

JACK IN THE BOX

739 N SAM HOUSTON PKWY E. | HOUSTON, TX 77060



Patrick Wolford, SIOR, CCIM / PRINCIPAL / PWOLFORD@LEE-ASSOCIATES.COM / D 713.744.7436
Matthew Clay / DIRECTOR / MCLAY@LEE-ASSOCIATES.COM / D 713.744.7438

THE TENANT

Based in San Diego, Jack in the Box Inc. (NASDAQ: JACK) is one of the nation's leading quick-service restaurant brands. Established in 1951, the company has expanded to more than 2,100 locations across 25 states, making it the sixth-largest hamburger QSR chain in the United States. Its broad, consumer-driven menu—featuring burgers, tacos, breakfast items, and healthier options—supports consistent foot traffic and strong daily demand across diverse demographics.

This tenant's business model is highly aligned with modern consumer behavior, with approximately 90% of its 500 million annual customers utilizing drive-thru or take-out services—an important indicator of efficiency, convenience, and adaptability in today's retail landscape.

Jack in the Box's 2025 revenues were approximately \$1.47 billion.



PROPERTY OVERVIEW

The subject property is a ±2,575 SF Jack in the Box situated on approximately ±0.67 acres along the highly trafficked Beltway 8 (Sam Houston Parkway) corridor in North Houston. Positioned just east of the Hardy Toll Road / W Hardy Rd interchange and minutes from Interstate 45, the site benefits from exceptional regional connectivity and accessibility to Houston's primary transportation arteries.

Located less than 7 miles from George Bush Intercontinental Airport (IAH), the property is surrounded by a dense concentration of airport-oriented hotels, service retail, and commuter-driven traffic generators, making it a consistent performer for quick-service restaurant use. The immediate area is characterized by strong daily traffic flow from both local residents and transient consumers, including business travelers, logistics employees, and airport-related demand.

The asset offers a highly desirable combination of visibility, accessibility, and proximity to major economic drivers. Its location along a major beltway system ensures sustained traffic exposure, while nearby hospitality and retail uses create a built-in customer base. The surrounding infrastructure and ongoing activity in the North Belt/Greenspoint submarket continue to support long-term viability, making this an attractive, stable NNN-leased investment opportunity.



Building Size ±2,575 SF

Land ±0.67 Acres

Year Built 2004

Lease Commencement May 5, 2006

Lease Expiration May 4, 2029

Renewal Options Three (5) year renewals

Rent Increases Every (5) years, historical increases of 8%

Roof and Structure Tenant

Guarantor Corporate

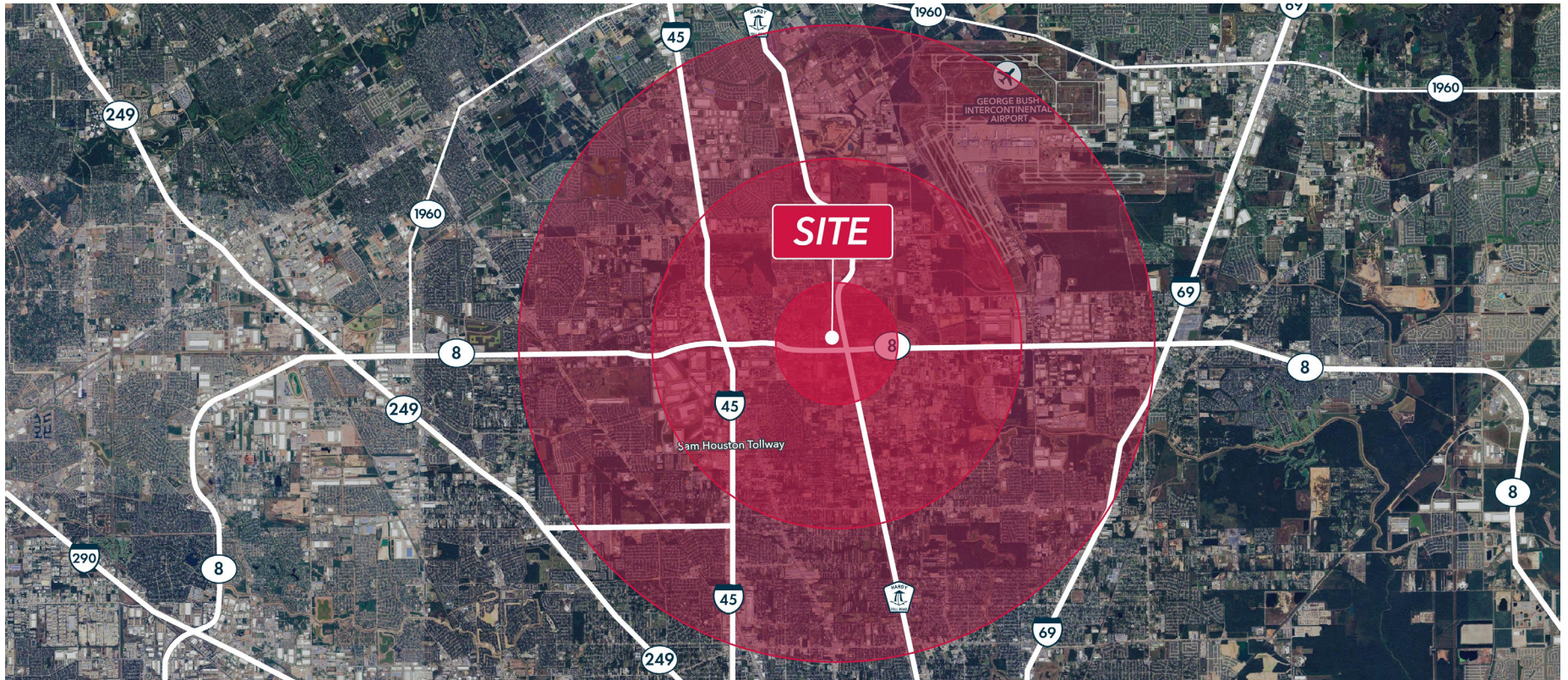
NOI \$107,335.20

Cap Rate 5.75%

PROPERTY MAP



DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
POPULATION	14,274	80,038	235,250
GENDER	7,105 MALE 7,105 FEMALE	41,225 MALE 38,826 FEMALE	118,872 MALE 116,404 FEMALE
AGE (MEDIAN)	27	29	31
HOUSEHOLDS	5,109 TOTAL	25,565 TOTAL	73,627 TOTAL
HOUSEHOLD INCOME	\$44,121	\$55,591	\$63,685

2023 American Community Survey (ACS)



Patrick Wolford, SIOR, CCIM / **PRINCIPAL** / PWOLFORD@LEE-ASSOCIATES.COM / D 713.744.7436

Matthew Clay / **DIRECTOR** / MCLAY@LEE-ASSOCIATES.COM / D 713.744.7438

LEE & ASSOCIATES - HOUSTON

(713) 744-7400

Lee-Associates.com/Houston

10497 Town & Country Way, Suite 700 | Houston, Texas 77024

The information contained in this marketing brochure has been obtained from sources we deem reliable. Commercial Facilities, Inc. (CFI) has not and will not verify the information provided to us, nor has CFI conducted any investigations regarding the information provided to us. CFI makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided including but not limited to: income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of environmental contamination, compliance with State and Federal regulations, the condition of the property and improvements thereon, the financial condition of the tenant currently occupying the property, the current tenant's plans for continuing operation in the site and the current or future performance of the subject site.

All real estate investments carry significant risk. Buyer and Buyer's tax, financial, legal and construction advisors should conduct a careful and independent analysis of any single tenant investment property to determine the suitability of the property for the Buyer's investment needs. This should include a careful review of all legal and financial documents related to the subject property and the tenant currently occupying the property. Although the tenant's past performance at this location and other locations is important to consider during the analysis of the subject site, it is not a guarantee of future success. In addition, the current lease rate being paid by the tenant and subsequent rental increases during the initial lease term, may not be achievable during the lease option periods. Therefore, Buyer and Buyer's advisors should satisfy themselves that the current income offered on the property is within a reasonable level to comparable rents for similar properties in the submarket in which the subject site is located. Returns are not guaranteed. The tenant and any guarantors may fail to pay the lease rent, property taxes, insurance and/or may fail to comply with other material terms of the lease agreement for the site. Economic, market, environmental or other conditions may cause cash flow to be interrupted in part or in whole. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the viability of locating a replacement tenant if the current tenant defaults or vacates the property at lease expiration. Items to investigate that may affect the viability of a finding a replacement tenant to pay rents that offer a similar investment return would include, but not be limited to: location of the subject property, comparable lease rates in the area, whether or not the property zoning allows for a variety of uses, market conditions at the time of the negotiation, the condition of the property, etc.

By accepting this marketing brochure, you agree to release Commercial Facilities, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

