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JACK IN THE BOX
ABSOLUTE NNN LEASE
7380 Texas 105 Beaumont, TX



Jack in the Box
7380 Texas 105, Beaumont, TX 77708

PROPERTY INFORMATION

PROPERTY SUMMARY

This is the opportunity to acquire a well-established Jack in the Box location in Beaumont, Texas, secured by an Absolute NNN Lease. The lease is currently in its first option period of the original 18-year agreement and includes attractive 8% rent increases every five years, along with three additional five year renewal options. The site boasts a prime location along Texas 105, with excellent visibility to 19,877 vehicles per day, just minutes from Route 96, which sees a traffic volume of 48,664 vehicles per day, providing direct access to Downtown Beaumont.

This offering features an Absolute NNN Lease structure with zero landlord responsibilities, backed by a corporate guaranty from Jack in the Box. Combined with its location in income tax-free Texas, this asset provides investors with a stable, passive income stream in a pro-business environment.

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease**
- **Zero Landlord Obligations**
- **Corporate Guarantee**
- **North and South bound freeway access**
- **Scheduled Increases in Rent**
- **Excellent freeway visibility - Along Highway 105**
- **Strong Traffic Counts**
- **Income Tax Free State**





in the box

OFFERING SUMMARY

Property Name	Jack in the Box
Property Address	7380 Texas 105 Beaumont, TX
Price	\$1,690,288
Cap Rate	6.25%
Net Operating Income	\$105,643
Lot Size	28,052
Square Footage	13,650
Year Built	2003
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	18 Yrs
Lease Commencement Date	9/30/04
Lease Expiration Date	9/30/27
Increases	8% every 5 years

Jack in the Box

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LOCATION DESCRIPTION

The Beaumont-Port Arthur MSA is a vital Southeast Texas economic corridor, generating a \$29 billion GDP from a population of over 397,000. Its formidable industrial base includes global leaders ExxonMobil and TotalEnergies, alongside Motiva Enterprises' Port Arthur refinery, the largest in North America. The region's economic power is amplified by the Port of Beaumont, which handled \$23 billion in 2024 trade and supports over 157,000 jobs.

Strategically located 85 miles east of Houston, the MSA leverages its position on Interstate 10 for direct coast-to-coast market access. This highway connectivity is enhanced by a multimodal logistics network featuring multiple Class I rail carriers and the Port of Beaumont. For investors, this infrastructure provides access to a consumer base of over 2.5 million people within a two-hour drive, ensuring resilient supply chains and high-volume traffic potential.

Investment appeal is bolstered by a growing consumer base, with median household income rising to \$65,245 in 2023 from high-wage industrial jobs. The market is stabilized by institutional anchors like Lamar University, with over 14,000 students, and major medical centers providing non-cyclical employment. With billions in new industrial investments planned, the MSA's powerful economy and strategic infrastructure offer a compelling case for long-term retail investment growth and stability.

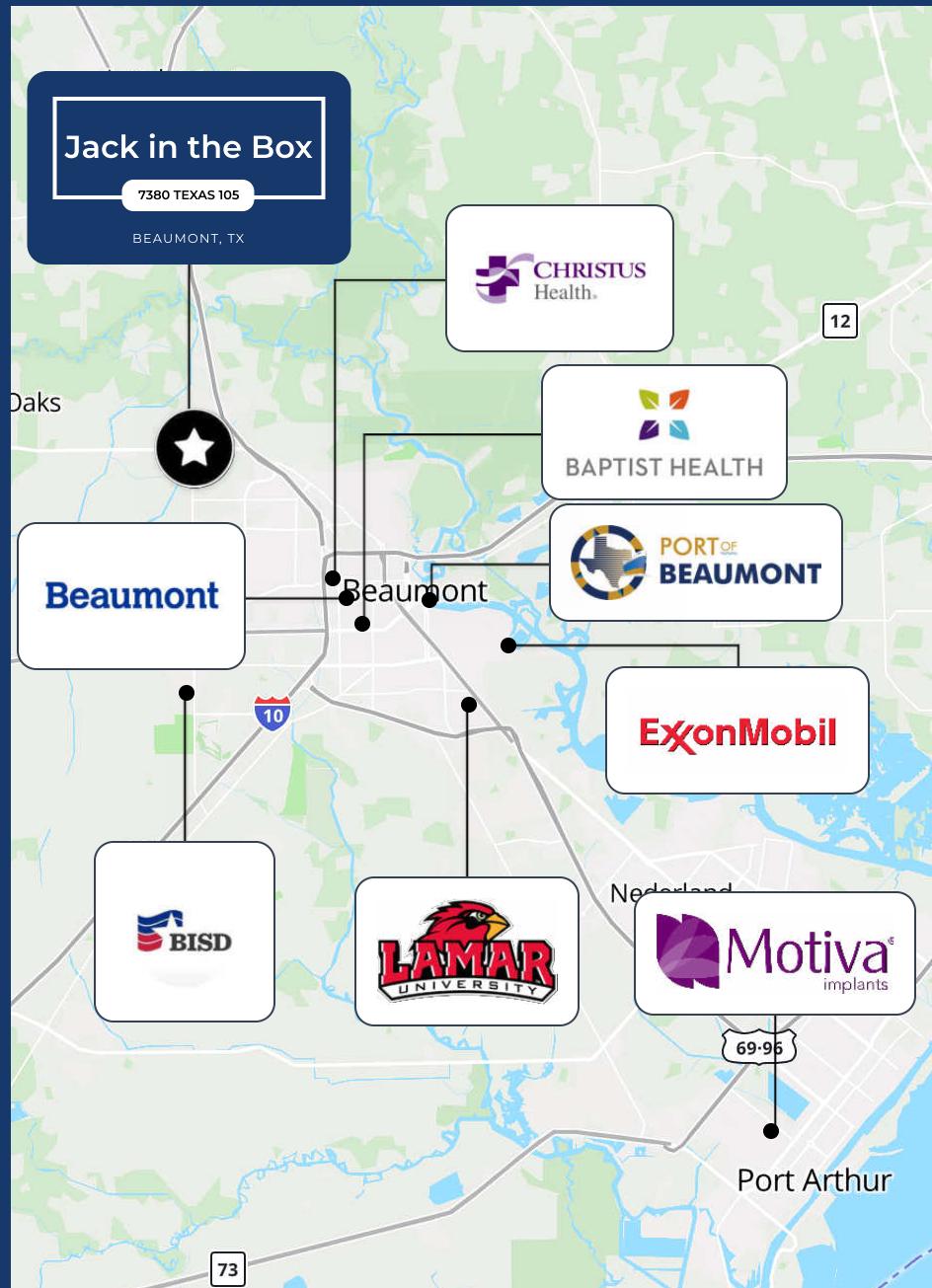
AREA MAP



Jack in the Box

7380 Texas 105 Beaumont, TX

MAJOR EMPLOYERS



Jack in the Box

7380 Texas 105 Beaumont, TX

The employment landscape surrounding 7380 TX-105, Beaumont, TX is anchored by a broad mix of sectors, demonstrating notable economic diversity and resilience. Key employers include the Port of Beaumont—one of the nation's busiest ports supporting logistics and trade—the Beaumont Independent School District, and higher education through Lamar University, all of which drive stable public sector employment. The region's robust healthcare infrastructure is evidenced by major hospitals such as CHRISTUS Southeast Texas - St. Elizabeth and Baptist Hospitals of Southeast Texas, together employing thousands and ensuring consistent job demand in the medical field. Beaumont is also a significant hub for the energy and petrochemical industries, with ExxonMobil Beaumont Chemical Plant and Motiva Enterprises LLC operating large-scale facilities that are central to both local employment and the broader Gulf Coast economy. Proximity to major transportation corridors, including U.S. Highway 69 and Interstate 10, enhances workforce mobility and business connectivity. Collectively, the strong presence of these institutions and corporations underpins Beaumont's reputation for employment stability, supporting sustained demand for residential and commercial properties in the area.

Employer	Industry	Employees	Distance
Port of Beaumont	Transportation / Government	2,500	8.5 mi
Beaumont Independent School District	Education	2,300	6.1 mi
CHRISTUS Southeast Texas - St. Elizabeth	Healthcare	2,100	5.7 mi
ExxonMobil Beaumont Refinery and Petrochemical Complex	Oil & Gas / Petrochemical Manufacturing	2,100	11.6 mi
Baptist Hospitals of Southeast Texas	Healthcare	1,500	7.7 mi
Motiva Enterprises LLC (Port Arthur Refinery)	Oil & Gas / Petrochemical Manufacturing	1,450	26.7 mi
Lamar University	Education	1,400	13.6 mi
City of Beaumont	Government	1,300	7.0 mi

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