

June 30, 2022

Mr. David Tashman  
President  
Marshall Point Estates Homeowners' Association  
5751 Kroger Drive, Suite 203  
Fort Worth, TX 76244

**VIA EMAIL**

**Re: Specific Use Permit Application – Keller Center Stage - drive-through lane**

Dear David:

We're thrilled to let you know that Black Rock Coffee Bar, a boutique coffee shop founded in Portland, OR with locations in eight states, including four in the Dallas/Ft. Worth Metroplex, has leased the north endcap space of approximately 2,077 square feet. In keeping with the mixed-use nature of the site, the vision for the remaining retail at Keller Center Stage is comprised of complementary neighborhood service businesses and restaurants catering to daily and weekly needs, and we believe a conveniently accessible coffee shop is essential for the merchandising mix to be effective. To that end, Black Rock proposes to operate a drive-through lane and we are preparing to submit a Specific Use Permit Application for the project.

As Black Rock (<https://br.coffee/>) continues its growth through the west and into the sunbelt, offering its premium roasted coffees, teas, smoothies and related items, the privately-owned company maintains a commitment to its team members and the communities they serve. The company culture prioritizes recognizing team members that go above and beyond and their team mission is centered on the 4 G's of Black Rock: grit, growth, gratitude and grace. The company prides itself on providing opportunities for young people to learn how to lead, run a business and develop people skills. We trust that Marshall Ridge residents will be as excited as we are for Black Rock to join the community.

Proposed operating hours are from 5:00am to 9:00pm Monday through Sunday. The store does not sell alcoholic beverages.

Attached please find site and landscape plans, elevations and photos of existing Black Rock stores that further detail the proposed project. The site would be easily accessible from Marshall Ridge via a driveway on Ridge Point Parkway, but also from multiple driveways along northbound 377.

We hope you will share this update with HOA Board members. Please let us know if you have any questions or concerns or if there's any other information that would be helpful. We welcome your feedback!

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sam Pan', with a long horizontal line extending to the right.

Sam Pan  
Development Partner  
Realty Capital

Attachments:

Civil Plan

Landscape Plan

Color Elevations

Overall Site Plan with Driveways

Photos – Black Rock Coffee Bar

June 30, 2022

Ms. Hope Miranda  
President  
Marshall Ridge Homeowners' Association  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**VIA EMAIL**

**Re: Specific Use Permit Application – Keller Center Stage - drive-through lane**

Dear Hope:

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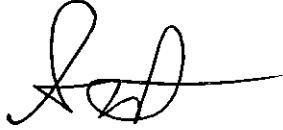
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Sam Pan  
Development Partner  
Realty Capital

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