



13715 FL-54 | ODESSA, FL

\$4,105,000
4.75% CAP



GUNN HWY. 19,000 VPD

FL-54 50,000 VPD



CONFIDENTIAL OFFERING MEMORANDUM

Publix

PNC
COMING SOON

DISCOUNT
TIRE
COMING SOON

FL-54 50,000 VPD

13715 FL-54 ODESSA, FL





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15-Year Texas Roadhouse NNN Ground Lease in Tampa (Odessa), Florida. Texas Roadhouse, Inc. (NASDAQ: TXRH), a publicly-traded company with 750+ locations and a \$11.7B market capitalization, providing investors a corporate-backed income stream in one of Florida's premier growth markets.

With zero landlord obligations, this offering represents a truly passive ownership opportunity with significant long-term upside from ground lease reversion at expiration.


LEASE YEARS	RENT	CAP RATE
Base Term — Years 1-5	\$195,000	4.75%
Base Term — Years 6-10	\$214,500	5.22%
Base Term — Years 11-15	\$235,950	5.75%
Years 16-20 (1st Option)	\$259,545	6.32%
Years 21-25 (2nd Option)	\$285,500	6.95%
Years 26-30 (3rd Option)	\$314,049	7.65%

NOI	\$195,000
CAP	4.75%
PRICE	\$4,105,000

ASSET SNAPSHOT

Tenant	Texas Roadhouse
Signator/Guarantor	Texas Roadhouse, Inc. (Parent)
Address	13715 FL-54 Odessa, FL 33556
Building Size (GLA)	7,935 SF
Land Size	3.03 AC
Year Built	2025
Lease Type	Absolute NNN Ground Lease
Rent Commencement Date	3/16/2025
Remaining Term	13.7 Years
Renewal Options	3 x 5 Years
Current Annual Rent	\$195,000
Base Rent Increases	10% Every 5 Years



 74,910 PEOPLE
IN 5 MILE RADIUS

 \$155,067 AHHI
IN 5 MILE RADIUS

 50,000 VPD
ON FL-54





TROPHY PUBLIX OUTPARCEL

Rare opportunity to own a newly constructed Texas Roadhouse ground lease on 3 Acres of land in front of a high-volume Publix, Florida's dominant grocer



EXCELLENT CREDIT PROFILE

Texas Roadhouse reported \$5.9 billion in revenue in 2025, has a market cap of \$11.7 billion and has posted 60 consecutive quarters of same store sales growth



PASSIVE OWNERSHIP

Corporately guaranteed Absolute Net Ground lease provides passive ownership for out of state investor



LONG-TERM COMMITMENT

15-YR lease and large capital investment by Texas Roadhouse demonstrates long-term commitment to this site



INFLATION HEDGE

10% rental increases every 5 years provides hedge against inflation



HIGH GROWTH MARKET

Pasco County is the 3rd fastest growing County in Florida with over 17,000 being developed in the immediate trade area



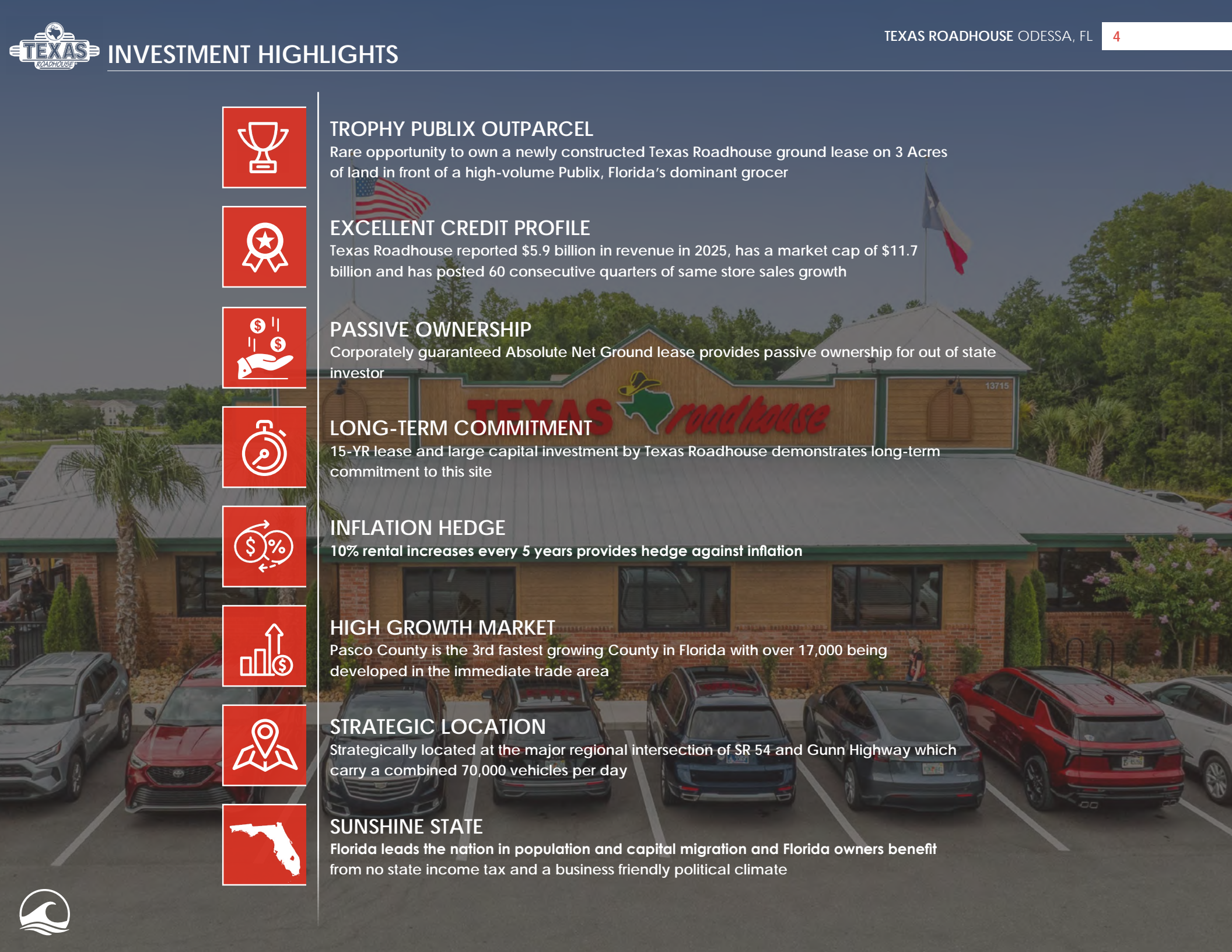
STRATEGIC LOCATION

Strategically located at the major regional intersection of SR 54 and Gunn Highway which carry a combined 70,000 vehicles per day



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate





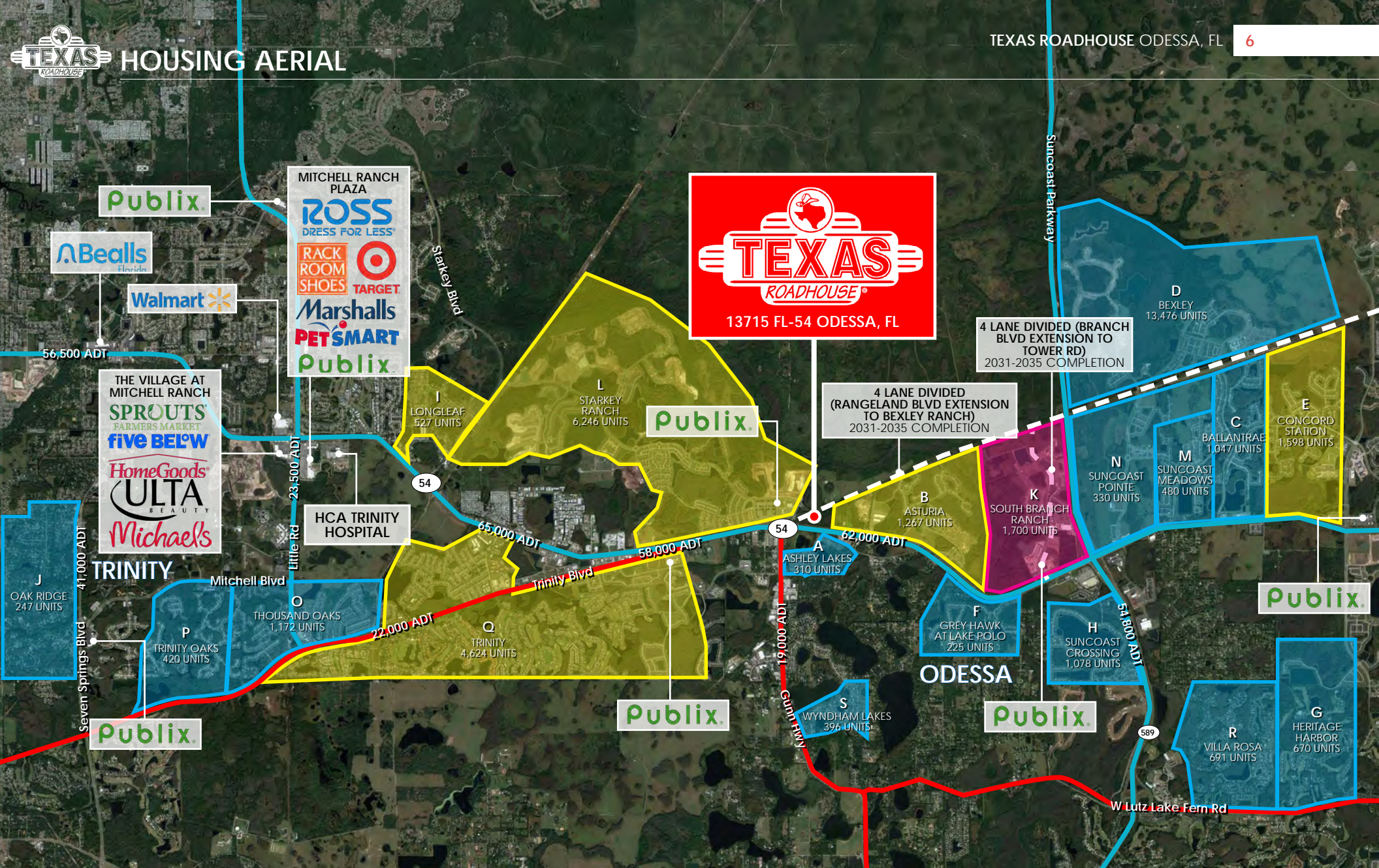
GUNN HWY. 19,000 VPD

FL-54 50,000 VPD



TEXAS ROADHOUSE
13715 FL-54 ODESSA, FL





Development	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	TOTAL CURRENT	TOTAL FUTURE
# of Future Units	310	1,267	970	13,476	490	225	670	1,078	518	247	1,700	6,246	480	330	1,172	420	4,624	691	396	14,648	35,310
# Current Units	310	214	1,047	385	1,598	225	670	1,078	527	247	0	540	467	330	1,172	420	4,331	691	396		
Unit Prices	200-400K	275-600K	300-600K	250-800K	250-700K	500-800K	300-500K	200-800K	200-500K	300-600K	N/A	200-800K	200-500K	200-450K	200-500K	200-500K	250-500K	300-700K	300-500K		

UNDER CONSTRUCTION
 COMPLETED DEVELOPMENT
 PROPOSED DEVELOPMENT
 PRIMARY ROADS
 SECONDARY ROADS

* Projects in excess of 200 units



Starkey RANCH
6,246 HOMES

Publix

W&B
WORLD OF BEER
BAR & KITCHEN

magoo's
CHILDREN TENDERS

PACIFIC
DENTAL SERVICES

ELEVEN

CHASE

UrgentVet

tropical CAFE
SMOOTHIE

Culver's

FL-54 50,000 VPD

TIRE KINGDOM

Wendy's

Chick-fil-A

ELEVEN

TEXAS ROADHOUSE
13715 FL-54 ODESSA, FL

ALDI

THE GALLERY AT TRINITY APARTMENTS
288 UNITS

Publix

LOWE'S

ODESSA ELEMENTARY SCHOOL
1,200 STUDENTS

HERITAGE SPRINGS
1,337 HOMES

GUNN HWY 19,000 VPD

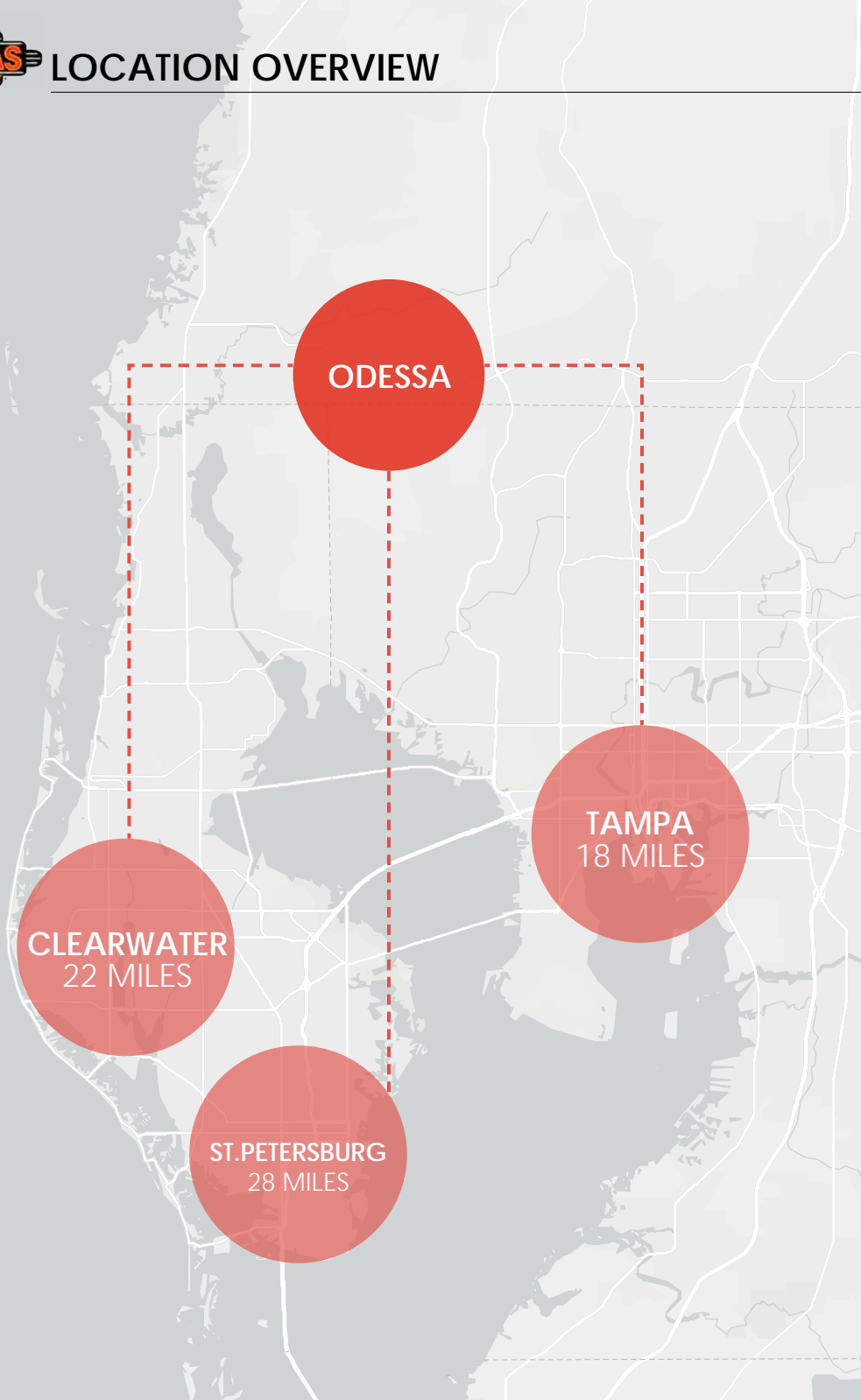
1 MILE
4,246 PEOPLE
\$172,107 AHHI

3 MILES
27,799 PEOPLE
\$159,996 AHHI

5 MILES
74,910 PEOPLE
\$155,067 AHHI







ODESSA, TRINITY AND STARKEY RANCH

lie in Pasco County which is part of the Tampa-St. Petersburg-Clearwater MSA also known as the Tampa Bay Area. Tampa is the principal city in the MSA and is the largest city along the West Coast of Florida. Tampa Bay saw a net migration of 47,000 people in 2020 which ranked #4 in the US ahead of markets like Charlotte and Austin. Pasco County has seen tremendous growth over the last decade due to dozens of new award-winning master-planned communities offering larger, more affordable homes. Downtown Tampa, the Tampa International Airport, Westshore, South Tampa, USF, Busch Gardens, Seminole Hard Rock Casino and the Amalie Arena are all easily accessible to markets like Odessa, Trinity, and Wesley Chapel via the Veteran's Expressway and I-275 which has led to the housing and commercial boom in Southern Pasco County.

As a gateway to the Florida High Tech Corridor, Tampa Bay is home to many information technology (IT) firms along with many business services providers. Nearly 1 in 4 of the state's business and information services firms has a location in the Tampa Bay area. Other major industries besides IT are education services, healthcare, social assistance, finance, insurance, and air transportation. Tampa Bay is home to 19 corporate headquarters with over \$1 billion in annual revenue, seven of which are Fortune 1,000 companies. Almost 500 foreign-owned companies representing more than 40 countries are established in the area.

Tampa International Airport was awarded North America's second best airport according to the Airports Council International. The airport also ranks fifth in the world in customer satisfaction for airports and serves 25 million passengers annually. The Tampa Bay seaport is also the largest in the state of Florida. In 2019, Florida achieved an all-time tourism record with 131 million visitors. Tampa Bay saw 24.5 million visitors which added \$6.9 billion to its economy. Busch Gardens Tampa Bay is Tampa's most popular theme park and Tampa is also one of America's most popular departure ports for Western Caribbean cruises. In 2021, Tampa surpassed one million cruise ship passengers. Tampa is also home to three major league sports franchisees, the Tampa Bay Buccaneers, the Tampa Bay Rays and the Tampa Bay Lightning.





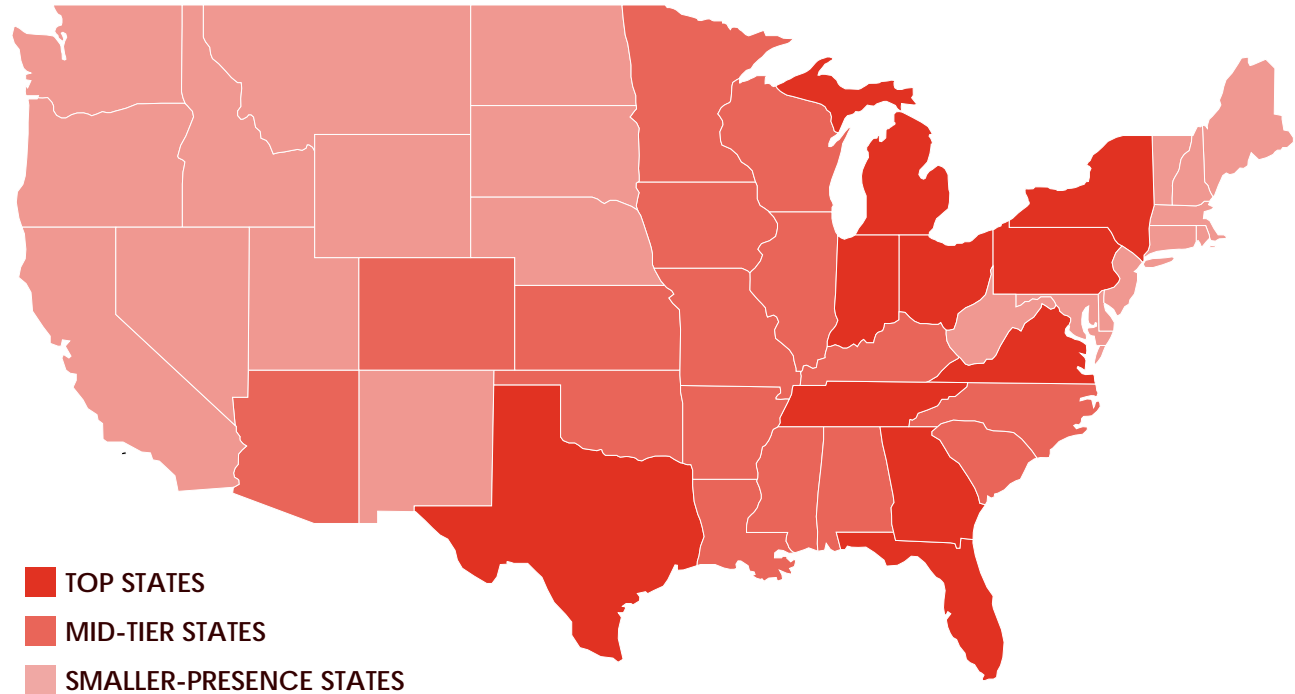
TEXAS ROADHOUSE QUICK FACTS

Founded:	1993
Headquarters:	Louisville, KY
Ownership:	Public (NASDAQ: TXRH)
# of Locations:	750+

Texas Roadhouse (NASDAQ: TXRH) is a casual dining chain built around made-from-scratch food, hand-cut steaks, and a value-driven dining experience. Founded in 1993 and headquartered in Louisville, Kentucky, the company operates 822 locations nationwide as of Q1 2026, up from 792 locations in Q1 2025.

For fiscal year 2025, Texas Roadhouse reported \$5.9 billion in total revenue and \$405.6 million in net income, with a market capitalization of approximately \$11.7 billion as of May 2026. Average unit volumes exceeded \$8.4 million per location in 2025 — up from approximately \$4 million a decade ago — and the company has posted 60 consecutive quarters of comparable restaurant sales growth, including a 4.9% increase in 2025 with 2.8% traffic growth. The company pays a regular quarterly dividend of \$2.72 per share annually, having increased its payout by nearly 16% over the last five years. As of March 31, 2026, Texas Roadhouse followed all financial covenants under its credit facility.

Texas Roadhouse is in an active expansion phase. The company opened approximately 30 new restaurants in 2025 and has outlined plans for 35 additional company-owned openings in 2026 — approximately 20 Texas Roadhouse locations, 10 Bubba's 33, and 5 Jagers — representing targeted unit growth of 5-6%. Franchise partners are expected to open an additional 10 locations in 2026, including 6 international Texas Roadhouse restaurants. Capital expenditures for 2026 are guided at approximately \$400 million.



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



\$5.9B
2025 REVENUE



750+
TOTAL LOCATIONS



**49 STATES +
10 COUNTRIES**
OPERATING FOOTPRINT



65,000+
TOTAL EMPLOYEES



\$11.7B
PUBLIC MARKET CAPITALIZATION
(NASDAQ: TXRH)



READ MORE

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**OFFERED
FOR SALE
\$4,105,000
4.75% CAP**



Exclusively Offered By



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