



Jack in the Box

2133 TEXOMA PKWY, SHERMAN, TX 75090

20 Year Corporate NNN Lease (17 Yrs Remaining)

For sale by owner
calnevada@gmail.com



Highlights

- Lessee is Jack in the Box Inc. (NASDAQ: JACK)—corporate-backed lease
- Tenant has been at this location since 1973 and recently signed a new 20 year lease
- 10% rent increase coming soon (Sept 2026)
- Absolute NNN lease with zero landlord expense or maintenance responsibilities
- Booming local economy with tens of billions in semiconductor fab investment

\$2,102,200

4.00% cap

NOI	\$84,088
Lease Type	NNN
Original Term	20 Years
Lease Term Remaining	17.0 Years
Leasable Area	2,082 SF
Land Area	0.58 AC
Year Built	1973
Tenant Since	1973
Fee Simple	Yes

Excellent Location

- Strong visibility at signaled intersection
- Immediate access to and from US Hwy 82 and 75
- 1 of 2 Jack in the Box locations in Sherman, TX
- Close proximity to Austin College 1mi away
- One of only 2 Jack in the Box locations in Sherman, TX



Rent Roll & Rent Increases

Tenant Name	Sq Ft	Term Years		Yearly Rent	Monthly Rent	Monthly Rent/ Ft	Yearly Rent/Ft
Jack in the Box, Inc.	2,082	9/28/2021	9/27/2026	\$84,088	\$7,007	\$3.37	\$40.39
		9/28/2026	9/27/2031	\$92,497	\$7,708	\$3.70	\$44.43
		9/28/2031	9/27/2036	\$101,747	\$8,479	\$4.07	\$48.87
		9/28/2036	9/27/2041	\$111,922	\$9,327	\$4.48	\$53.76
	Option 1	9/28/2041	9/27/2046	\$123,114	\$10,260	\$4.93	\$59.13
	Option 2	9/28/2046	9/27/2051	\$135,426	\$11,285	\$5.42	\$65.05
	Option 3	9/28/2051	9/27/2056	\$148,968	\$12,414	\$5.96	\$71.55
	Option 4	9/28/2056	9/27/2061	\$163,865	\$13,655	\$6.56	\$78.71

Lease Provisions

Expenses

- Taxes: Tenant
- Insurance: Tenant
- Utilities: Tenant
- Roof and Exterior Structure: Tenant
- CAM: Tenant
- Maintenance: Tenant

Additional Lease Provisions

- Assignment/subletting: Right to assign to Jack in the Box Properties, LLC
- Estoppels: Yes
- ROFR: Yes (15 days)



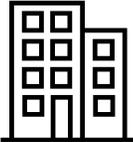
Site Plan



33 parking spaces



0.58 acres



2,082 rentable SF



Contact Seller

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(702) 327-8137

David N. Snyder

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