

May 26, 2022

Ken Schmidt, Director of Development Services
Town of Addison
16801 Westgrove
Addison TX 75001

Re: Project Description, The Toasted Yolk Café, 4580 Belt Line Rd.

The Location

The Toasted Yolk Café is leasing 3,961 square feet at 4580 Belt Line Road, the former Remington's Seafood Grill, from AFS Beltline, who has owned the property since 1998 and has maintained during that entire period the same stable set of tenants, until, sadly, Remington's was forced to close early last year, a result of the COVID-19 pandemic. The Toasted Yolk Café, especially in light of the arrival of the Silver Line train service and the just announced neighboring transit project, is excited about capitalizing on Addison's new energy. The Toasted Yolk Café, just now breaking into the DFW market, believes this location is a prime opportunity for a quality breakfast/lunch concept.

The Look & Feel

With a newly remodeled exterior, The Toasted Yolk Café will present an attractive appearance with its bright yellow signage and inviting patio. As shown on the renderings, the building's south and east concrete walls will be opened up with a new expansive glass storefront, a similar look as the neighboring FedEx space. The new storefront will not only modernize the building façade, it will also open up the interior to the street and brighten the interior with an abundance of natural light.

The Site

Beyond the four walls of the restaurant, the parking lot will be reconfigured to allow for the addition of several new generous planting areas: deeper landscape areas along Belt Line Road, four new islands, and enhanced planting areas at the entrances. There will be a total of eight new trees added property. One of the interior planting islands will allow for an increased radius for the fire lane. Additionally, a new dumpster screen will be added discretely behind the new patio area. To accomplish all these improvements there will be a net loss of just nine parking spaces.

The Company

This Toasted Yolk Café is owned and will be operated by an experienced operator who has assembled a well-seasoned team, who have a collective restaurant tenure/ownership in excess of 70 years with well-established operations, including Luby's Cafeteria and Wingstop. This team is perfectly positioned to create a stable, responsible, and responsive addition to the Addison restaurant experience. Our team is eager and excited about the opportunity to enter this thriving marketplace.

Operations

Operating seven days a week from 7 AM until 3 PM, The Toasted Yolk Café will offer a broad range of breakfast and lunch menu options, including both traditional and its signature items, complemented by a full bar.

The Toasted Yolk Café will employ, overall, approximately 27 team members.

Kitchen deliveries are anticipated to be six days per week through the rear kitchen door.

The Toasted Yolk Café

Rex Heckelman

AFS Beltline

Mark Albert