



**INVESTMENT DESCRIPTION**

Purchase Price: \$1,955,000

Base Rent: \$127,075/yr.

Term: Twenty (20) years with four 5-year options.

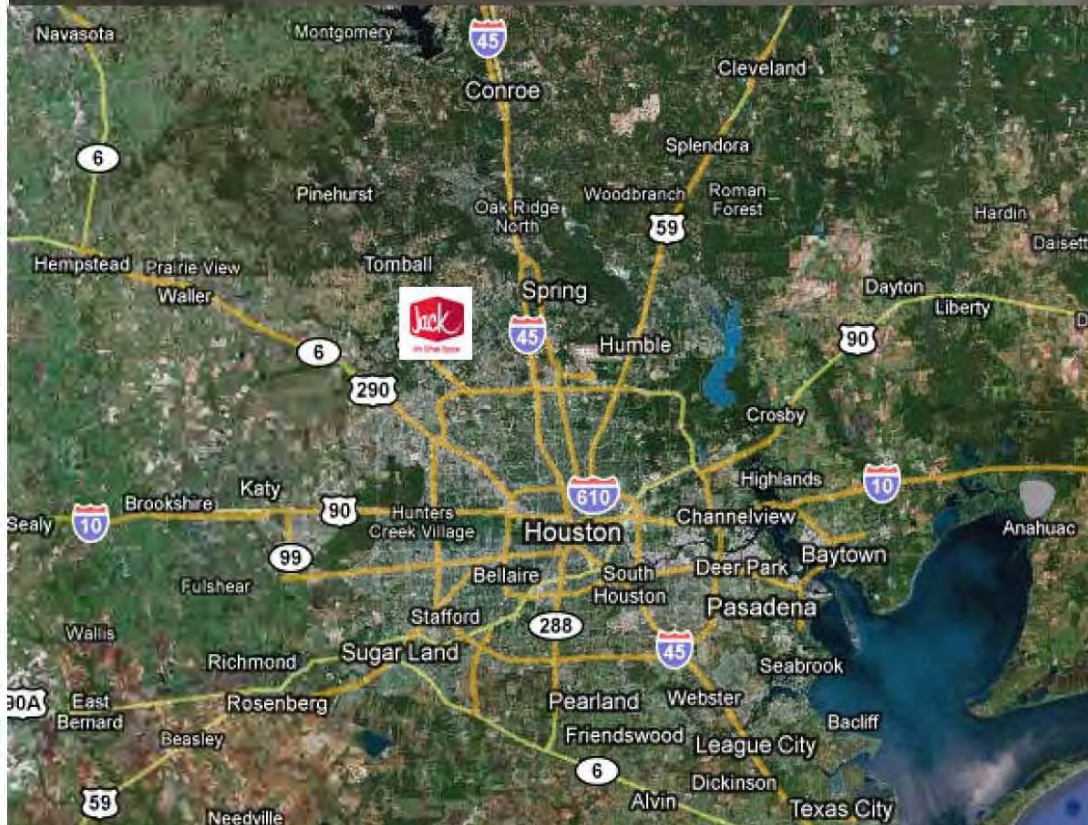
Rent Increases: CPI increases every five (5) years capped at 8% Triple net lease.

Miscellaneous: Jack in the Box Inc.'s form of Purchase Contract and Standard Lease Agreement.

Approximate Building size: 2,668 square feet  
Land/lot size: 33,058 square feet

Year built: July 1992

19620 Tomball Pkwy, Houston, TX, United States  
Address is approximate



# Jack in the Box #3636

19602 Tomball Pkwy., Houston, Texas

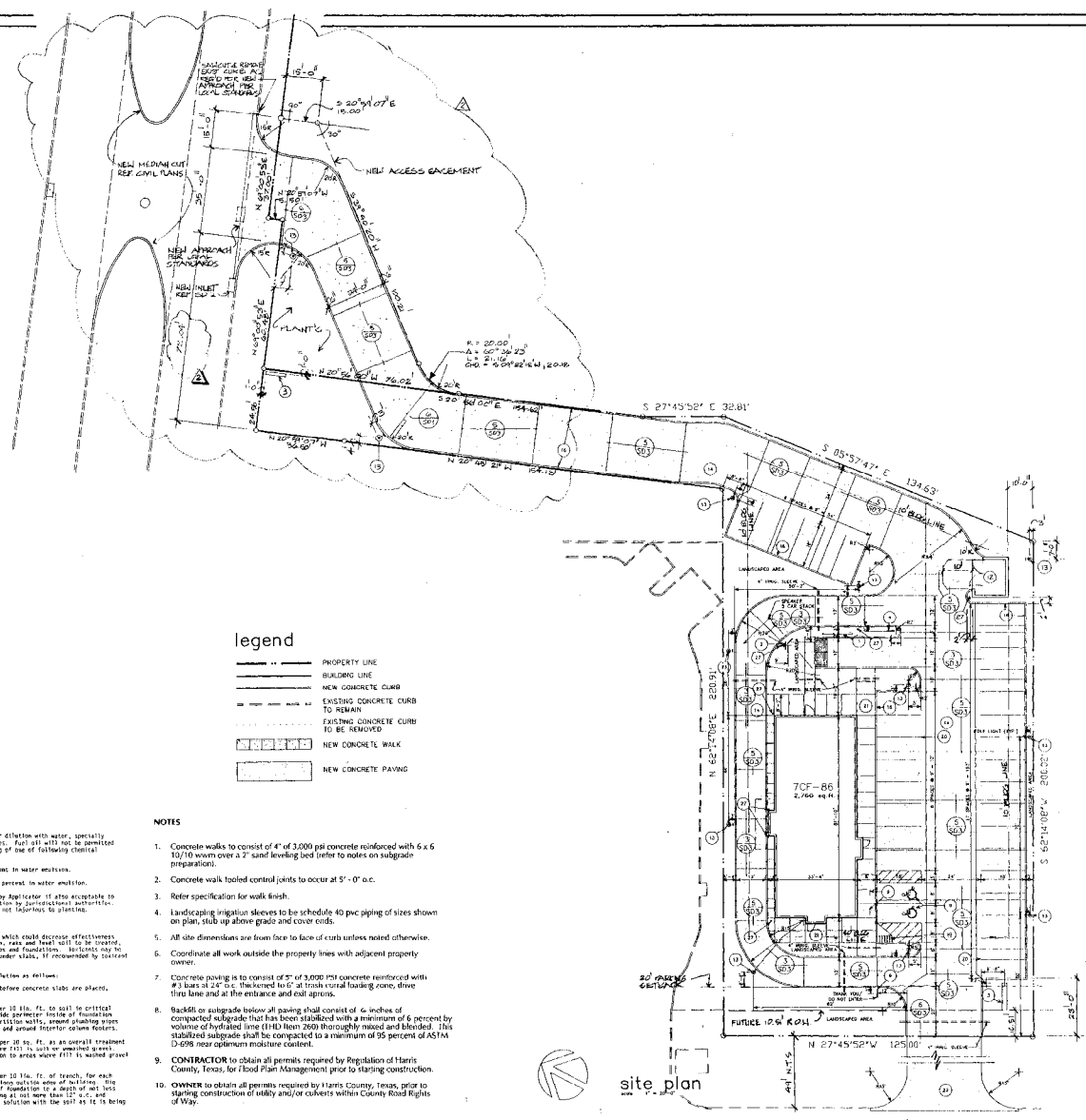


## GENERAL CONDITIONS

GENERAL CONTRACTORS SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH OR HAZARD.

## SITE PLAN NOTES

- 1 MENU BOARD, SEE DETAIL 10/SD4 AND SHEET E51.
- 2 SPEAKER BOARD, SEE DETAIL 10/SD4 AND SHEET E51.
- 3 STANDARD POLE SIGN CONDUIT AND WIRING BY ELECTRICAL CONTRACTOR. INSTALLATION AND HOOK-UP BY SIGN CONTRACTOR. SEE SHEET E51.
- 4 DIRECTIONAL SIGN, SEE SHEET E51.
- 5 ENTRY SIGN, SEE SHEET E51.
- 6 THANK YOU! AND DO NOT ENTER! SIGN, SEE SHEET E51.
- 7 HEIGHT CLEARANCE POLE DETECTOR, CLEARANCE HEIGHT TO BE
- 8 HANDICAPPED PARKING STALL SYMBOL, SEE DETAIL 10/SD3.
- 9 HANDICAPPED PARKING SIGN, SEE DETAIL 10/SD4.
- 10 HANDICAPPED ADDRESS RAMP, SEE DETAIL 10/SD3.
- 11 HANDICAPPED SYMBOL AT ENTRY DOOR, SEE DETAIL 4/SD4.
- 12 TRASH ENCLOSURE, SEE DETAIL 10/SD3.
- 13 LIGHT STANDARDS, SEE DETAIL 10/SD4 AND SHEET E51.
- 14 CONCRETE PAVING, SEE PAVING SECTION THICKNESS' CHART ELSEWHERE ON THIS SHEET.
- 15 ASPHALT PAVING, SEE PAVING SECTION THICKNESS' CHART ELSEWHERE ON THIS SHEET.
- 16 6" HIGH CONCRETE CURB, SEE DETAIL 10/SD3.
- 17 8" HIGH CONCRETE CURB, WIDTH AS NOTED ON PLAN, SEE DETAIL 10/SD3.
- 18 CONCRETE CURB AND OUTLET, SEE DETAIL 2/SD3.
- 19 6" LONG PRECAST CONCRETE WHEEL STOP.
- 20 4" WIDE PAINTED LINES.
- 21 4" THICK CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN.
- 22 NEW CONCRETE APPROACH.
- 23 EXISTING CONCRETE APPROACH TO BE REMOVED.
- 24 EXISTING CONCRETE APPROACH TO REMAIN.
- 25 EXISTING CONCRETE SIDEWALK.
- 26 PAY TELEPHONE.
- 27 BARRIER POST, SEE DETAIL 10/SD4.



### legend

	PROPERTY LINE
	BLINDING LINE
	NEW CONCRETE CURB
	EXISTING CONCRETE CURB TO REMAIN
	EXISTING CONCRETE CURB TO BE REMOVED
	NEW CONCRETE WALK
	NEW CONCRETE PAVING

### NOTES

1. Concrete walks to consist of 4" of 3,000 psi concrete reinforced with 6 x 6 10/10 woven over a 2" sand leveling bed (refer to notes on subgrade preparation).
2. Concrete walk bolted control joints to occur at 5'-0" o.c.
3. Refer specifications for walk finish.
4. Landscaping/irrigation sleeves to be schedule 40 pipe of sizes shown on plan, stub up above grade and cover ends.
5. All site dimensions are from face to face of curb unless noted otherwise.
6. Coordinate all work under the property lines with adjacent property owner.
7. Concrete paving is to consist of 5" of 3,000 PSI concrete reinforced with #3 bars at 24" o.c. thickened to 6" at truck curbs, loading zone, drive thru lane and at the entrance and exit aprons.
8. Subgrade on subgrade below all paving shall consist of 6 inches of compacted subgrade that has been stabilized with a minimum of 6 percent by volume of hydrated lime (HL) from 2600 thoroughly mixed and blended. This stabilized subgrade shall be compacted to a minimum of 95 percent of ASTM D-698 near optimum moisture content.
9. CONTRACTOR to obtain all permits required by Regulation of Harris County, Texas, for Flood Plain Management prior to starting construction.
10. CONTRACTOR to obtain all permits required by Harris County, Texas, prior to starting construction of utility and/or culverts within County Road Rights of Way.



vicinity map

NO.	DATE	DESCRIPTION
1	10/17/12	ISSUED FOR PERMITS
2	10/17/12	ISSUED FOR PERMITS
3	10/17/12	ISSUED FOR PERMITS



ISSUE DATE: DRAWN BY: FOODMAKER, INC. SAN DIEGO, CA 92123

6330 BALBOA AVENUE

Michael S. Mays, Architect/Engineer, Inc. 6330 Balboa Avenue, Suite 100, San Diego, CA 92123. (619) 596-0333

SD1 SITE PLAN

SD1 PROJECT

# Jack in the Box #3636

19602 Tomball Pkwy., Houston, Texas



	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
2008 Total Population	7,391	40,469	87,790
% Population Change 2008-2013	12.99%	11.54%	10.40%
2008 Total Daytime Population	8,607	40,742	96,105
2008 Total Daytime Work Population	4,914	22,566	57,751
% 2008 White Population	85.36%	78.68%	79.99%
% 2008 Black Population	3.67%	6.63%	5.70%
% 2008 Other Population	10.97%	14.69%	14.31%
% 2008 Hispanic Population	13.06%	17.79%	17.41%
% 2008 Non-Hispanic Population	86.94%	82.21%	82.59%
2008 Average Household Income	\$83,853	\$90,774	\$96,455
2008 Median Household Income	\$67,471	\$64,409	\$69,367
% 2008 Household Income < \$50,000	29.01%	33.81%	29.54%
% 2008 Household Income \$50,000 - \$75,000	30.06%	26.60%	26.34%
% 2008 Household Income > \$75,000	40.93%	39.59%	44.12%
% 2008 Total Owner Occupied Housing Units	70.12%	64.00%	71.40%
% 2008 Total Renter Occupied Housing Units	29.88%	36.00%	28.60%
% 2008 White Collar Occupations	83.38%	79.26%	78.63%
% 2008 Blue Collar Occupations	16.62%	20.74%	21.37%
% 2008 High School Graduate (Incl Equivalency)	18.53%	18.94%	18.56%
% 2008 Post HS Education	74.32%	73.29%	73.79%
2008 Median Age Total Population	38.88	34.64	35.25
2008 Target Pop (18-44)	2,529	15,262	32,270