



\$2,800,000

5.62% (6.29% in 2028) CAP

**14910 FM 1825
PFLUGERVILLE, TX 78660**



**RENT INCREASE IN 2028
SINGLE-TENANT ABSOLUTE NNN
RETAIL PROPERTY FOR SALE**

OFFERING MEMORANDUM

Marcus & Millichap
THE NEEMA GROUP

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PROPERTY SUMMARY



PROPERTY INFORMATION

ADDRESS	14910 FM 1825 PFLUGERVILLE, TX 78660
APPROX GROSS SF:	2,737
APPROX LOT SIZE:	56,192 SF (1.29 AC)
YEAR BUILT:	1998
PARCEL NUMBER:	02-7226-0616-0000
PROPERTY TYPE	QUICK SERVE RESTAURANT/ DRIVE-THRU (QSR)

PRICING INFORMATION

SALE PRICE:	\$2,800,000
PRICE PER SF:	\$1,023
CAP RATE:	5.62% (6.29% IN 2028)
TENANT (DBA)	JACK IN THE BOX
CURRENT ANNUAL RENT:	\$157,300
LEASE STRUCTURE:	NNN



TENANT SUMMARY

LEASE SUMMARY

TENANT:	JACK IN THE BOX
LEASE COMMENCEMENT:	MARCH 4, 1998
CURRENT LEASE PERIOD:	OPTION PERIOD 1: 03/04/2026-03/03/2031
TERM REMAINING:	~5 YEARS (THROUGH 03/03/2031)
LEASE TYPE:	NNN (TRIPLE NET)
RENT COMMENCEMENT:	03/04/2026 (OPTION 1)
CURRENT ANNUAL RENT:	\$157,300
RENTAL INCREASES (03/04/2028):	\$176,176
RENT INCREASE STRUCTURE:	12% STEP-UP WITHIN EACH 5-YEAR OPTION PERIOD
RENT REPORTING CLAUSE:	YES
FRANCHISE AGREEMENT EXPIRY:	03/03/2031
GUARANTOR:	CORPORATE JACK IN THE BOX, INC



RENT INCREASE SCHEDULE & OPTION PERIODS

OPTION PERIOD	TERM	ANNUAL RENT	RENT/MONTH	STEP-UP DATE	INCREASE
CURRENT PERIOD	03/04/2026 - 03/03/2031	\$157,300	\$13,108	03/04/2028	+12%
OPTION 1 (STEP-UP)	03/04/2028 - 03/03/2031	\$176,176	\$14,681	-	-
OPTION 2	03/04/2031 - 03/03/2036	\$176,176	\$14,681	03/04/2033	+12%
OPTION 2 (STEP-UP)	03/04/2033 - 03/03/2036	\$197,317	\$16,443	-	-
OPTION 3	03/04/2036-03/03/2041	\$197,317	\$16,443	03/04/2038	+12%
OPTION 3 (STEP-UP)	03/04/2038 - 03/03/2041	\$220,995	\$18,416	-	-
OPTION 4	03/04/2041 - 03/03/2046	\$220,995	\$18,416	03/04/2043	+12%
OPTION 4 (STEP-UP)	03/04/2043 - 03/03/2046	\$247,515	\$20,626	-	-

TENANT OVERVIEW

2,200+

LOCATIONS IN THE UNITED STATES

22,000+

EMPLOYEES NATIONWIDE

\$1.02B

IN ANNUAL NATIONWIDE REVENUE

22 STATES

WITH JACK IN THE BOX PRESENCE

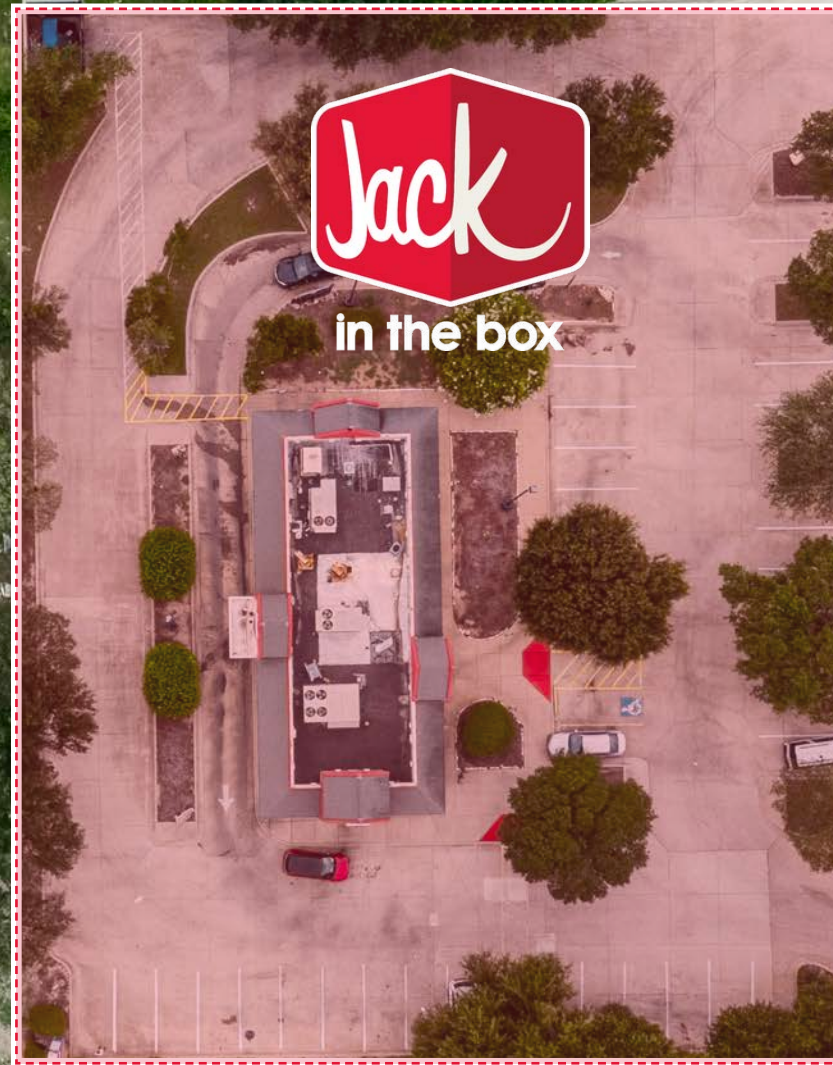


in the box

Jack in the Box is an American Fast-food restaurant chain with over 2,200 locations primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Indianapolis, and Cincinnati as well as one in Guam.

BUSINESS GROWTH & HIGHLIGHTS

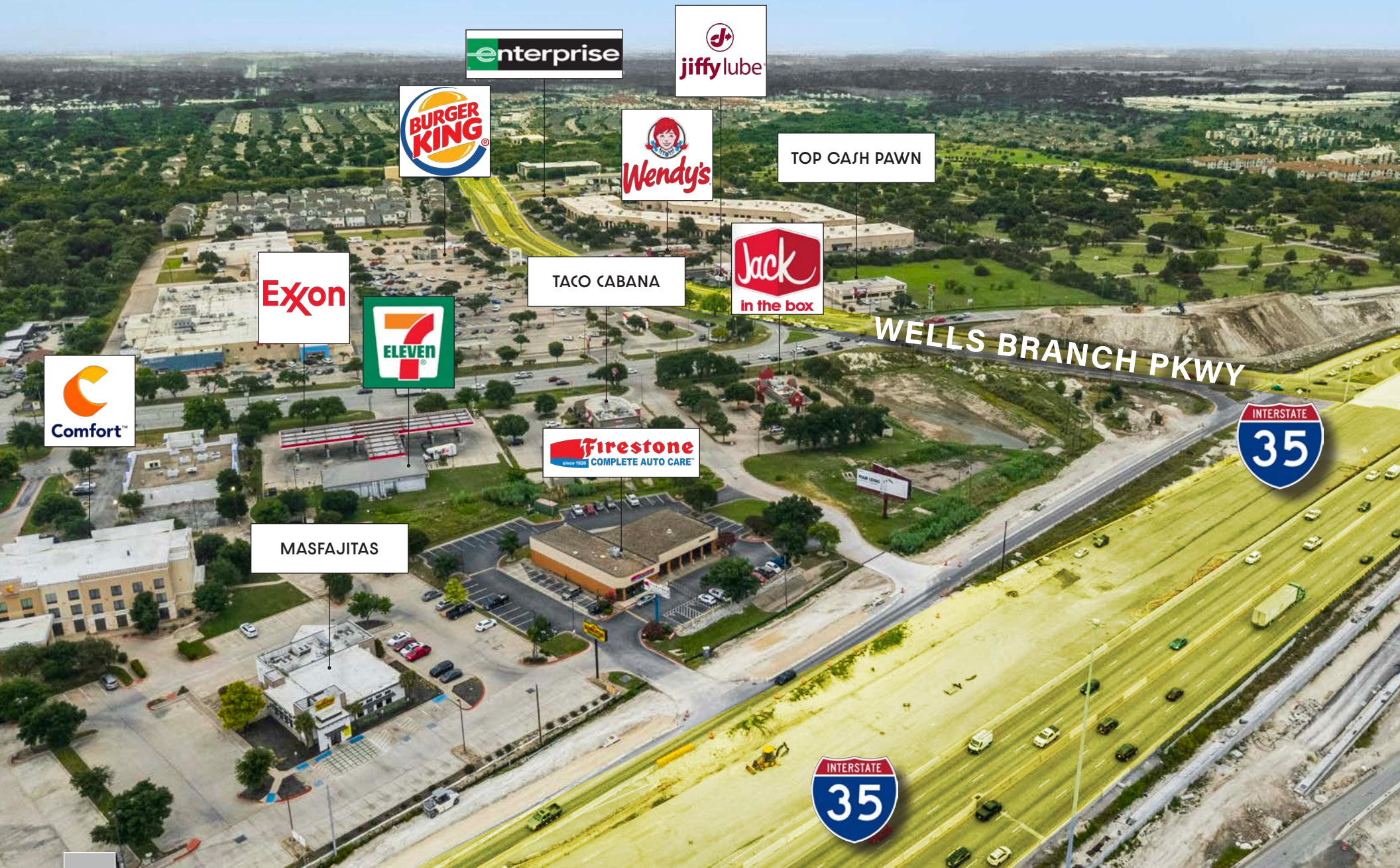
- **Restaurant of the Future** - JITB unveils its first drive-thru-only design as a new strategy to reach customers.
- **Company Targeting More Unit Growth** - Expansion could take the company beyond its West and Southwest markets.



FM1825

FM1825





AREA OVERVIEW

AUSTIN, TEXAS

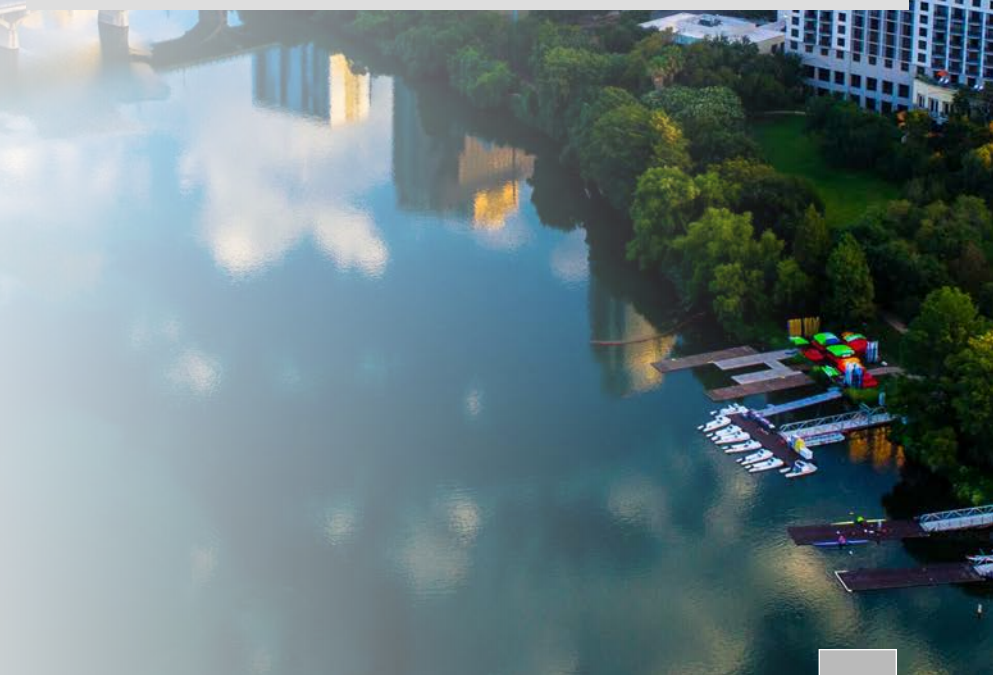


The subject property at 14910 FM 1825 in Pflugerville, Texas, benefits from its close proximity to Austin, located approximately 15 miles southwest of the site. As the state capital and one of the nation's fastest-growing metropolitan areas, Austin serves as the region's primary economic, governmental, and cultural center. The property's location provides convenient access to Austin while offering the advantages of a suburban setting.

Austin's economy is driven by technology, government, healthcare, higher education, and advanced manufacturing. Major employers, including technology firms, state agencies, healthcare providers, and educational institutions, contribute to a diverse and stable employment base. The subject property's location provides convenient access to these employment centers, supporting continued demand for residential and commercial development in the surrounding area.

The property is well connected to the greater Austin metropolitan area via Interstate 35, SH 130, SH 45, and U.S. Highway 290. This transportation network provides efficient access to downtown Austin, Austin-Bergstrom International Airport, and other major employment and commercial destinations, enhancing regional connectivity for residents and businesses.

Overall, the subject property's location in Pflugerville combines the benefits of a growing suburban community with close access to Austin's economic opportunities, transportation infrastructure, and recreational amenities. This strategic location continues to support long-term growth and investment throughout the surrounding market area.



AREA OVERVIEW

PFLUGERVILLE, TEXAS

Pflugerville, Texas, is a rapidly growing suburban community located in Travis County, approximately 15 miles northeast of downtown Austin. As part of the Austin-Round Rock-San Marcos Metropolitan Statistical Area, the city has experienced significant residential and commercial growth driven by the region's expanding economy, strong population increases, and business investment. Pflugerville offers a strategic location with convenient access to Austin while maintaining a suburban character that appeals to residents and employers alike.

The local economy benefits from its proximity to Austin's diverse employment base, which includes technology, healthcare, government, higher education, and advanced manufacturing. Many residents commute to major employment centers throughout the metropolitan area, while Pflugerville has also attracted its own mix of retail, industrial, office, and service-oriented businesses. Continued commercial development and expanding employment opportunities have contributed to the city's sustained economic growth.

Pflugerville is well served by major transportation corridors, including Interstate 35, State Highway 130, State Highway 45, and U.S. Highway 290, providing efficient access throughout Central Texas. Austin-Bergstrom International Airport is located approximately 20 miles to the south, offering convenient domestic and international air service. The city's transportation network supports regional commuting, distribution, and commercial activity.

Residents benefit from a wide range of community amenities, including numerous parks, hike-and-bike trails, recreational facilities, and the 180-acre Lake Pflugerville. The city also offers a variety of shopping, dining, and entertainment options, with additional amenities readily accessible throughout the greater Austin metropolitan area. Overall, Pflugerville's strong regional connectivity, growing economy, and high quality of life continue to support long-term residential and commercial development.



DEMOGRAPHICS

PFLUGERVILLE, TEXAS



1-MILE 3-MILE 5-MILE

POPULATION

2025 ESTIMATE	17,553	122,423	295,630
2030 PROJECTION	18,772	132,670	320,255
2020 CENSUS	15,152	106,662	258,225

HOUSEHOLD INCOME

AVERAGE HH INCOME	\$102,121	\$112,082	\$114,898
MEDIAN HH INCOME	\$82,186	\$94,036	\$95,844
PER CAPITA INCOME	\$45,950	\$47,369	\$49,076

HOUSEHOLDS

2025 ESTIMATE	8,125	52,729	128,278
2030 PROJECTION	8,871	57,461	139,899

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