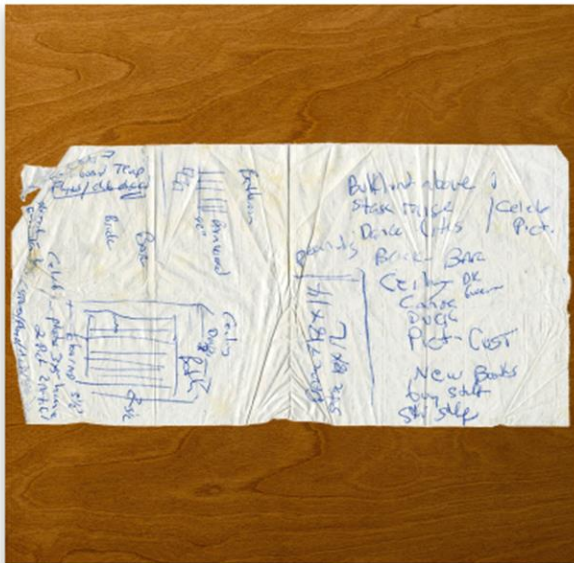




Texas Roadhouse
Lake Park, FL
June 5, 2023

Where it all began...



THE VISION



HOW IT ALL STARTED

Kent Taylor opened the first Texas Roadhouse in Clarksville, Indiana, in 1993.

Company Background

- Legendary Food, Legendary Service
- Community Impact
- Corporate Sustainability



Legendary Food, Legendary Service



- Legendary Food:
 - Texas Roadhouse was founded on providing fresh quality food for a value.
 - Made from scratch sides.
 - Pride on a plate.
- Legendary Service:
 - Fun lively atmosphere.
 - Their philosophy is to replicate the customer experience regardless of the store location. The sensory experiences when you enter the store, the smell of fresh bread, seeing the hand cut steaks you can order for dinner or the friendly greeting by the hostess is the same whether, you are in Omaha, NE or Lake Park, FL



Community Impact



- Andy the Armadillo, the beloved Texas Roadhouse mascot at the Kornfest Parade in La Crosse, WI



- Local Texas Roadhouse locations offer fundraising opportunities, which help raise thousands of dollars for local non-profits, causes, and schools. In addition to funds, millions of meals are donated in Texas Roadhouse communities across the country.
- Honoring our Heroes

We  *Veterans*
IN 2020, OVER 359,485
FREE MEALS WERE
ENJOYED BY VETERANS
ON VETERANS DAY.



- Planting it Forward
- In 2020, more than \$1.4 Million was raised and donated to local non-profits, schools, and organizations in the communities we serve.



“Every Texas Roadhouse has a story to tell because your community is our community”

- **Special Olympics**

- 14th Annual Texas Tip A Cop fundraiser raised \$247,999 for Special Olympics.

- **Camp Sunshine**

- Our stores in New England raised over \$87,000 for Camp Sunshine, an organization that offers retreats for children suffering from life-threatening illnesses.

- **Feeding families in Need**

- Roadies in Tuscaloosa, AL provided over 300 meals to families in need.



- **People-first mentality.** We have more than 50,000 family members and they ensure we are consistently voted one of the top places to work. We support our employees through programs that encourage a positive culture, community outreach, and leadership development. We are family.
- Andy's Outreach Fund - **ROADIES HELPING ROADIES**
- Texas Roadhouse's employee assistance fund, Andy's Outreach, is one of the ways we help our employees who are experiencing a financial hardship. It is funded for Roadies by Roadies. Andy's Outreach Fund is the Texas Roadhouse way of helping our family members (any employee) who are experiencing a financial hardship. Resources for the Andy's Outreach Fund are available to current Texas Roadhouse employees only and are designated for crisis situations such as: death, fire, natural disasters, dire illnesses, personal injury, crisis counseling, emergency travel, or other financial hardships.



Corporate Sustainability

- *"We make it our mission to leave every community better than we found it"*
- Responsible uses of energy
 - Reduce energy consumption with high-efficiency kitchen equipment and internal LED lights
- Waste not want not
 - Less food waste is a great byproduct of our made-from-scratch model because we can make use of excess product.
- Fryer oil to biofuel
 - Most of our locations recycle their fryer oil for biofuel.



FOOD AN APPETITE TO DO BETTER.

Serving families safe, nutritious food starts with responsible sourcing and delicious Hand-Cut Steaks.



COMMUNITY AT THE HEART OF IT ALL.

From veterans and first responders to local sports teams, and hunger relief to natural disasters, we're proud to be part of it all.



EMPLOYEES OUR SECRET TO SUCCESS.

Once a Roadie, always a Roadie. For a diverse and inclusive culture, partnership is everything.



CONSERVATION WASTE NOT. WANT NOT.

From bees to trees, preserving natural resources and reducing food, water, and energy waste is just the start.

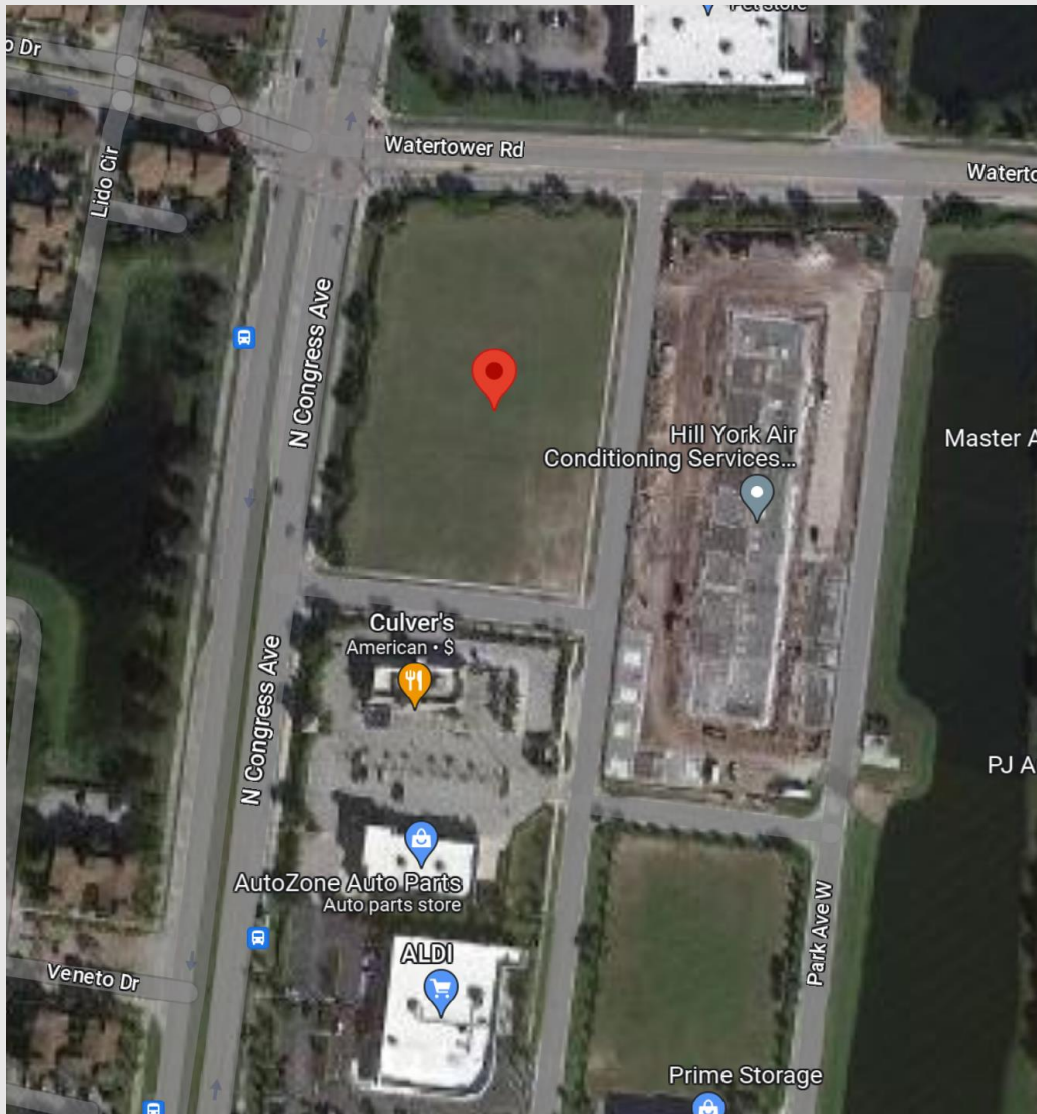


BERNAHL DEVELOPMENT
SERVICES LLC



Welcome to Lake Park

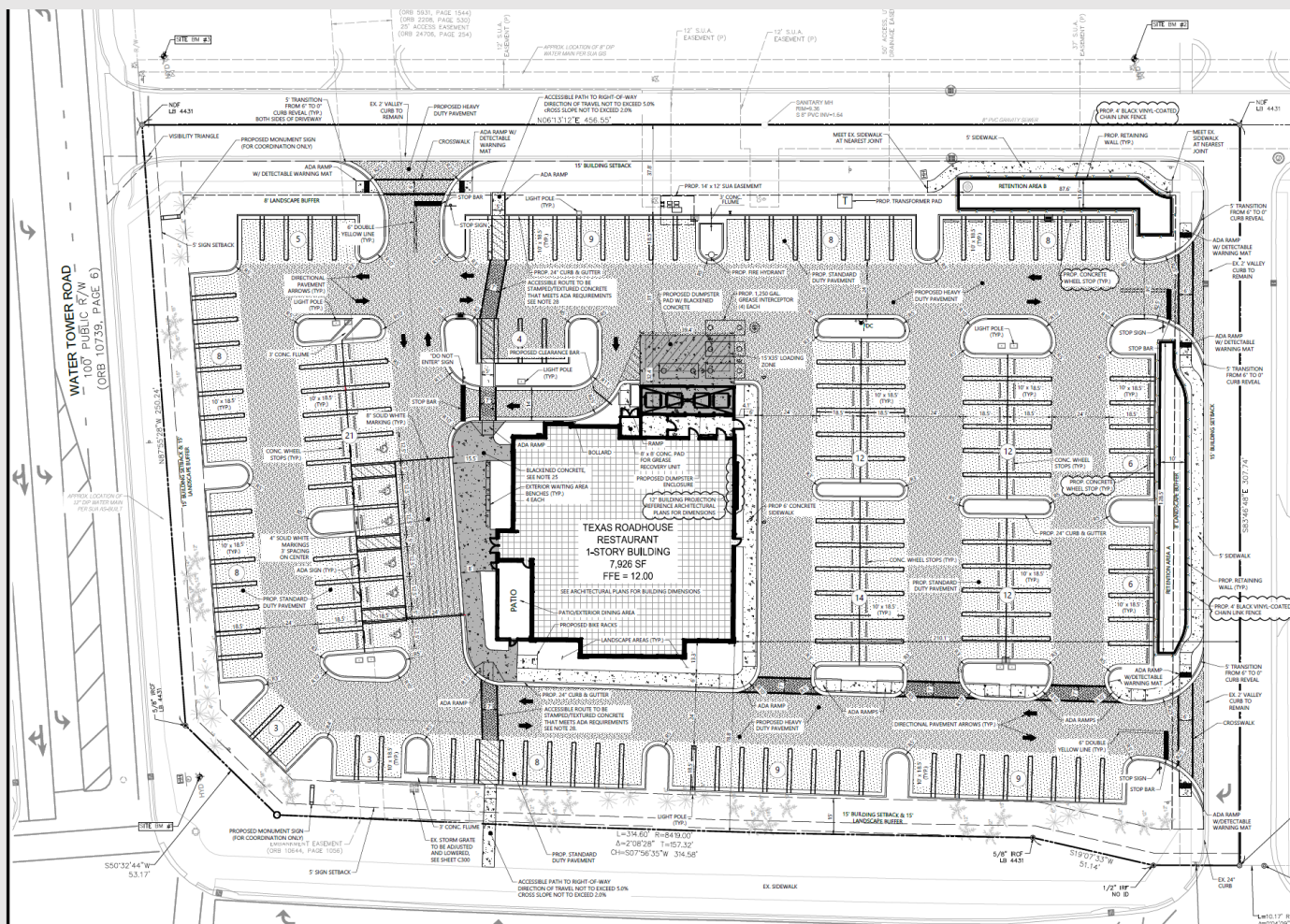
Aerial Photo

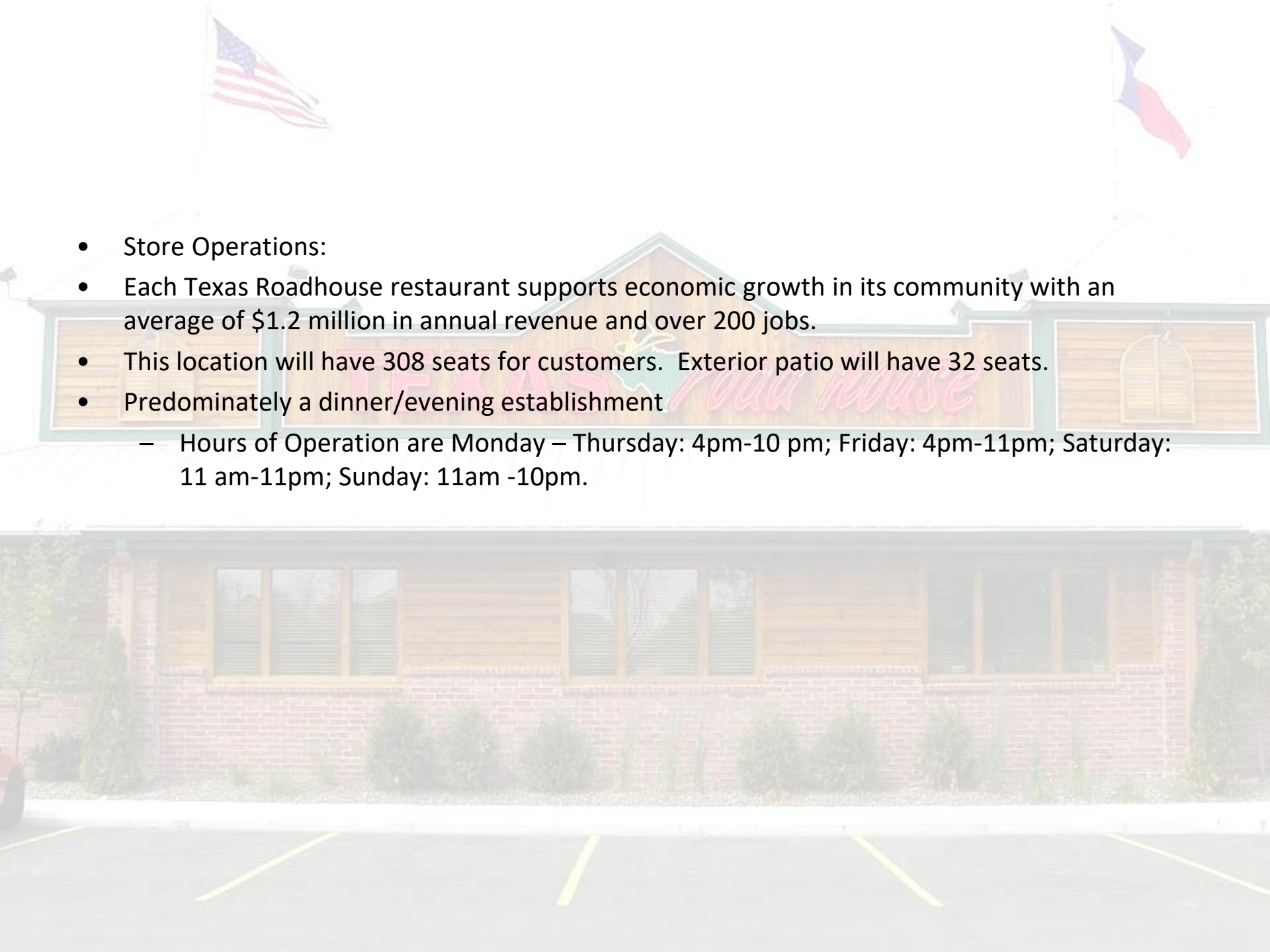


Existing Conditions



Site Plan



- 
- Store Operations:
 - Each Texas Roadhouse restaurant supports economic growth in its community with an average of \$1.2 million in annual revenue and over 200 jobs.
 - This location will have 308 seats for customers. Exterior patio will have 32 seats.
 - Predominately a dinner/evening establishment
 - Hours of Operation are Monday – Thursday: 4pm-10 pm; Friday: 4pm-11pm; Saturday: 11 am-11pm; Sunday: 11am -10pm.



Architectural Elevations

Elevations



N. CONGRESS AVE. & WATERTOWER RD., LAKE PARK, FLORIDA



RIGHT SIDE ELEVATION (SOUTH) - CULVER'S

BUILDING MATERIAL	PERCENTAGE
STUCCO	38.0%
STONE	25.0%
SPANISH TILE ROOF	18.0%
CMU	0%
OPENINGS (DOORS & WINDOWS)	5%
TRIM & FASCIA	15.4%
SHUTTERS	1.0%



FRONT ELEVATION (WEST) - CONGRESS AVENUE

BUILDING MATERIAL	PERCENTAGE
STUCCO	29%
STONE	17.8%
SPANISH TILE ROOF	26.8%
CMU	0%
OPENINGS (DOORS & WINDOWS)	10%
TRIM & FASCIA	15.4%
SHUTTERS	1.3%

Elevations



N. CONGRESS AVE. & WATERTOWER RD., LAKE PARK, FLORIDA



ENTRANCE ELEVATION (NORTH) - WATERTOWER ROAD



REAR ELEVATION (EAST)

Thank you for your consideration



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SERVICES LLC

