

# SINGLE TENANT DRIVE-THRU QSR

Single Tenant Absolute NNN Investment Opportunity



5933 Hixson Pike | Hixson, Tennessee

**CHATTANOOGA** MSA

ACTUAL SITE





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Rent Roll  
Pricing Summary  
Brand Profile

# PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate signed, drive-thru equipped, Jack's investment property located in Hixson, Tennessee (Chattanooga MSA). The tenant, Jack's Family Restaurants LP, signed new 20-year lease in May 2020 providing 18 years of firm term remaining with 4 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Jack's Family Restaurants LP operates over 200 locations in Alabama, Tennessee, Georgia, and Mississippi.

The subject property is strategically positioned along Hixson Pike, a major retail and commuter thoroughfare averaging more than 20,100 vehicles passing by daily. The site is equipped with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The asset is ideally positioned across from a Publix-anchored shopping center, increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site. In addition, the site is positioned just 2.5 miles east of Northgate Mall, a 231,000-square foot mall that features a wide variety of tenants including Belk, T.J. Maxx, Ross Dress for Less, Burlington, and Michaels. Other nearby national/credit tenants include Walmart Supercenter, The Home Depot, Lowe's Home Improvement, Walgreens, ALDI, Staples, Hobby Lobby, and more, further increasing consumer traffic to the site. Moreover, the site is within close proximity to multiple apartment complexes including Lullwater at Big Ridge (250 units) and Bluff View at Northside (122 units), providing a direct residential consumer base from which to draw. The 7-mile trade area is supported by more than 130,000 residents and 53,000 daytime employees. Residents within 3 miles of the subject property boast an average household income of \$96,320.

# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$1,333,000
<b>Net Operating Income</b>	\$60,000
<b>Cap Rate</b>	4.50%
<b>Guaranty</b>	The Lease Signature is Corporate
<b>Tenant</b>	Jack's Family Restaurants, LP
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	3,727 SF
<b>Land Area</b>	0.87 Acres
<b>Property Address</b>	5933 Hixson Pike Hixson, Tennessee 37343
<b>Year Built</b>	2020
<b>Parcel Number</b>	100E B 001.01
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS



### **Over 18 Years Remaining on Lease | Corporate Signed | Scheduled Rental Increases | Growing Franchise**

- The tenant has over 18 years remaining with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by Jack's Family Restaurants, LP (corporate entity)
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Jack's has over 200 locations in Alabama, Tennessee, Georgia, and Mississippi

### **Located Along Hixson Pike | Drive-Thru Equipped**

- Positioned along Hixson Pike, a major retail and commuter thoroughfare averaging more than 20,100 vehicles passing by daily
- Equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without

### **Across From a Publix-Anchored Shopping Center | Nearby to Northgate Mall | Strong National/Credit Tenant Presence**

- Ideally positioned across from a Publix-anchored shopping center, increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site
- 2.5 miles east of Northgate Mall, a 231,000 SF mall that features a wide variety of tenants including Belk, T.J. Maxx, Ross Dress for Less, Burlington, and Michaels
- Other nearby national/credit tenants include Walmart Supercenter, The Home Depot, Lowe's Home Improvement, Walgreens, ALDI, Staples, Hobby Lobby, and more, further increasing consumer traffic to the site

### **Direct Residential Consumer Base | Strong Demographics in 5-mile Trade Area**

- Nearby apartment complexes include Lullwater at Big Ridge (250 units) and Bluff View at Northside (122 units)
- More than 130,000 residents and 53,000 employees support the trade area
- Residents within 3 miles of the subject property boast an average household income of \$96,320





# PROPERTY OVERVIEW



## LOCATION



Hixson, Tennessee  
Hamilton County  
Chattanooga MSA

## ACCESS



Hixson Pike: 1 Access Point

## TRAFFIC COUNTS



Hixson Pike: 20,100 VPD  
State Highway 319 & 153: 55,000 VPD

## IMPROVEMENTS



There is approximately 3,727 SF of existing building area

## PARKING



There are approximately 33 parking spaces on the owned parcel.  
The parking ratio is approximately 8.85 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 100E B 001.01  
Acres: 0.87  
Square Feet: 37,897

## CONSTRUCTION



Year Built: 2020

## ZONING



Commercial



NORTHGATE MALL






NORTHTOWNE CENTER


OAK PARK TOWN CENTER


VALLEYBROOK GOLF AND COUNTRY CLUB (18-HOLE COURSE)




CREEK PLANTATION VILLAGE





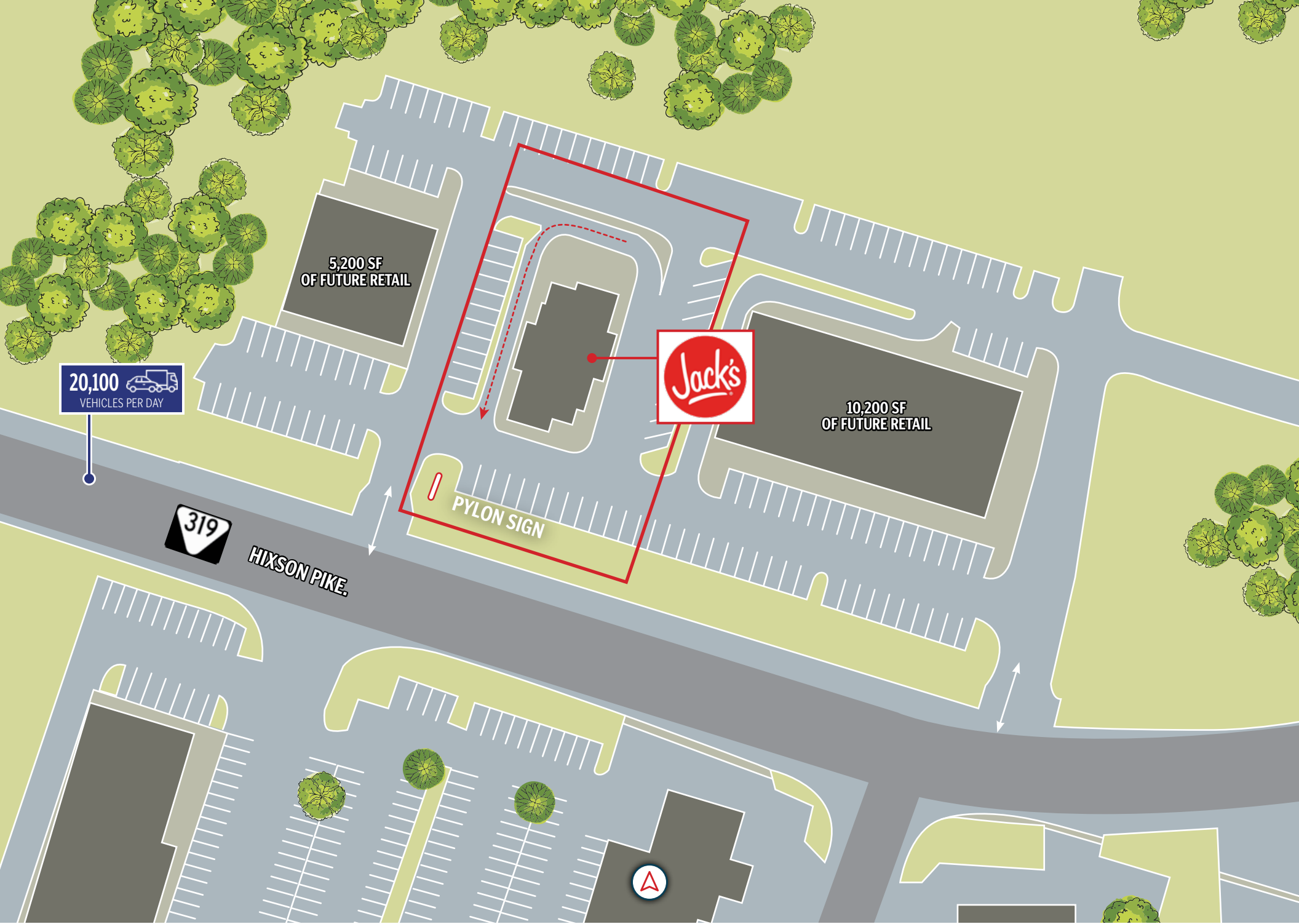
20,100   
VEHICLES PER DAY

5,200 SF OF FUTURE RETAIL

10,200 SF OF FUTURE RETAIL



2021 Estimated Population	
3 Miles	29,912
5 Miles	74,060
7 Miles	130,308
2021 Average Household Income	
3 Miles	\$96,320
5 Miles	\$82,867
7 Miles	\$81,518
2021 Estimated Total Employees	
3 Miles	12,957
5 Miles	24,665
7 Miles	53,021



20,100  
VEHICLES PER DAY

5,200 SF  
OF FUTURE RETAIL



10,200 SF  
OF FUTURE RETAIL

PYLON SIGN



HIXSON PIKE.



# LOCATION MAP



### 2021 Estimated Population

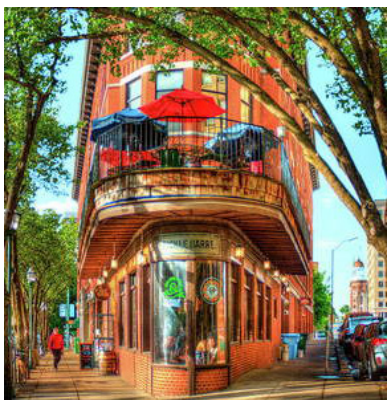
3 Miles	29,912
5 Miles	74,060
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### 2021 Average Household Income

3 Miles	\$96,320
5 Miles	\$82,867
7 Miles	\$81,518

### 2021 Estimated Total Employees

3 Miles	12,957
5 Miles	24,665
7 Miles	53,021



## CHATTANOOGA, TENNESSEE

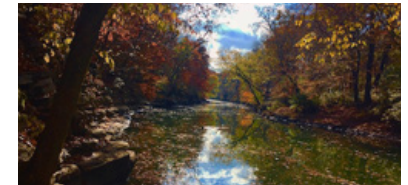
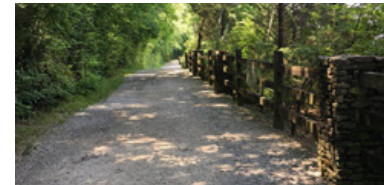
Chattanooga is a city in the U.S. state of Tennessee. The City of Chattanooga is the 4th largest city in Tennessee with a population of 192,198 as of July 1, 2021. It is the seat of Hamilton County. Located in southeastern Tennessee in East Tennessee, on the Tennessee River, served by multiple railroads and Interstate highways, Chattanooga is a transit hub. Chattanooga lies 120 miles northwest of Atlanta, Georgia, 120 miles southwest of Knoxville, Tennessee, 135 miles southeast of Nashville, Tennessee, 120 miles northeast of Huntsville, Alabama, and 148 miles northeast of Birmingham, Alabama. The city, with downtown elevation of approximately 680 feet, lies at the transition between the ridge-and-valley portion of the Appalachian Mountains and the Cumberland Plateau. Surrounded by mountains and ridges, the official nickname for Chattanooga is the Scenic City, reinforced by the city's reputation for outdoor activities. Unofficial nicknames include River City, Chatt, Nooga, Chattown, and Gig City, referencing Chattanooga's claims that it has the fastest internet service in the Western Hemisphere.

Chattanooga's economy includes a diversified and growing mix of manufacturing and service industries. Notable Chattanooga businesses include Access America Transport, BlueCross BlueShield of Tennessee, CBL & Associates, The Chattanooga Bakery, Chattem, the world's first Coca-Cola bottling plant, Coker Tire, U.S. Xpress Inc., Covenant Transport, Double Cola, CraftWorks Restaurants & Breweries, Luken Communications, Miller & Martin, the National Model Railroad Association, Reliance Partners, Republic Parking System, Rock/Creek, Tricycle Inc., and Unum. The city also hosts large branch offices of Cigna, AT&T, T-Mobile USA, and UBS. McKee Foods Corporation, the maker of nationally known Little Debbie brand snack cakes, is a privately held, family-run company headquartered in nearby Collegedale, Tennessee. Notable companies that have manufacturing or distribution facilities in the city include Alstom, Amazon.com, BASF, DuPont, Invista, Komatsu, Rock-Tenn, Plantronics, Domtar, Norfolk Southern, Ferrara Candy Company (manufacturer of Brach's candies), Alco Chemical, Colonial Pipeline, and Buzzi Unicem.

# AREA DEMOGRAPHICS



	3 Miles	5 Miles	7 Miles
<b>Population</b>			
2021 Estimated Population	29,912	74,060	130,308
2026 Projected Population	31,667	77,387	135,977
2010 Census Population	26,882	67,954	120,004
Projected Annual Growth 2021 to 2026	1.15%	0.88%	0.86%
Historical Annual Growth 2010 to 2021	0.98%	0.81%	0.73%
<b>Households &amp; Growth</b>			
2021 Estimated Households	12,384	30,839	53,916
2026 Projected Households	13,125	32,215	56,216
2010 Census Households	11,119	28,336	49,738
Projected Annual Growth 2021 to 2026	1.17%	0.88%	0.84%
Historical Annual Growth 2010 to 2021	1.00%	0.79%	0.72%
<b>Race &amp; Ethnicity</b>			
2021 Estimated White	88.92%	82.79%	78.60%
2021 Estimated Black or African American	5.26%	12.29%	15.10%
2021 Estimated Asian or Pacific Islander	3.37%	2.13%	1.80%
2021 Estimated American Indian or Native Alaskan	0.26%	0.25%	0.20%
2021 Estimated Other Races	1.86%	2.01%	2.10%
2021 Estimated Hispanic	4.64%	4.65%	4.60%
<b>Income</b>			
2021 Estimated Average Household Income	\$96,320	\$82,867	\$81,518
2021 Estimated Median Household Income	\$75,342	\$62,201	\$59,333
2021 Estimated Per Capita Income	\$39,856	\$34,551	\$33,737
<b>Businesses &amp; Employees</b>			
2021 Estimated Total Businesses	1,115	2,215	3,974
2021 Estimated Total Employees	12,957	24,665	53,021



# RENT ROLL



Tenant Name	LEASE TERM			RENTAL RATES							
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Jack's Family Restaurants, LP	3,727	5/27/2020	5/31/2040	Current	-	\$5,000	\$0.00	\$60,000	\$16.10	Absolute NNN	4 (5-Year)
(Corporate Signed)				6/1/2025	10%	\$5,500	\$1.48	\$66,000	\$17.71		10% Increase at Beg. of Each Option
				6/1/2030	10%	\$6,050	\$1.62	\$72,600	\$19.48		
				6/1/2035	10%	\$6,655	\$1.79	\$79,860	\$21.43		

## FINANCIAL INFORMATION

Price	\$1,333,000
Net Operating Income	\$60,000
Cap Rate	4.50%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	2020
Rentable Area	3,727 SF
Land Area	0.86 Acres
Address	5933 Hixson Pike Hixson, Tennessee 37343



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## JACK'S

**eatatjacks.com**

**Company Type:** Subsidiary

**Locations:** 200+

**Parent:** AEA Investors

Founded in 1960 in Homewood, Alabama, Jack's Family Restaurants started as Jack's Hamburgers in a walk-up hamburger stand that served burgers, fries, sodas and shakes and has now grown to almost 202 locations in four states in the south. Jack's serves its guests quality food, with an emphasis on community involvement and charitable giving. Restaurants feature sit-down dining, drive-thrus and takeout service. The menu features primarily burgers, fried chicken, breakfast and various other fast food items including french fries and soft drinks.

Todd Bartmess became CEO in 2015, bringing more than 25 years experience in managing quick-service restaurants. Prior to becoming CEO, he was President of Heartland Food LLC, the second largest franchise operator of Burger King's in the world.



## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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PROFESSIONALS

**25+**

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**#1**

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REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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