

## 2ND GEN RESTAURANT (QSR) - JASPER

NWC SOUTH WHEELER ST & E GIBSON ST  
1007 SOUTH WHEELER STREET JASPER, TX 75951



# FOR LEASE

**AVAILABLE SPACE**

2,462 SF Freestanding  
Restaurant w/ Drive Thru

**RATE**

Call for Pricing

**Mitch Bowers**

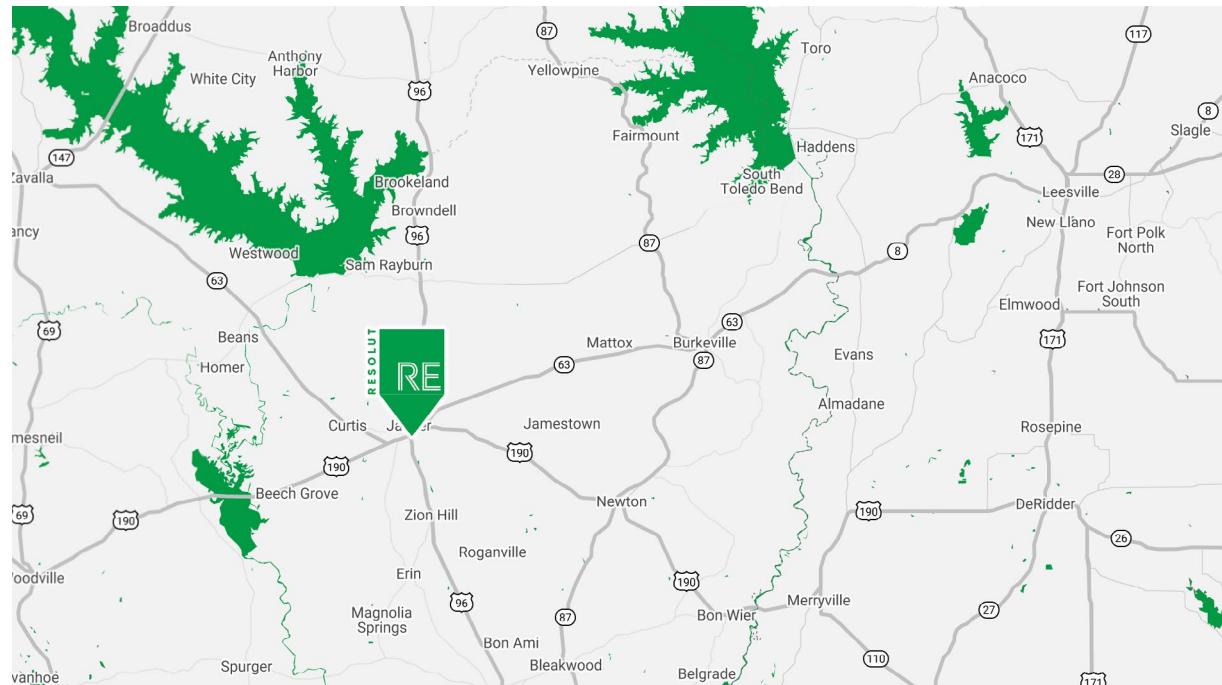
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## PROPERTY HIGHLIGHTS

- Sublease opportunity with primary term expiring in February 2031
- Established freestanding restaurant building with existing kitchen infrastructure
- Drive-through lane, ideal for quick-service operators
- Located just off the hard corner of S Wheeler Street (Hwy 96) & E Gibson St (Hwy 190), a major commercial corridor in Jasper
- Positioned on busy Highway 96 (Wheeler Street) with high traffic counts, easy access and excellent visibility
- Close proximity to Brookshire's shopping center, Walmart Supercenter and in the heart of Jasper's retail corridor



## AREA TRAFFIC GENERATORS



## Mitch Bowers

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## Safin Momin

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## DEMOGRAPHIC SNAPSHOT 2025



**7,821**  
POPULATION  
3-MILE RADIUS



**\$61,338.00**  
AVG HH INCOME  
3-MILE RADIUS



**8,144**  
DAYTIME POPULATION  
3-MILE RADIUS



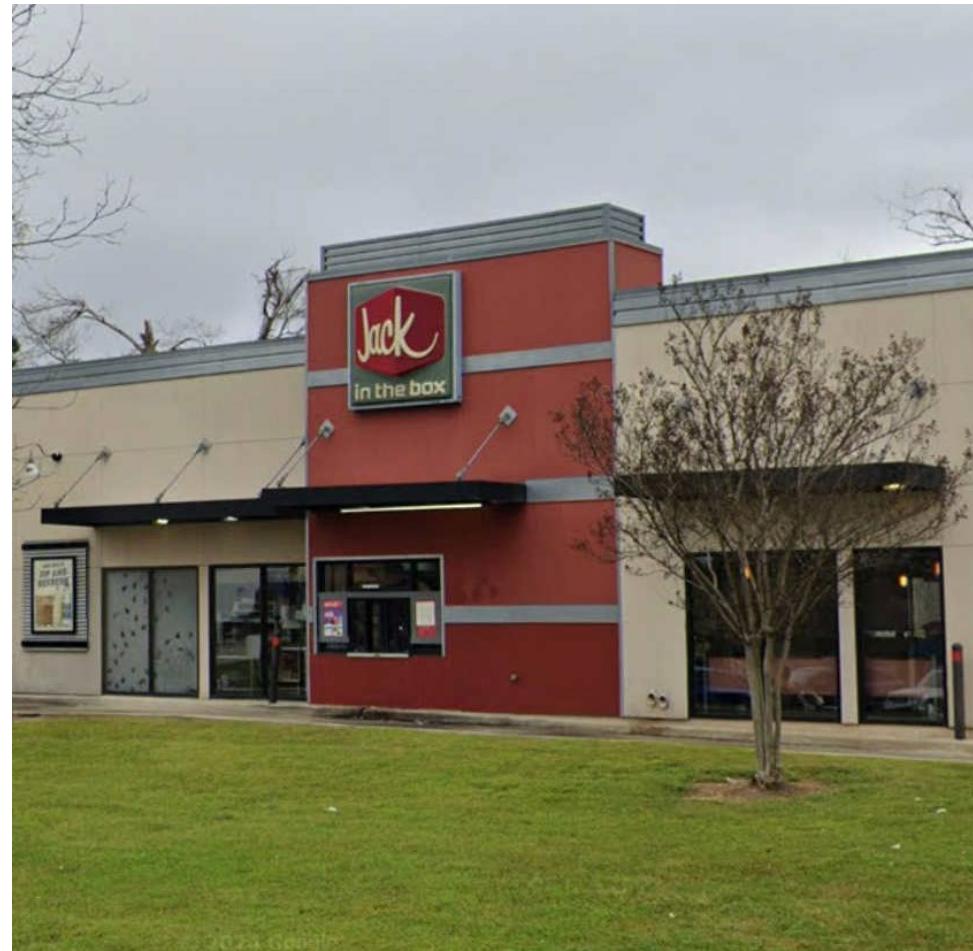
**TRAFFIC COUNTS**  
South Wheeler St, US 96: 12,850 VPD  
US 190, TX 63: 18,083 VPD  
(Pacer AI 2023)

## PROPERTY OVERVIEW

This single-tenant retail property at 1007 South Wheeler Street offers a turnkey restaurant opportunity with existing kitchen infrastructure and a drive-thru, ideal for quick-service or fast-casual operators. Strategically located along Highway 96—Jasper's primary commercial artery—the site enjoys excellent visibility, high traffic counts, and seamless accessibility. It is surrounded by major national retailers such as Walmart, Walgreens, McDonald's, and Lowe's, and is positioned just south of the heavily trafficked intersection of Highway 96 and Highway 190. The property also benefits from its proximity to Brookshire's Shopping Center & Walmart Supercenter, drawing consistent consumer activity from both local and regional visitors.

## LOCATION OVERVIEW

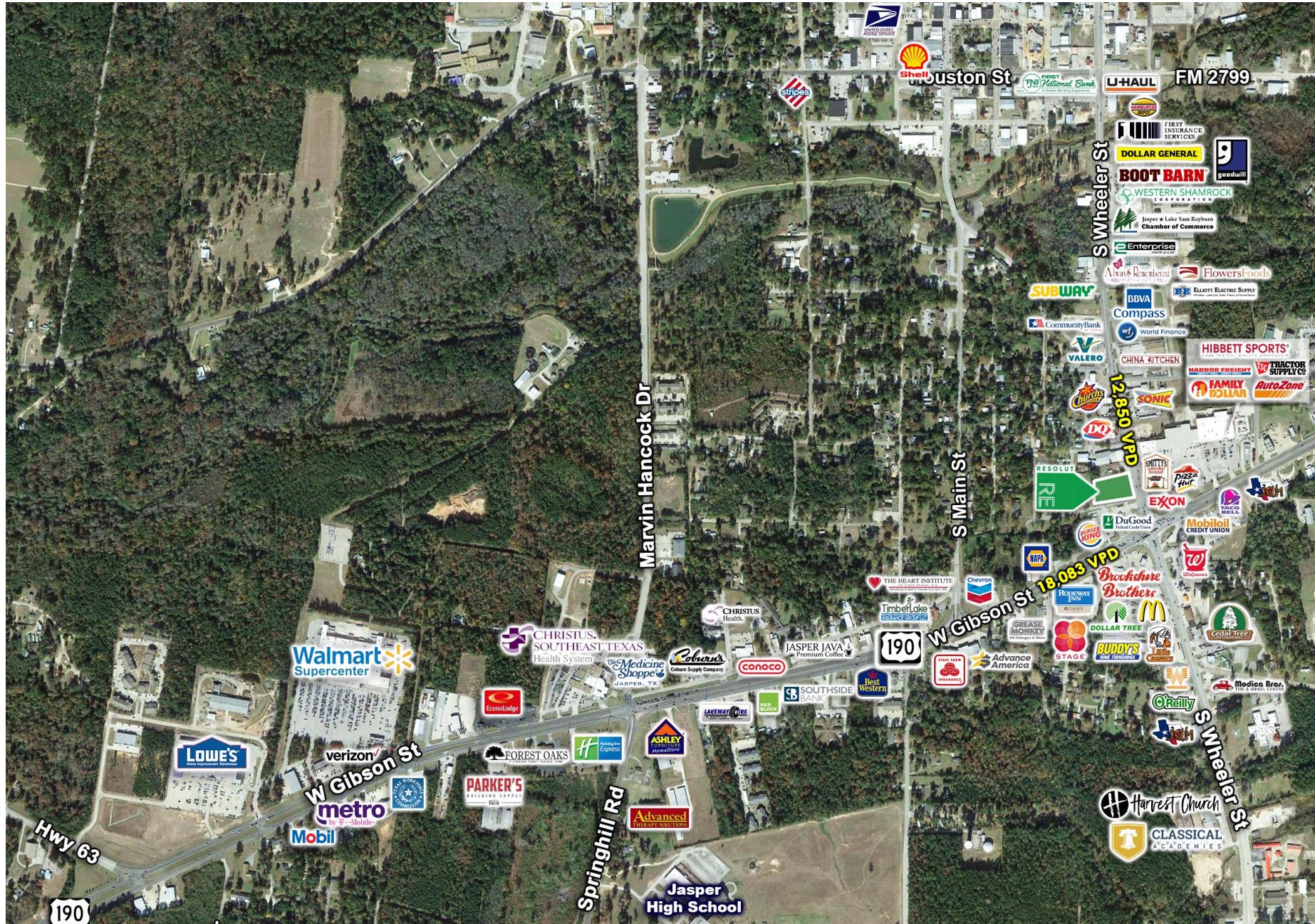
Located in the heart of Jasper's dominant retail corridor, 1007 South Wheeler Street offers exceptional positioning along Highway 96—one of the city's most heavily trafficked thoroughfares. The site is embedded within a dense cluster of national retailers and quick-service restaurants, generating strong daily consumer traffic. Its close proximity to the intersection of Highway 96 and Highway 190 provides outstanding regional connectivity.



## FORMER JACK IN THE BOX - JASPER, TX

Established Restaurant Building with Existing Kitchen Infrastructure Located at 1007 South Wheeler Street, Jasper, TX

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## 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.*

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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