

# Jack in the Box #4714

24040 Kuykendahl Rd., Tomball, TX



## INVESTMENT DESCRIPTION

Purchase Price: \$1,895,000

Base Rent: \$132,650/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: 2,278 square feet

Land/lot size: 44,684 square feet

Year built: March 2008





**I. OVERVIEW**

**A. DECISION LOGIC**

The proposed "niche" site is a 44,993 square foot pad site located in the southeast quadrant at the intersection of Kuykendahl Road and West Rayford Road in Tomball, Texas. Tomball is a city of approximately 9,983 located in North Harris County, approximately 17 miles northwest of Downtown Houston. The proposed site is approximately 4 miles south of Woodlands Parkway and 3.5 miles north of FM 2920, two major commuter thoroughfares in North Harris County. The proposed site is currently vacant and will be developed as a Traditional JACK IN THE BOX restaurant with 40 seats.

The trade area is best described as a crossroads intersection of a high growth suburban residential area. The growth rate within one-mile of the proposed site is projected to be 22.1% and 23.3% within a two-mile radius. This high growth rate is attributed to an explosion of residential construction that has occurred over the past three years. Kuykendahl Road runs north/south, serving as the main artery into South Montgomery County from North Harris County. Kuykendahl Road is one of the major commuter arteries serving The Woodlands master planned community, located approximately 2 miles north of the proposed site. The Woodlands, itself, is the fastest growing residential community in the Houston area. The Kuykendahl corridor has experienced significant growth of its own in the last 24 months.

The proposed site is adjacent to a proposed new Walgreen's drugstore (site under contract at southeast corner). Walgreen's expects to close escrow in 2nd Quarter, 2006 and begin construction in Summer 2006. The proposed site also lies at one of two primary entrances into Augusta Pines, an 1,100 acre master planned golf course community and one of the premiere residential developments in the North Harris County market. Augusta Pines has a 18-hole golf course open to the public and has been rated as the top public course in Houston. Flair Builders has recently acquired the remaining 280 acres from Augusta Pines with plans to complete the residential development plans. There are several other significant residential developments within a two-mile radius of the proposed site including: Auburn Lakes, a 500 acre master planned development planned to include 1,200 single family homes. Auburn Lakes is located due east of the proposed site on West Rayford Road. A second nearby development is The Preserve, with 250 homes priced from \$160,000. Other developments include: Klein Meadows (134 homes), Princeton Place (146 homes) and North Hampton (1,545 homes) which is also home to Willow Creek Golf Course (18 holes); all have new construction underway. Approximately 1.5 miles north of the proposed site is The Woodlands "Village of Creekside", which is a master planned residential community with 6,000 new homes anticipated. The Woodlands Land Development Company, L.P., anticipates lot deliveries in Fall 2006. A Tom Fazio golf course which is part of the Village of Creekside is completed and open for play. Other residential developments proximate to the proposed site include: Wimbledon Country (176 homes), Timbercrest (217 homes), Haven Lakes (29 homes), Londonderry (425 homes), North Hampton (1,545 homes), Creekside (115 homes), Willow Forest (375 homes), Willow Dell (115 homes), Timberwilde Mobile Home Park (259 homes) and Coventry (595 homes).

There is an elementary school, Metzler, which is located 0.1 mile north of the proposed site and adjacent to this elementary school is a proposed intermediate school which will be constructed as the growth continues. The most proximate high school, Klein Oak, is located approximately 1.7 miles southeast of the proposed site and has a total student and faculty count of 2,650 (closed campus).

Presently, there is not a major retail draw between The Woodlands and FM 2920. However, the 25 acre site across West Rayford Road from the proposed site is under contract to a retail developer. The Developer is currently in discussions with both Kroger and Wal-Mart's "Neighborhood Store". The proposed retail and grocery anchored center will provide additional traffic generators for the proposed site. The planned center is scheduled to break ground in early 2007.

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Residential population is 3,948 within a one-mile radius and 12,904 within a two mile radius. Daytime employment is 355 within a one-mile radius and 1,902 within a two-mile radius. Daytime employment figures are likely understated and do not reflect the massive force of construction workers involved in the new housing market surrounding this site. The average household income is \$90,045 within one-mile of the proposed site. The projected growth within the 1, 2, and 3 mile radii within the next 5 years is projected to be 22.1%, 23.3% and 21.3% respectively. Accordingly, we have applied a conservative growth rate of 4%, 3% and 2% over the first 3 years of operation in the Site Synopsis.

## B. SIGNAGE & VISIBILITY

The visibility of the site is good for all directions of traffic. Due to Developer restrictions, the allowed signage is a monument sign at a height of 6 feet with readerboard. Standard JACK IN THE BOX building signage will be allowed.

## C. TRAFFIC AND ACCESS

The traffic count on Kuykendahl Road is 14,010 ADT (Benner 06). The estimated traffic count on West Rayford Road is not available at this time due to its recent construction. However, in discussions with the local Developer of Flair Homes, once West Rayford Road is completed east to Gosling Road, which is the other north/south artery between The Woodlands and FM 2920, he expects traffic count to be an estimated 3,000 ADT. The combined traffic count is 17,010 ADT. This count is influenced by the fact that West Rayford Road is the only east/west artery between Kuykendahl Road and Gosling Road and will allow residents easy access to the retail businesses along Kuykendahl Road versus having to drive greater distance south to FM 2920 and north to the The Woodlands. Although West Rayford Road terminates at Gosling Road, as future residential development occurs, West Rayford Road will be extended east into those neighborhoods and thereby experience incremental increases in traffic.

Presently, Kuykendahl Road is a two-lane, north/south road with a center turn lane that provides excellent access to the proposed site. From the site to the north, Kuykendahl Road extends to Woodlands Parkway (4.1 miles) where it terminates at Lake Woodland Drive (0.3 miles). From the site to the south, Kuykendahl Road extends to FM 2920 (4.2 miles) and extends to Interstate Highway 45 (4.1 miles) where it terminates. Road expansion plans for Kuykendahl Road including five-lanes from FM 2920 to Woodlands Parkway are in the preliminary design stage. Road widening is expected to be completed in three stages along Kuykendahl Road commencing in May 2007.

When complete, West Rayford Road will be a four-lane, east/west road with a raised median. From the site to the west, West Rayford Road extends 0.3 miles into the residential community of Wimbledon Country where it terminates. From the site to the east, West Rayford Road is a two-lane road which extends 1.75 miles. Completion of West Rayford Road to Northcrest Road (0.25 miles) has been delayed because of a development issue. According to the Developer the issue should be resolved before Summer 2006. West Rayford Road will then continue east to Gosling Road (0.8 miles) where it will terminate.

Access to the proposed site will be good. The site plan includes full access from Kuykendahl Road and right-in/right-out cross access to West Rayford Road through the adjacent Walgreen's.

The intersection is signalized and left turn protected.



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### GENERAL CONDITIONS

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

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES WHEN AND WHERE THEY FALL IN THE PATH OF CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL CONTACT TEXAS ONE CALL AT 1 800 245 4545 FOURTY-EIGHTY (48) PRIOR TO ANY CONSTRUCTION.

### GENERAL NOTES

- GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, COVERING SOON STORAGE, SEE DETAIL 8/S02.1.
- ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET.
- INSTALL IRRIGATION SLEEVE UNDER CONCRETE PAVEMENT AS SHOWN ON IRRIGATION PLAN.

### BUILDING DATA

JACK IN THE BOX # 4714  
 LOCATION: 24040 KUYKENDAH RD., WEST RAYFORD HARRIS COUNTY, TX 77375  
 SEATING CAPACITY: 44  
 SQUARE FOOTAGE OF PROPERTY: 44,884  
 TYPE OF CONSTRUCTION: V  
 ACCESSOR'S PARCEL NO./ BUILDING HEIGHT: 22' 2"

### PARKING REQUIREMENTS

ACCESSIBLE PARKING PROVIDED: 2 SPACES  
 STANDARD PARKING PROVIDED: 30 SPACES  
 TOTAL PARKING PROVIDED: 32 SPACES

### LEGAL DESCRIPTION

FOR LEGAL DESCRIPTION SEE SURVEY INCLUDED IN THIS PLAN SET, SHEET SD1.3

### SOIL TREATMENT

SOIL TREATMENT SOLUTION FOR TERMITES

USE AN ENDSULFIDE CONCENTRATE FOR DILUTION WITH WATER, SPECIALLY FORMULATED TO PREVENT TERMITES FROM INFESTATION BY TERMITES. FULL OIL WILL NOT BE PERMITTED AS A SOLVENT PROVIDE A SOLUTION CONSISTING OF ONE OF THE FOLLOWING CHEMICAL ELEMENTS AND CONCENTRATIONS:

CHLOROPYRIFOS ("DURBANIC™"), 1.0 PERCENT IN WATER EMULSION.  
 PERMETHRIN ("BRAINNET™", "TORPEDO™"), 0.5 PERCENT IN WATER EMULSION.

OTHER SOLUTIONS MAY BE USED AS RECOMMENDED BY APPLICATOR IF ALSO ACCEPTABLE TO ARCHITECTS AND APPROVED FOR INTENDED APPLICATION BY JURISDICTIONAL AUTHORITIES. USE ONLY SOIL TREATMENT SOLUTIONS WHICH ARE NOT NAUROSIC TO PLANTING.

APPLICATION: SURFACE PREPARATION

REMOVE FOREIGN MATTER WHICH COULD DECREASE EFFECTIVENESS OF THE TREATMENT ON THE AREAS TO BE TREATED. LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOUNDATIONS. TOXICANTS MAY BE APPLIED BEFORE PLACEMENT OF COMPACTED FILL UNDER SLABS, IF RECOMMENDED BY TOXICANT MANUFACTURER.

APPLICATION RATE: APPLY SOIL TREATMENT SOLUTION AS FOLLOWS:

UNDER SLAB-ON-GRADE STRUCTURES, TREAT SOIL BEFORE CONCRETE SLABS ARE PLACED, USING THE FOLLOWING RATES OF APPLICATION:

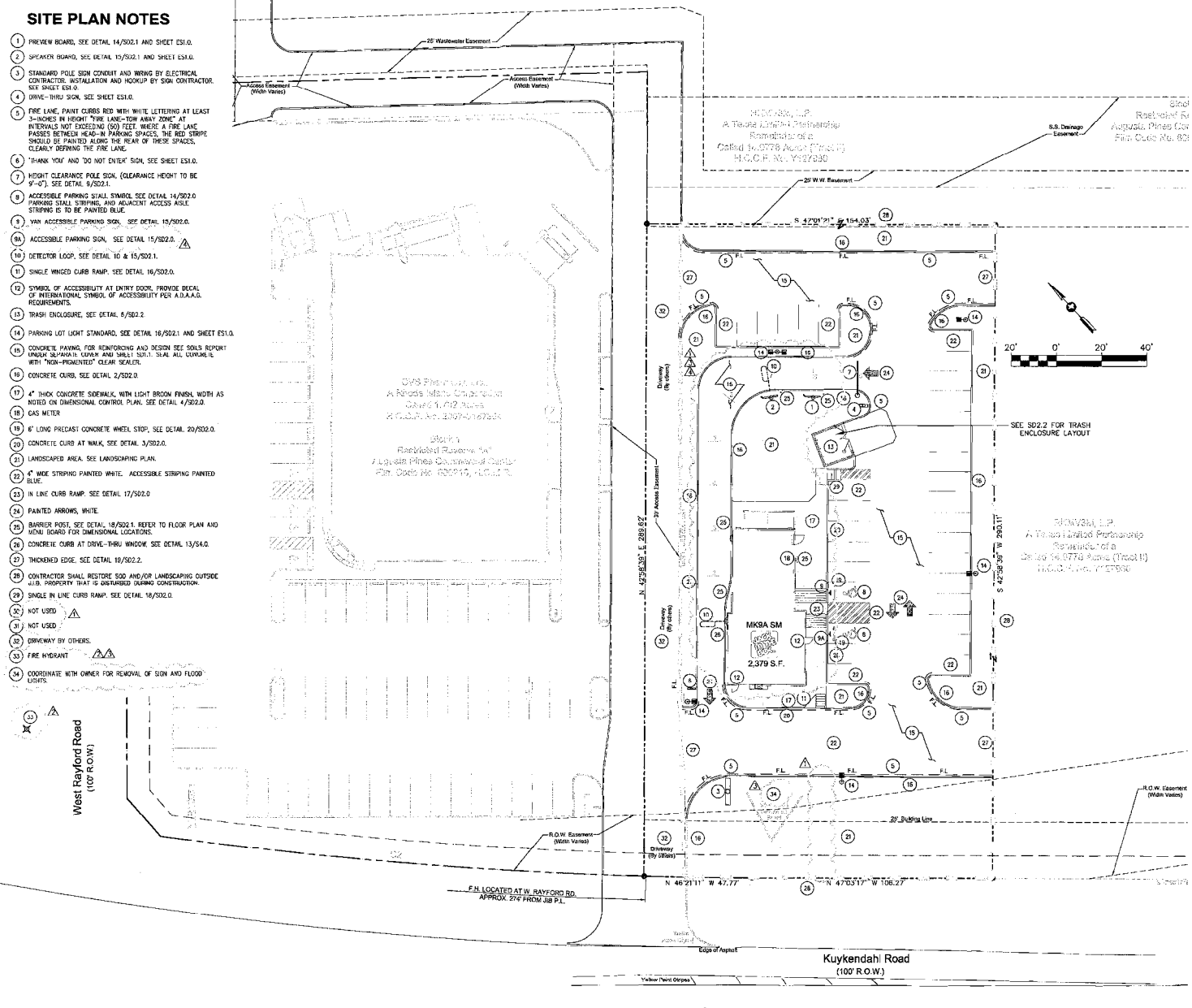
APPLY 4 GALLONS OF CHEMICAL SOLUTION PER 10 IN. FT. SOIL IN CRITICAL AREAS UNDER SLAB, INCLUDING FLOOR JOIST PENETRATIONS, HOLES OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRICAL CONDUIT PENETRATING SLAB, AND AROUND INTERIOR COLUMN FOOTERS, AND ELECTRICAL CONDUIT PENETRATING SLAB, AND AROUND INTERIOR COLUMN FOOTERS.

APPLY ONE GALLON OF CHEMICAL SOLUTION PER 10 SF AS AN OVERALL TREATMENT UNDER SLAB AND ATTACHED SLAB AREAS WHERE FILL IS SOIL OR UNSHAKED GRAVEL.

APPLY 4 GALLONS OF CHEMICAL SOLUTION PER 10 IN. FT. OF TRENCH FOR EACH FOOT OF DEPTH FROM GRADE TO FOOTING, ALONG OUTSIDE EDGE OF BUILDING, DIG A TRENCH 8" TO 9" WIDE ALONG OUTSIDE OF FOUNDATION TO A DEPTH OF NOT LESS THAN 12". PUNCH HOLES TO TOP OF FOOTING AT NOT MORE THAN 12" O.C. AND APPLY CHEMICAL SOLUTION. MIX CHEMICAL SOLUTION WITH THE SOIL AS IT IS BEING REPLACED IN TRENCH.

### SITE PLAN NOTES

- PRETREAT BOARD, SEE DETAIL 14/S02.1 AND SHEET ES1.0.
- SPEAKER GRAB, SEE DETAIL 15/S02.1 AND SHEET ES1.0.
- STANDARD POLE SIGN CONDUIT AND WRING BY ELECTRICAL CONTRACTOR. INSTALLATION AND HOOKUP BY SIGN CONTRACTOR. SEE SHEET ES1.0.
- DRIVE-THRU SIGN, SEE SHEET ES1.0.
- FIRE LANE, PAINT CURBS RED WITH WHITE LETTERING AT LEAST 3" HIGH. IN HIGH TRAFFIC AREAS 20" WIDE AT INTERVALS NOT EXCEEDING (50) FEET. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PAINTED ALONG THE REAR OF THESE SPACES, CLEARLY DEFINING THE FIRE LANE.
- "THANK YOU" AND "DO NOT ENTER" SIGN, SEE SHEET ES1.0.
- HIGHT CLEARANCE POLE SIGN, (CLEARANCE HEIGHT TO BE 9'-0") SEE DETAIL 16/S02.1.
- ACCESSIBLE PARKING STALL SYMBOL, SEE DETAIL 14/S02.0 PARKING STALL STRIPING AND ADJACENT ACCESS AISLE STRIPING IS TO BE PAINTED BLUE.
- VAN ACCESSIBLE PARKING SIGN, SEE DETAIL 15/S02.0.
- ACCESSIBLE PARKING SIGN, SEE DETAIL 15/S02.0.
- DETECTOR LOOP, SEE DETAIL 10 & 15/S02.1.
- SINGLE WINGED CURB RAMP, SEE DETAIL 16/S02.0.
- SYMBOL OF ACCESSIBILITY AT ENTRY DOOR, PROVIDE DETAIL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY PER A.D.A.A.G. REQUIREMENTS.
- TRASH ENCLOSURE, SEE DETAIL 6/S02.2.
- PARKING LOT LIGHT STANDARD, SEE DETAIL 16/S02.1 AND SHEET ES1.0.
- CONCRETE PAVING, FOR REINFORCING AND DESIGN SEE SOILS REPORT UNDER SIGNAWAY DRIVE AND SHEET SD1.3. ALL CURBS/LE WITH "NON-PRIGMENTED" CLEAR SCALERS.
- CONCRETE CURB, SEE DETAIL 2/S02.0.
- 4" THICK CONCRETE SIDEWALK WITH LIGHT BROWN FINISH, WITH AS NOTED ON DIMENSIONAL CONTROL PLAN, SEE DETAIL 4/S02.0.
- GAS METER
- 6" LONG PRECAST CONCRETE WHEEL STOP, SEE DETAIL 20/S02.0.
- CONCRETE CURB AT WALK, SEE DETAIL 3/S02.0.
- LANDSCAPED AREA, SEE LANDSCAPING PLAN.
- 6" WIDE STRIPING PAINTED WHITE, ACCESSIBLE STRIPING PAINTED BLUE.
- IN LINE CURB RAMP, SEE DETAIL 17/S02.0.
- PAINTED ARROWS, WHITE.
- BARRED ROOF, SEE DETAIL 16/S02.0. REFER TO FLOOR PLAN AND HEAD BOARD FOR DIMENSIONAL LOCATIONS.
- CONCRETE CURB AT DRIVE-THRU WINDOW, SEE DETAIL 13/S4.0.
- THICKENED EDGE, SEE DETAIL 16/S02.0.
- CONTRACTOR SHALL RESTORE SOIL AND/OR LANDSCAPING OUTSIDE THIS PROPERTY THAT IS DISTURBED DURING CONSTRUCTION.
- SINGLE IN LINE CURB RAMP, SEE DETAIL 16/S02.0.
- NOT USED
- NOT USED
- EMPLOYED BY OTHERS.
- FIRE HYDRANT
- COORDINATE WITH OWNER FOR REMOVAL OF SIGN AND FLOOD LIGHTS.



**Architecture Engineering**

9330 BALBOA AVENUE  
SAN DIEGO, CA 92123

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dates

RELEASE: JULY 9, 2007

P.L. (AS ONLY):

PERMIT:

SD:

CONSTRUCTION:

revisions

▲ REVISED SITE PLAN 08.04.07

▲ REVISIONS PER HARRIS COUNTY FIRE CODE REVIEW 08.10.07

▲ REVISED BUILDING TYPE 12.12.07

▲ REVISIONS PER CORPORATE COMMENTS 12.12.07

**Edwards AND Kelcey**

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Houston, Texas 77042-9166

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12-13-2007

site information

PK TYPE: MKSA\_SM

JB #: 4714

ADDRESS:  
24040 KUYKENDAH RD.  
TOMBALL, TX 77375

OWNER BY: JM

SCALE: 1" = 20'

**SITE PLAN SD1.0**



## DEMOGRAPHICS

	<b>1 mile ring 3.14 SQ/MI</b>	<b>2 mile ring 12.56 SQ/MI</b>	<b>3 mile ring 28.27 SQ/MI</b>
2006 Total Population	4,364	12,595	18,582
% Population Change 2006-2011	22.23%	22.48%	19.34%
2006 Total Daytime Population	2,234	7,998	17,657
2006 Total Daytime Work Population	1,045	3,694	8,546
% 2006 White Population	91.64%	92.85%	93.33%
% 2006 Black Population	4.51%	3.02%	2.58%
% 2006 Other Population	3.85%	4.13%	4.09%
% 2006 Hispanic Population	6.00%	6.40%	6.30%
% 2006 Non-Hispanic Population	94.00%	93.60%	93.70%
2006 Average Household Income	\$90,290	\$90,755	\$97,077
2006 Median Household Income	\$66,703	\$67,543	\$70,572
% 2006 Household Income < \$50,000	38.91%	37.40%	35.06%
% 2006 Household Income \$50,000 - \$75,000	18.17%	18.58%	18.45%
% 2006 Household Income > \$75,000	42.92%	44.02%	46.49%
% 2006 Total Owner Occupied Housing Units	92.41%	92.03%	92.79%
% 2006 Total Renter Occupied Housing Units	7.59%	7.97%	7.21%
% 2006 White Collar Occupations	72.10%	70.80%	72.45%
% 2006 Blue Collar Occupations	27.90%	29.20%	27.55%
% 2006 High School Graduate (Incl Equivalency)	25.36%	27.22%	25.94%
% 2006 Post HS Education	63.06%	60.97%	63.41%
2006 Median Age Total Population	32.26	31.24	33.42
2006 Target Pop (18-44)	1,492	4,391	6,187