

FOR SALE

8651 Anderson Blvd
Fort Worth, TX 76120

Jack in the Box

Corporate | NNN | 2+ Yrs. | Plus Options

\$2,045,165



Represented by

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km Kidder
Mathews

8651 ANDERSON BLVD
FORT WORTH, TX

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Listed in association with broker of record:
Robert Riek, Esq., Riek & Wells,



Prepared by

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Executive Summary

Property Overview

PRICE	\$2,045,165
ANNUAL RENT	\$163,613.16
CAP RATE	8.00%
PRICE PER SF	\$703/SF
CORPORATE GUARANTEE	Yes
LEASE TERM	20 years
LEASE COMMENCEMENT	May 8, 2001
LEASE EXPIRATION	May 7, 2021
OPTION TO RENEW	Four, 5-year options
RENT INCREASES	Every 5 years - CPI capped at 10%
OCCUPANCY	100%
BUILDING AREA	±2,909 SF
LAND AREA	±69,130 SF (±1.587 AC)
YEAR BUILT	2001
TENANT	Jack in the Box Eastern Division, L.P.
LEASE TYPE	Absolute Triple Net (NNN)
DRIVE-THRU	Yes
FEE SIMPLE	Yes - Land & Building
ROFR	Yes - 15 days
POLE SIGN	Yes

RENT SCHEDULE

YEARS	DATES	ANNUAL BASE RENT	CAP RATE
1-2	May 8, 2019 - May 7, 2021	\$ 163,613	8.00%
3-7 (Option 1)*	May 8, 2021 - May 7, 2026	\$ 179,974	8.80%
8-13 (Option 2)*	May 8, 2026 - May 7, 2031	\$ 197,972	9.68%
14-19 (Option 3)*	May 8, 2031 - May 7, 2036	\$ 217,769	10.65%
20-24 (Option 4)*	May 8, 2036 - May 7, 2041	\$ 239,546	11.71%

* Assumes 10% rent increases. This may vary.

JACK IN THE BOX INVESTMENT SUMMARY

 <p>SALE PRICE \$2,045,165</p>	 <p>CAP RATE 8.00%</p>	 <p>NOI \$163,613.16</p>
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Building Photos

Features

NEWLY CONSTRUCTED	2001
BUILDING SIZE	±2,868 SF
LAND SIZE	±69,130 SF (±1.587 AC)
DRIVE THRU	Yes
TRAFFIC COUNTS	25,210 Avg. Daily Volume on Eastchase Pkwy
CORNER LOCATION	Yes
CORPORATE GUARANTEE	Yes
POLE SIGN	Yes



Location Summary/Demographics




This Jack in the Box property is ideally situated on the hard corner, signalized intersection of Anderson Boulevard and East Chase Parkway. There are two entrance/exits to the property, one from Anderson Blvd. and one from East Chase Parkway. The property pole sign is visible from all traffic directions. The adjacent Super Walmart can be accessed directly via the driveway behind the Jack in the Box and Panda Express properties. In addition to the site being adjacent a Super Walmart, other major retailers and traffic generators nearby include: Lowe's Home Improvement, CARMAX, Sam's Club, Murphy USA and Verizon Wireless. In addition, nearby are three large apartment complexes: Milestone Apartments (144 Units); Silver Leaf Villas (176 Units) and Waterchase Garden Apartments (79 Units). The Tom Landry Freeway [Interstate 30] is within minutes of the site and has traffic counts of over 118,000 CPD.

South of the Lowe's site is a large parcel of vacant land. A developer is proposing a new development on this site which may include: three (3) hotels; a free standing, single tenant retail building; and a retail multi-tenant building. If this development occurs, more traffic will be generated for the area and the Jack in the Box property should benefit greatly.

Within a three-mile radius of the site, this location enjoys a population in excess of 74,660 residents and over 29,321 households. Average household income is very strong at \$67,990 within a 1-mile radius of the site; \$79,287 within a 3-mile radius of the site; and \$70,072 within a 5-mile radius of the site.

TRAFFIC COUNTS	
Interstate 30	118,870
Eastchase Pkwy	25,210



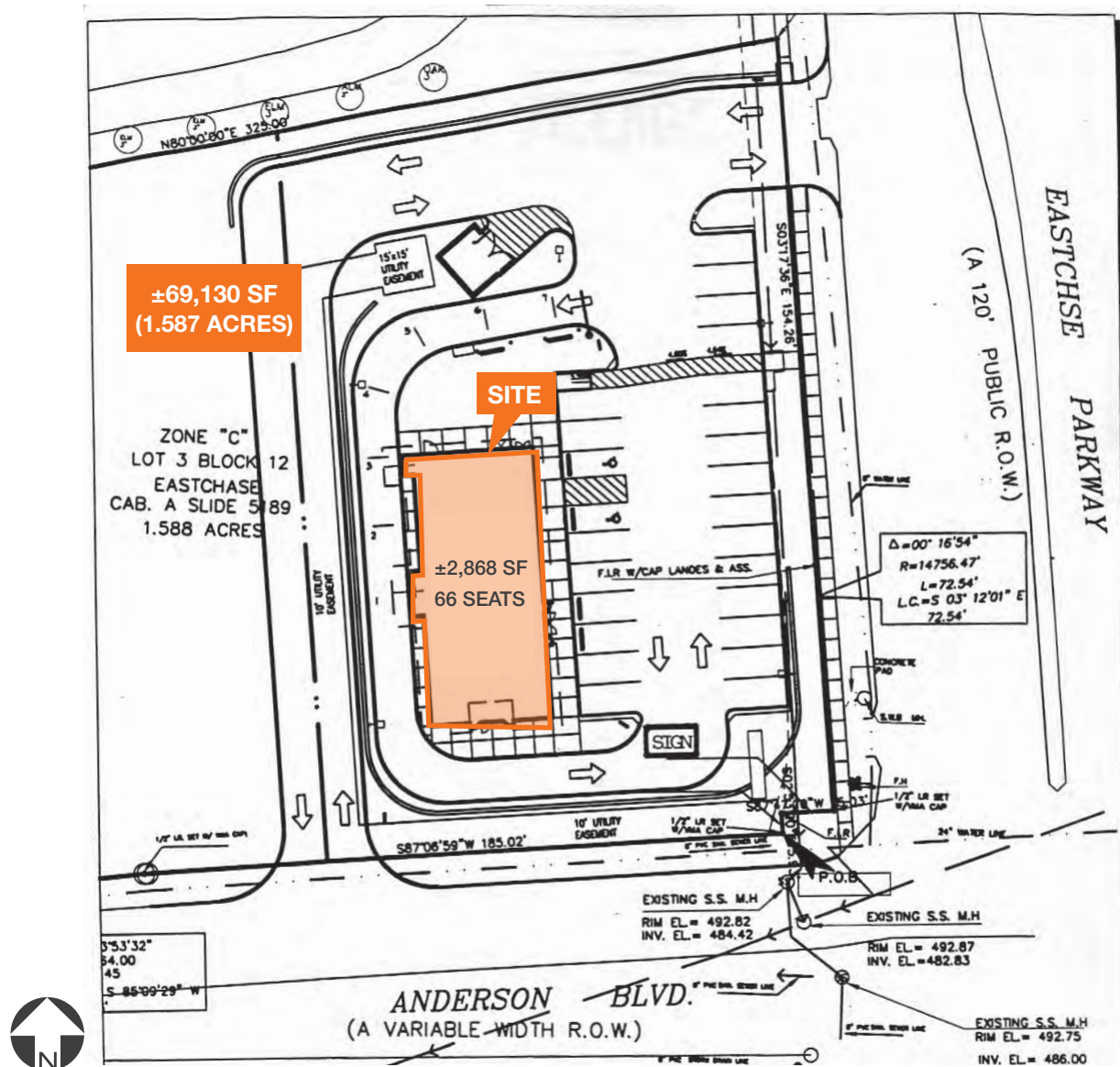
DEMOGRAPHIC & INCOME - 5 MILE RADIUS		
		
POPULATION 240,911	HOUSEHOLDS 96,378	AVG HH INCOME \$70,072

DEMOGRAPHICS AND INCOME PROFILE			
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION			
2010	8,033	68,119	224,318
2018	9,054	74,660	240,911
2023	9,595	78,144	251,925
TOTAL HOUSEHOLDS			
2010	3,916	27,287	91,280
2018	4,261	29,321	96,378
2023	4,470	30,491	100,242
AVERAGE HOUSEHOLD INCOME			
2018	\$67,990	\$79,287	\$70,072
2023	\$78,352	\$88,271	\$78,643

Amenities Aerial



Site Plan



Fort Worth Overview

POPULATION

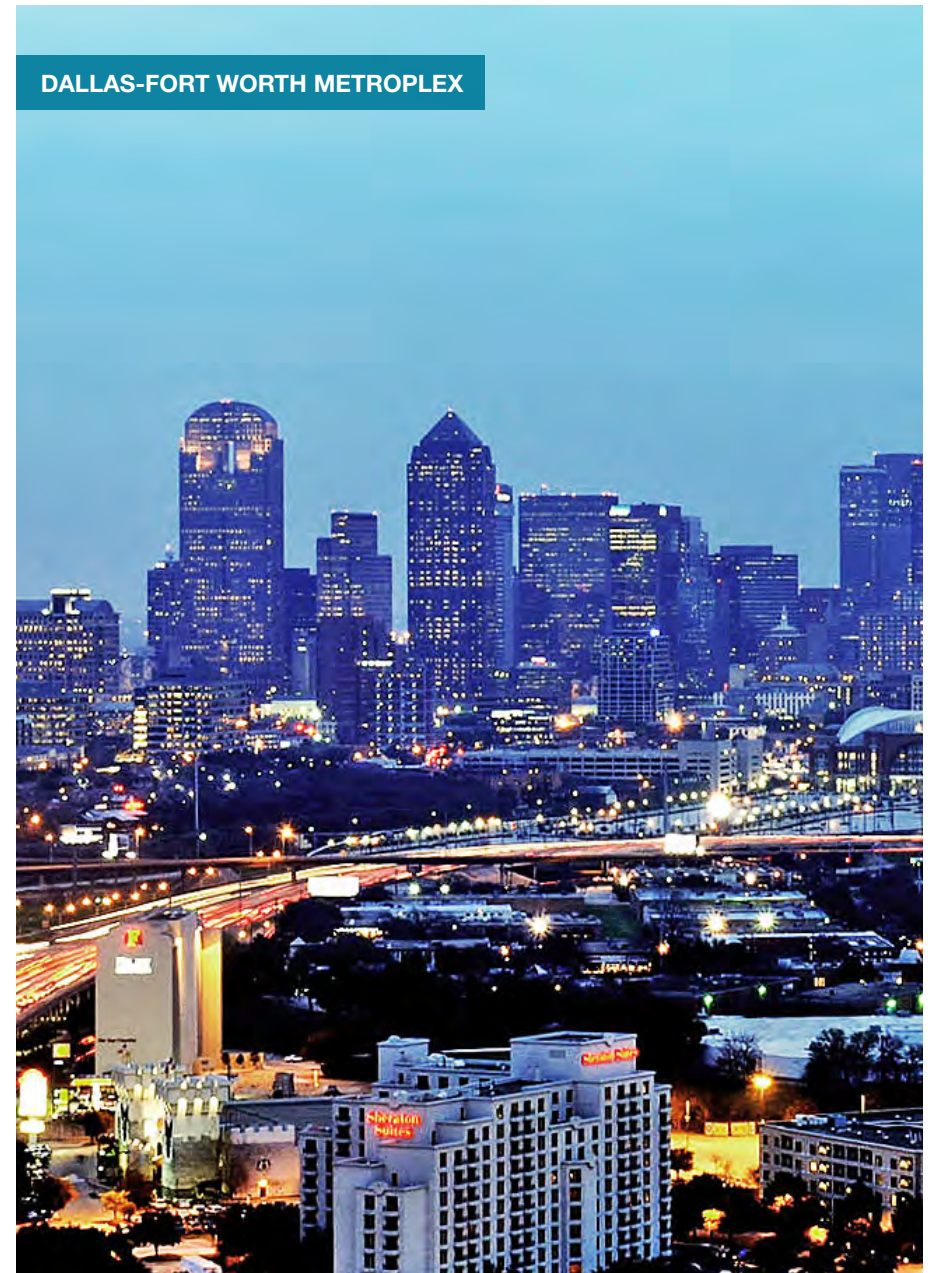
Fort Worth is the 5th largest city in the State of Texas and the 15th largest city in the United States with 874,168 residents. Located in North Texas, the city shares a metropolitan area with Dallas. The Dallas-Fort Worth Metroplex is recorded to have 6.81 million residents making it one of the fastest growing metro areas in the United States.

INDUSTRY & TOURISM

With a diverse economy, central location and explosive population growth, Fort Worth is ideal for companies of all sizes and industry sectors. Many major companies have been headquartered in Fort Worth including American Airlines Group, the John Peter Smith Hospital, Pier 1 Imports, Radio Shack, Cash America International, GM Financial, and XTO Energy.

Fort Worth is a major tourist destination in Texas, welcoming more than 9.1 million visitors annually. The city is comprised of multiple entertainment districts each offering a variety of dining, shopping, and cultural amenities. Tourists can visit many world-class museums designed by internationally known contemporary artists. Some other unique experiences offered in this city include NASCAR racing, rodeos and the Fort Worth Zoo.

(Source: Wikipedia and www.fortworth.com)



Fast Food Sale Comparables

TENANT	PROPERTY ADDRESS	SALE DATE	SALE PRICE	CAP RATE	BLDG SF	PRICE/SF
Freddy's Frozen Custard	7707 S Broadway Ave, Tyler, TX	10/23/2018	\$2,870,000	5.75%	3,926	\$731.02
McDonald's	27515 Cypresswood Dr, Spring, TX	7/18/2018	\$1,572,000	4.15%	3,100	\$507.10
Church's Chicken	678 E Expressway 83, La Joya, TX	11/14/2018	\$1,520,000	6.15%	2,171	\$700.14
Freddy's Frozen Custard	1370 FM 148, Terrell, TX	4/26/2018	\$2,419,335	6.20%	3,680	\$657.43
Schlotzsky's	2210 Harvey Mitchell Pky S , College Station, TX	3/23/2018	\$2,100,000	6.59%	2,785	\$754.04
Taco Bell	11940 Hero Way West, Leander, TX	7/9/2018	\$2,270,000	4.50%	2,698	\$841.36
Jack In The Box	4610 S Hulen St, Fort Worth, TX	1/26/2018	\$1,800,000	6.00%	2,734	\$658.38
Burger King	10690 N Loop Dr, Socorro, TX	11/16/2018	\$2,020,000	5.64%	3,921	\$515.17
Jack In The Box	6405 NW Loop 410, San Antonio, TX	7/25/2018	\$1,840,000	8.56%	2,722	\$675.97
Burger King	16711 Nacogdoches Rd, San Antonio, TX	4/27/2018	\$2,403,000	5.50%	3,906	\$615.21
Popeyes	8702 N Navarro St, Victoria, TX	6/27/2018	\$1,950,000	5.85%	2,072	\$941.12
Burger King	5288 Old Brownsville Rd, Corpus Christi, TX	1/20/2018	\$1,800,000	6.25%	3,105	\$579.71
Long John Silver's	720 Old San Antonio Rd, Buda, TX	5/18/2018	\$1,932,500	5.15%	3,004	\$719.05
Jack In The Box	16310 S Post Oak Rd, Houston, TX	11/2/2018	\$1,932,500	5.69%	2,696	\$716.80
Bush's Chicken	1550 River Rd, Boerne, TX	3/29/2018	\$2,150,000	6.56%	2,962	\$725.86
Taco Bueno	5000 Slaughter Ln, Austin, TX	1/17/2018	\$1,700,000	5.59%	2,686	\$632.91
Bassett	530 W Southwest Loop 323, Tyler, TX	2/6/2018	\$1,821,429	5.59%	3,606	\$505.11
Jack In The Box	2906 S Texas Ave, Bryan, TX	8/15/2018	\$2,020,000	4.74%	2,908	\$694.64
Taco Bueno	11301 E US Hwy 380, Crossroads, TX	7/9/2018	\$2,709,090	5.50%	3,181	\$851.65
Bush's Chicken	2834 N Veterans Blvd, Eagle Pass, TX	3/15/2018	\$1,800,000	6.50%	3,176	\$566.75
Arby's	5214 S Western St, Amarillo, TX	2/8/2018	\$2,051,000	5.85%	2,900	\$707.24
Dunkin' Donuts	9629 White Settlement Rd, Fort Worth, TX	9/6/2018	\$1,522,000	5.40%	3,000	\$507.33
AVERAGE			\$2,009,221	5.81%	2,805	\$797.29

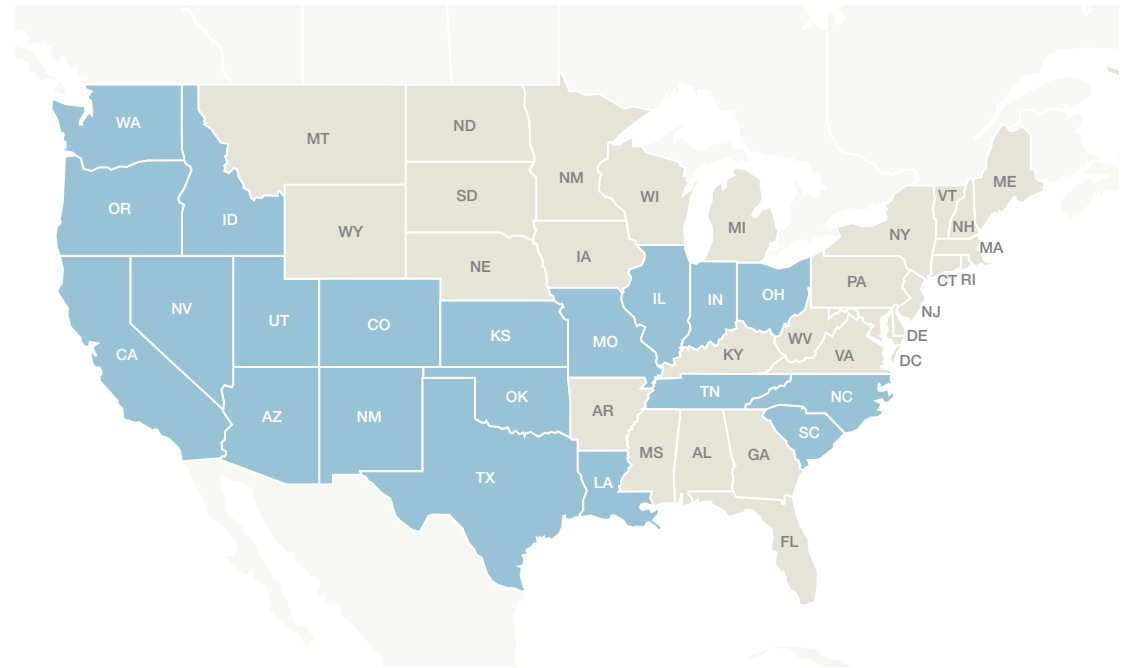
Corporate Profile

Jack in the Box, founded in 1951, is one of the nation’s leading fast-food hamburger chains, with more than 2,200 quick-serve restaurants in 21 states and Guam. As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day. In addition to the 2,200+ Jack in the Box locations, the company also owns and operates Qdoba Mexican Grill, a leader in fast-casual dining with more than 600 restaurants in 47 states, the District of Columbia, and Canada.

Jack in the Box is a publicly traded company on the NASDAQ under the symbol JACK. For more information, please visit www.jackinthebox.com.

Jack in the Box operates in the following twenty-one (21) states:

Arizona	New Mexico
.....
California	Nevada
.....
Colorado	Ohio
.....
Hawaii	Oklahoma
.....
Idaho	Oregon
.....
Illinois	South Carolina
.....
Indiana	Tennessee
.....
Kansas	Texas
.....
Louisiana	Utah
.....
Missouri	Washington
.....
North Carolina	
.....	



Kidder Mathews Overview

COMMERCIAL BROKERAGE

Professionals 750+

Annual transaction total \$7B

Annual sales 16.5M SF

Annual leases 34.6M SF

PROPERTY MANAGEMENT

Portfolio 50M SF

VALUATION ADVISORY

Appraisals annually 1,500+

SERVICES

- Commercial Brokerage
- Property Management
- Valuation Advisory
- Consulting
- Project & Construction Management
- Development Management
- Sustainability Practices

Kidder Mathews is one of the largest, independent commercial real estate firms on the West Coast, with over 750 real estate professionals and staff in 21 offices in Arizona, California, Nevada, Oregon, and Washington. We offer a complete range of brokerage, appraisal, property management, consulting, sustainability, and project and construction management services for all property types.

WASHINGTON

Brokers..... 123
 # Property Managers..... 22
 # Appraisers..... 25

OREGON

Brokers..... 34
 # Property Managers..... 6
 # Appraisers..... 2

CALIFORNIA

Brokers..... 158
 # Property Managers..... 19
 # Appraisers..... 11

NEVADA

Brokers..... 10

ARIZONA

Brokers..... 12
 # Property Managers..... 1



AWARD WINNING SERVICES
2001-2018

PSBJ Largest Commercial Real Estate Firm

19 times

San Diego Business Journal Largest CRE Firms

3 times

A Largest CRE Firm in San Francisco

13 times

Bay Area News Group Top Places to Work

6 times

A Largest CRE Firm in Silicon Valley

11 times

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