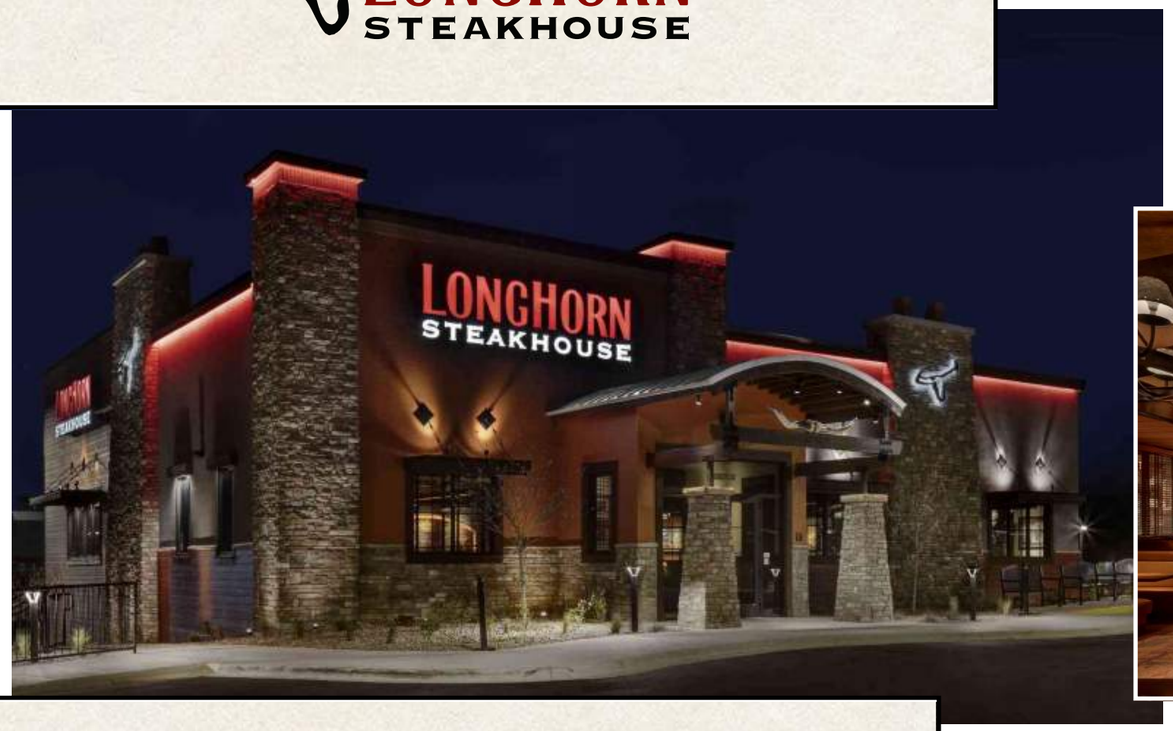
LONGHORN® STEAKHOUSE







WILD WEST SHRIMP® & THE PERFECT MARGARITA

ABOUT LONGHORN STEAKHOUSE

We start with fresh, never frozen cuts and end where most things do – on the grill. Our Grill Masters have earned their stripes, and know when it comes to grilling – the right way is the only way.

Each steak is seasoned with a blend of proprietary seasonings and expertly grilled for each Guest to enjoy in a warm, inviting atmosphere with friendly service and a shared passion for great steak.

Guest favorites include our famous fire-grilled 20 oz. bone-in Outlaw Ribeye®, hand-breaded Wild West Shrimp, our hand-crafted Perfect Margarita and craveable seasonal favorites like Grilled Lamb Chops that keep them coming back for more, year after year.

We are passionate about steak, and focused on becoming America's favorite steakhouse...one Guest, one community at a time.



OUTLAW RIBEYE®





SEASONAL GRILLED LAMB CHOPS & FIRE-GRILLED CORN

BY THE NUMBERS

610 +
Restaurants in 43 states

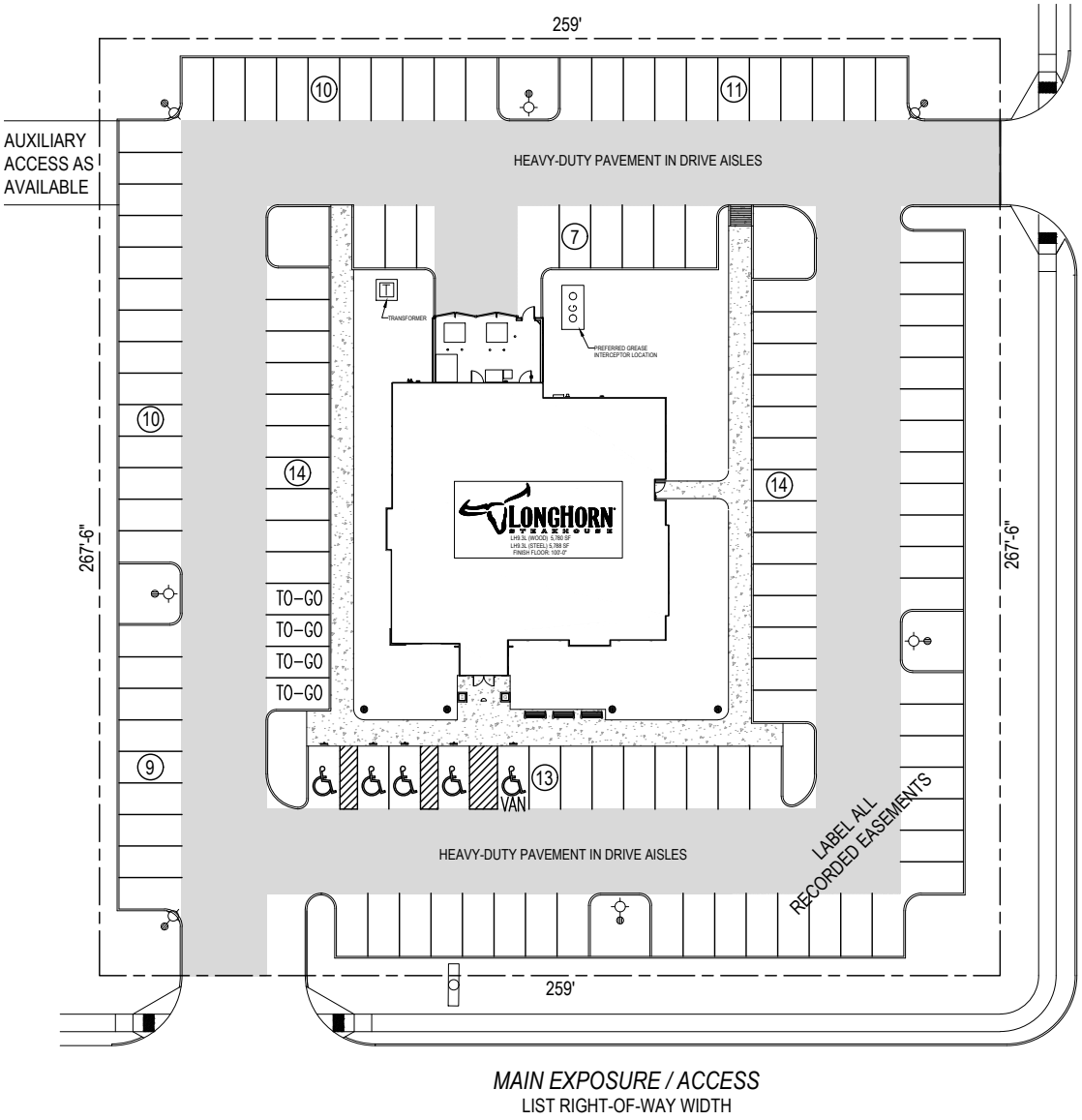
42,000 +
Team Members

110 Million +
Guests served annually

LONGHORN®
STEAKHOUSE



MARKET		
	POPULATION	TRADE AREA WITH A MINIMUM OF 100,000 PEOPLE
	AREA OF FOCUS	PRIME REGIONAL LOCATIONS THAT MINIMIZE IMPACT TO EXISTING LOCATIONS
	TRAFFIC COUNT	20,000 MINIMUM ADT
SITE		
	LAND	2.0 ACRES OR ACCESS TO LEGAL CROSS PARKING
	PARKING	127 SPACES
	LOCATIONS	PRIME REGIONAL FOCAL POINT WITH GOOD ACCESS, VISIBILITY AND PARKING
BUILDING		
	BUILDING AREA	5,780 SF
	INTERIOR SEATING	184
TERMS		
REAL ESTATE TO VERIFY	OWNERSHIP	PREFER TO LEASE, BUT WILL CONSIDER PURCHASE
	CAM	TENANT TO SELF MAINTAIN OR FIXED CAM
	TAX	PRO-RATA
	INSURANCE	PRO-RATA
	% RENT	NONE
	LEASE INITIAL TERM	10 YEARS
	LEASE RENEWAL OPTIONS	FOUR (4) FIVE YEAR OPTIONS



SITE DATA

TOTAL SITE S.F. = 69,282 sq. ft.

LAYOUT PREFERNCES
- PARKING TARGET >= 127 TOTAL SPACES
- TOTAL SITE AREA ± 1.54 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 9'X18' STANDARD STALL SIZE (VERIFY CODE)
- DUMPSTER APPROACH 35' MINIMUM
- 62' TRUCK
- STANDARD REFUSE TRUCK
- CURB AND GUTTER PREFERRED
- 5' RADIUS ON CURB PREFERRED

GRADING PREFERENCES
- 5% MAXIMUM SLOPE
- 1% MINIMUM SLOPE
- 2% DESIGN SLOPE
- 1.5% MAXIMUM IN ACCESSIBLE AREA
- DO NOT EXCEED 8% GRADE DIFFERENTIAL
- APPROACH DRIVE MAXIMUM 10%

SIDEWALKS
- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- LONGHORN DETAIL - CURB AND GUTTER
- DOWELED INTO WALK AT PAD PERIMETER

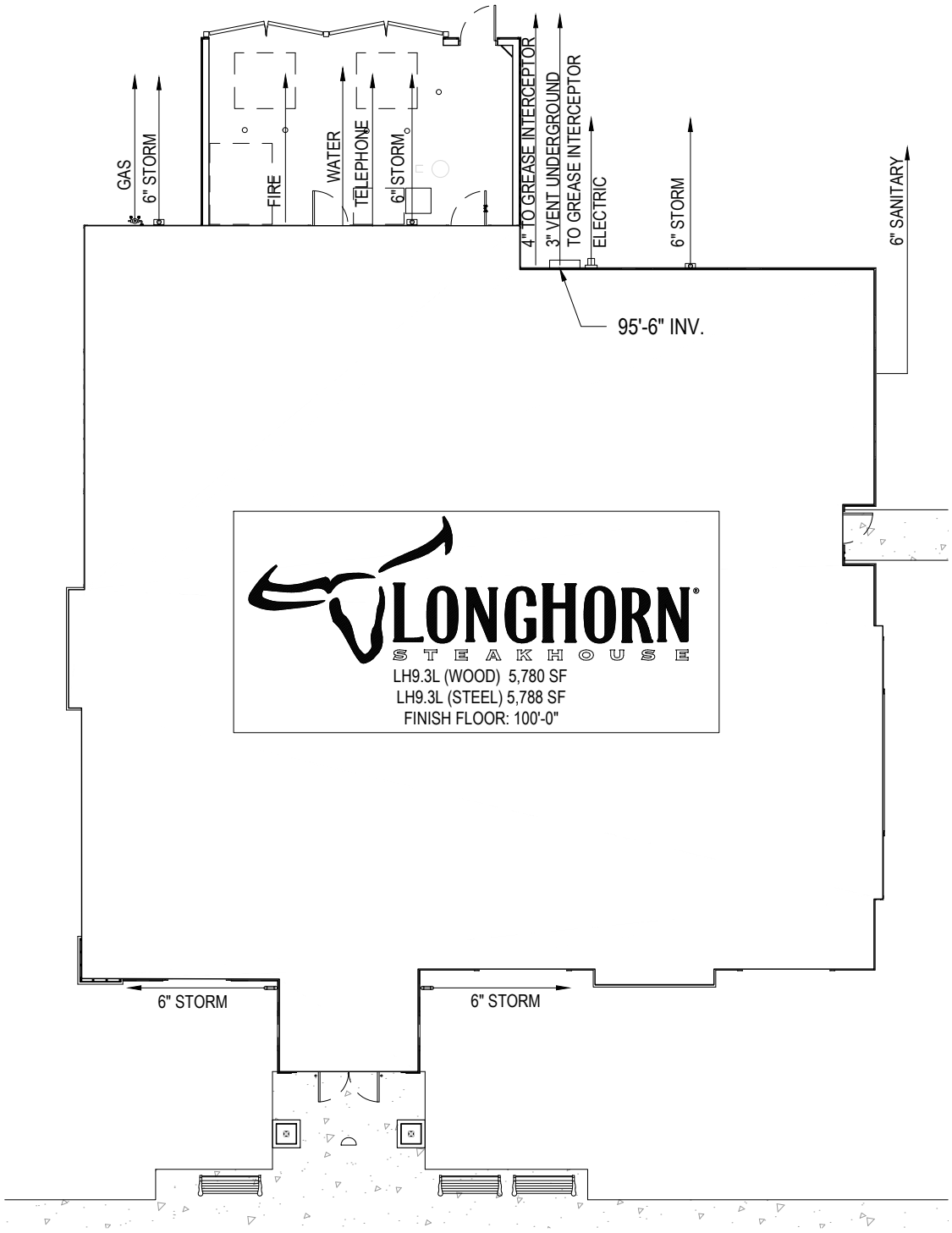
SITE LIGHTING PREFERENCES
- 2.0 FOOTCANDLE TARGET AVERAGE
- ENERGYLITE
- POLE = SOLAIS GL3
- SQUARE TAPER STEEL POLE
- SSP SERIES (DARK BRONZE) W/ 320W PULSE START 3,000K LED
- MOUNTING HEIGHT - 27'6" ABOVE FINISH GRADE
- 25' POLE (DARK BRONZE), 3'-0" BASE

LIGHT BOLLARD
- WAVE LIGHTING C205BC
- 42.05" H, BRONZE

SITE SIGN
- SHOW BASE SIZE ON SITE PLAN TYPICAL 9'X5'
- NOTE GENERAL CONTRACTOR TO INSTALL FOUNDATION

LH9.3 PROTOTYPE (LEFT) - SITE PLAN

LONGHORN STEAKHOUSE



UTILITY REQUIREMENTS

ELECTRIC:

- SERVICE SIZE 1200 AMP.
- 120/208 VOLT
- 3 PHASE, (2) PARALLEL RUNS OF (4) #600 KCMIL, (1)#3/0 GROUND EACH IN IN 4" CONDUIT
- PAD TRANSFORMER WITH UNDERGROUND PRIMARY AND SECONDARY

TELEPHONE & DATA:

- (2) 4" CONDUIT WITH PULL STRINGS

GAS:

- 2 PSI HIGH PRESSURE GAS SERVICE (14" MINIMUM WC) FROM MAIN TO METER

SANITARY SEWER:

- 6" MIN. CONNECTION TO SERVICE MAIN, SIZE MAY VARY WITH LOCAL REQUIREMENTS

STORM SEWER

- (2) 6" STORM PIPES FROM ROOF DRAINS

GREASE TRAP REQUIREMENTS

- • APPROX. 2000 GALLON GREASE TRAP. SIZE MAY VARY WITH LOCAL REQUIREMENTS

WATER:

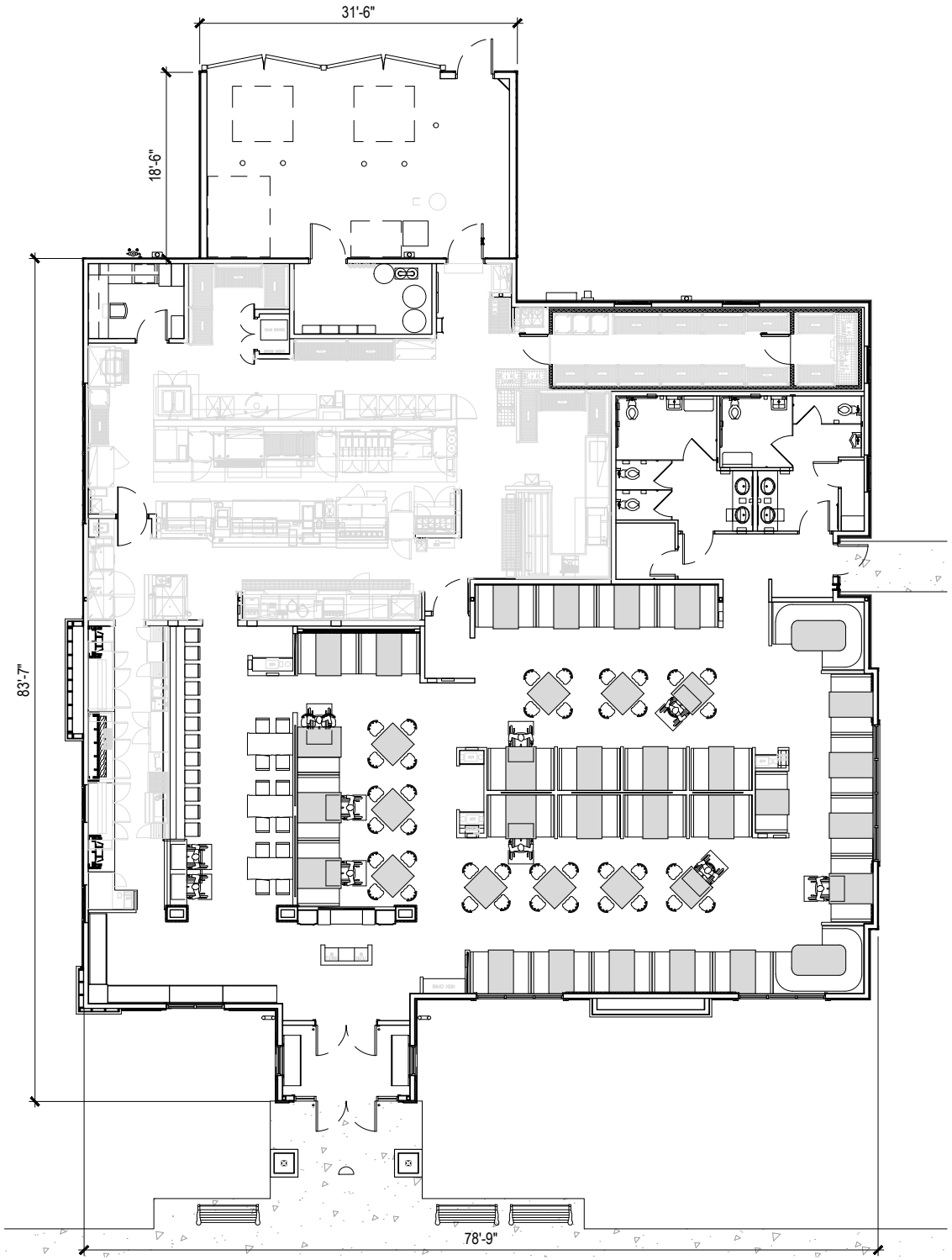
- DOMESTIC - PROVIDE A 2" LINE, 1-1/2" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- IRRIGATION - PROVIDE A 1-1/2" LINE , 1" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- FIRE - PROVIDE A FULLY-VALVED (QUARTER-TURN, BALL TYPE) 6" LINE (OR AS OTHERWISE SIZED BY LOCAL ENFORCING AGENCY), 4" METER (COMPLETE WITH CODE-COMPLIANT DETECTOR/CHECK VALVE ASSEMBLY), WITH A MINIMUM PRESSURE OF 50 PSI AT THE TAP

LH9.3 PROTOTYPE (LEFT) - UTILITY PLAN

0 16' 32'

SCALE: 1/16" = 1'-0"

LONGHORN STEAKHOUSE



BUILDING TABULATION

BUILDING HEIGHT:	27'-0"
BUILDING AREA (WOOD):	5,780 SF
BUILDING AREA (STEEL):	5,788 SF
TRASH ENCLOSURE:	585 SF

TYPES	TABLES	SEATS
BAR		
BARSTOOLS	-	12
BARCHAIRS	-	2
4 TOPS	3	12
BAR TOTAL	3	26
DINING		
2 TOPS	1	2
4 TOPS	36	144
6 TOPS	2	12
DINING TOTAL	39	158
BUILDING TOTAL	42	184

LH9.3 PROTOTYPE (LEFT) - SEATING PLAN

0 16' 32'

SCALE: 1/16" = 1'-0"

LONGHORN STEAKHOUSE



Front Elevation

OLD COUNTRY LEDGE CORONADO

EXTERIOR STAIN BY OLYMPIC, 708 WALNUT

CORTEN METAL ROOF WEATHERED FINISH

PAC CLAD METAL COPING- MANSARD BROWN

BENJAMIN MOORE PAINT HC-71 HASBROUCK BROWN

BENJAMIN MOORE PAINT 063 PENNIES FROM HEAVEN

BENJAMIN MOORE PAINT HC-47 BROOKLINE BEIGE

BENJAMIN MOORE PAINT 2164-20 MARSH BROWN

BENJAMIN MOORE PAINT PM-16 COUNTRY REDWOOD

BENJAMIN MOORE PAINT 2126-10 BLACK TAR

LONGHORN STEAKHOUSE
LH9.3 Prototype



Left Elevation

OLD COUNTRY LEDGE CORONADO

EXTERIOR STAIN BY OLYMPIC, 708 WALNUT

CORTEN METAL ROOF WEATHERED FINISH

PAC CLAD METAL COPING- MANSARD BROWN

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LONGHORN STEAKHOUSE
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Rear Elevation

OLD COUNTRY LEDGE CORONADO

EXTERIOR STAIN BY OLYMPIC, 708 WALNUT

CORTEN METAL ROOF WEATHERED FINISH

PAC CLAD METAL COPING- MANSARD BROWN

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BENJAMIN MOORE PAINT 063 PENNIES FROM HEAVEN

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BENJAMIN MOORE PAINT 2126-10 BLACK TAR

LONGHORN STEAKHOUSE
LH9.3 Prototype



Right Elevation

OLD COUNTRY LEDGE CORONADO

EXTERIOR STAIN BY OLYMPIC, 708 WALNUT

CORTEN METAL ROOF WEATHERED FINISH

PAC CLAD METAL COPING- MANSARD BROWN

BENJAMIN MOORE PAINT HC-71 HASBROUCK BROWN

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LONGHORN STEAKHOUSE
LH9.3 Prototype



OLD COUNTRY LEDGE CORONADO

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