

Jack In the Box

Presented By:
B & B Real Estate, Inc.

1315 Main St, Vidor, TX 77662



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Property Details

Price: \$850,000 **Cap Rate:** 6.26%

- Prime location with excellent visibility to main road
- Corporate Guaranteed Absolute NNN Lease
- 3 years remaining on Lease with options
- Two, 5-Year Options with 10% rent increases

View the full listing here: <https://www.loopnet.com/Listing/1315-Main-St-Vidor-TX/33074746/>

This Jack in the Box property, located at 1315 N. Main St. Vidor, Texas is a corporate-guaranteed, absolute NNN ground lease. Built in 2007, the 20 year ground lease is set to expire 07/17/2027. There are two (5) year options remaining with 10% rent increases. The property consists of 2,038 SF sitting on 0.77 acres.

Jack in the Box currently pays an NOI of \$53,240 (\$4,436.67/ month) and is responsible for all taxes, insurance and maintenance.

Jack in the Box is situated in a prime location, next door to Walgreens and City Hall with excellent visibility to Highway 105 (N. Main St.). Directly across from Jack in the Box site is a Walmart Super Center. Other surrounding retail includes CVS Pharmacy, O'Reilly Auto Parts, AutoZone, Ace Hardware, and Take 5 Car Wash.

A new housing development called Pirates Cove is set to be located off of Tram Road. The Pirates Cove Subdivision will feature over 190 Lots and plan to be completed within the next 3 years.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
JACK IN THE BOX EASTERN DIVISION L.P.	2,038	July 2027

Two (5) Year Options:

NOI for Option #1:	\$58,564	07/17/2027 - 07/16/2032
NOI for Option #2:	\$64,420	07/17/2032- 07/16/2037

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Property Photos



Primary Photo



Building Photo

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Building Photo

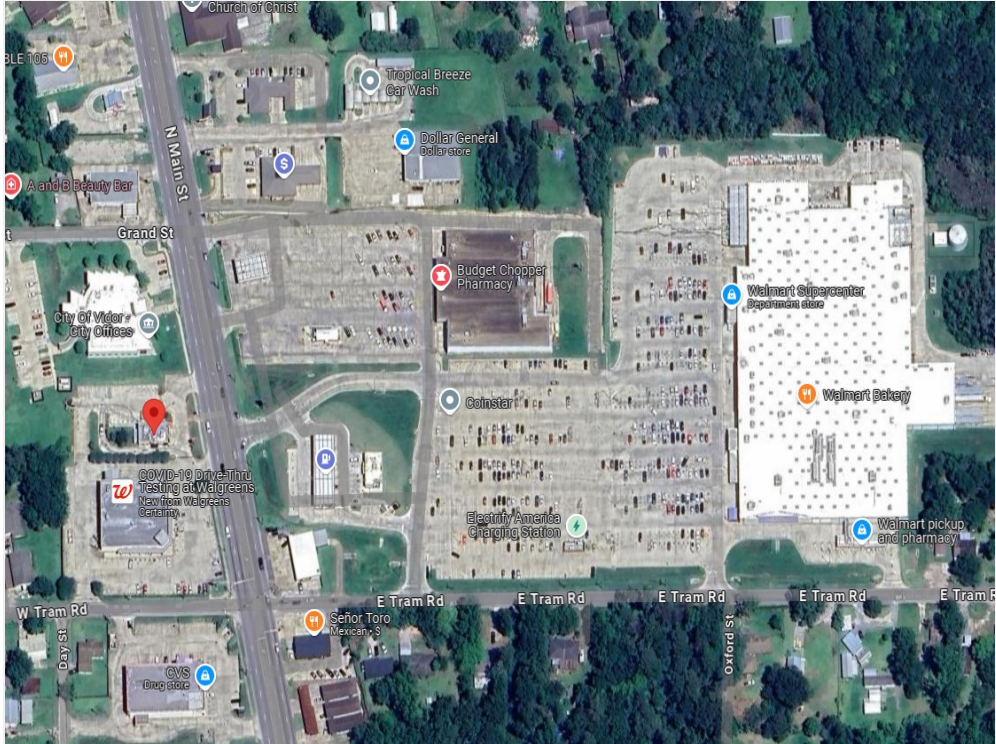


Building Photo

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Property Photos



map of area

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Vidor is a city of Southeast Texas. It lies six miles east of Beaumont at the intersection of Interstate 10 and Highway 105 which has a daily traffic count of 19,483. The Vidor CCD has a population of 27, 293

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