW**



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# EXECUTIVE OVERVIEW

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## INVESTMENT HIGHLIGHTS

- **ABSOLUTE NNN:** Zero Landlord Responsibilities
- **CORPORATE LEASE:** Lease is backed by Jack in the Box Corporate
- Investment Grade Dollar Store with “BBB” Credit Rating
- **EXCELLENT VISIBILITY & EXPOSURE:** Located right off of Interstate 30 which sees over 42,000 VPD
- **CLOSE PROXIMITY TO AN MSA:** Located 30 minutes outside of Dallas, TX
- **PRIME LOCATION:** Most highly-trafficked Jack in the Box location in Royse City (per Alpha Maps)
- Longer Term Lease (8+ Years)
- Jack in the Box assigned over 400 new franchise agreements for continued expansion over the next few years



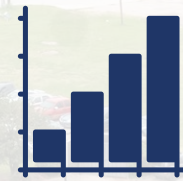
### LIST PRICE

\$2,187,000



### GLA

±2,470 SF



### CAP RATE

5.75%



### YEAR BUILT

1998



### LOT SIZE

±0.72 AC





ROYSE CITY  
MEDICAL LODGE

PANDA EXPRESS  
CHINESE KITCHEN  
WHATABURGER  
PAPA JOHN'S  
WINGSTOP  
Arby's  
POPEYES

Palio's  
PIZZA CAFE  
DQ

Walmart  
Supercenter

Denny's

RICE XPRESS  
DONUT D' LITE  
Chinese Food Food  
Dine in • Delivery • Carry Out  
SNAP  
FITNESS 24-7

SONIC

Exxon

BULLDOG  
TRANSMISSION  
ROYSE CITY, TX

Charlie's  
OLD FASHIONED BURGERS

H  
Holiday Inn  
& Suites

Guaranty  
Bank & Trust

McDonald's

CVS  
pharmacy

BURGER  
KING

O'Reilly  
AUTO PARTS

TACO  
BELL

INTERSTATE  
30

± 42,000 VPD

Jack  
in the box

Shell

AMERICAN NATIONAL BANK  
OF TEXAS

ROYSE CITY TIRE

SCOOTER'S OIL & LUBE

AMERICAN INN MOTEL

ST ELM STREET





# FINANCIAL OVERVIEW

100 E INTERSTATE 30 | ROYSE CITY, TX 75189



## PROPERTY DETAILS

<b>Tenant Trade Name</b>	Jack In The Box
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Corporate
<b>Lease Type</b>	Abs NNN
<b>Roof and Structure</b>	Tenant Responsible
<b>Original Lease Term</b>	18 Years
<b>Lease Commencement Date</b>	9/17/1998
<b>Lease Expiration Date</b>	9/16/2032
<b>Term Remaining on Lease</b>	±8 Years
<b>Increase</b>	CPIW Increase Every 5 Years of Base Term & Options
<b>Options</b>	Four, 5-Year Options

## FINANCING OPTIONS

For financing, please reach out to:

Andrew Marcus  
+1 (646) 298-3027  
andrew.marcus@matthews.com



## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
9/16/21 - 9/16/2027	\$10,481.63	\$125,779.56	-	5.75%
9/17/27 - 9/16/2032	\$11,529.79	\$138,357.52	10.00%	6.33%
9/17/32 - 9/16/2037 (Option 1)	\$12,682.77	\$152,193.27	10.00%	6.96%
9/17/37 - 9/16/2042 (Option 2)	\$13,951.05	\$167,412.59	10.00%	7.65%
9/17/42 - 9/16/2047 (Option 3)	\$15,346.15	\$184,153.85	10.00%	8.42%
9/17/47 - 9/16/2052 (Option 4)	\$16,880.77	\$202,569.24	10.00%	9.26%

\*The rental for each subsequent five year period shall determined and fixed by dividing the base monthly rental of \$7875 by the index number of the consumer price index of the United States city average for urban wage earners and clerical workers (hereinafter CPIW) as published monthly by the Bureau of Labor Statistics of the US Department of labor for the month proceeding the commencement date of the term of this lease and then multiplying the resulting amount by the index number for said CPIW for the month preceding each said five year date... In no event shall the monthly rent for a given five year. Be increased by an amount in excess of that amount which is 10% of the amount of monthly rent paid during the immediately preceding five year period.





# TENANT OVERVIEW

100 E INTERSTATE 30 | ROYSE CITY, TX 75189



# TENANT OVERVIEW



Jack in the Box is a popular American fast-food restaurant chain known for its wide variety of menu options that cater to diverse tastes. Founded in 1951 by Robert O. Peterson in San Diego, California, the chain has grown to over 2,200 locations across the United States. Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,250 of its flagship hamburger outlets in California, Texas, and more than 20 other states. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

**SAN DIEGO, CA**

HEADQUARTERS

**JACKINTHEBOX.COM**

WEBSITE

**1951**

YEAR FOUNDED





An aerial photograph of a city skyline, likely Dallas, Texas, featuring a mix of modern glass skyscrapers and older brick buildings. A large white text overlay is positioned in the lower center of the image. The sky is blue with scattered white clouds.

# AREA OVERVIEW

100 E INTERSTATE 30 | ROYSE CITY, TX 75189



# ROYSE CITY, TX

Royse City, Texas is a rapidly growing community located in Rockwall County, with portions extending into Collin and Hunt counties. Established in 1885, the city has a rich history rooted in agriculture and the railroad industry. Today, Royse City retains its small-town charm while experiencing significant development and growth. Its historic downtown area features a variety of shops, restaurants, and businesses that contribute to its unique character. The city is known for its strong sense of community, excellent schools, and numerous recreational opportunities, including parks and events like the annual FunFest. Conveniently situated along Interstate 30, Royse City offers residents easy access to the Dallas-Fort Worth metroplex, making it an attractive place for families and professionals seeking a balance between suburban tranquility and urban convenience.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	1,480	11,724	31,417
2028 Population Projection	1,843	14,678	39,567
2020 Population	972	8,084	24,102
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	477	3,797	10,179
2028 Population Projection	596	4,770	12,857
2020 Population	311	2,606	7,790
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$82,233	\$94,839	\$105,802



## AREA OVERVIEW

### DALLAS, TX

Dallas-Fort Worth is one of the largest cities in America, with a population of approximately 1.3 million people, combining urban sophistication with an incomparable Texan personality. Dallas is an altogether unique blend of cultures, styles, and flavors, with more than one million people calling the city proper home.

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the 4th largest in the United States. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.

**#2** IN BEST PLACES TO LIVE IN TEXAS (U.S. NEWS, 2022)

**#20** IN 25 BEST PLACES FOR YOUNG PROFESSIONALS (U.S. NEWS, 2022)





## ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

### BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

### INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon.

### COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

Fluor, the largest engineering & construction company in the Fortune 500, is also Headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas. Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas. Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

## MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hosp System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230
Methodist Dallas Med Ctr	7,114
Dallas County	6,500
Children's Health	6,355



# DALLAS CULTURE & ATTRACTIONS

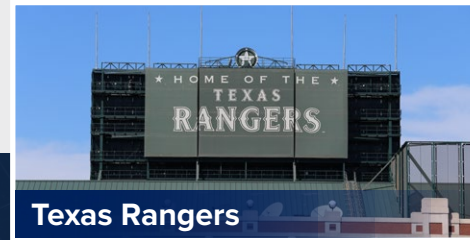
Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art, and the Nasher Sculpture Center.



Dallas Cowboys



Dallas Mavericks



Texas Rangers



Dallas Stars

## MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

- Dallas is home to the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:
- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the 2nd largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **100 E Interstate 30, Royse City, TX 75189** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.





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**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES





## 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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