Nick & Moes Wylie,



Planning & Zoning Presentation



A Premier Convenience Store & Fuel Destination



Designed to Serve the Community and Enhance Local Economy

Project Overview

Location: SEC of FM544 & SANDEN BLVD, Wylie, TX

5,000 sq. ft. convenience store with state-of-the-art facilities

8 double-stacked fuel pumps under modern canopy

Ample parking and optimized traffic flow for safety and efficiency

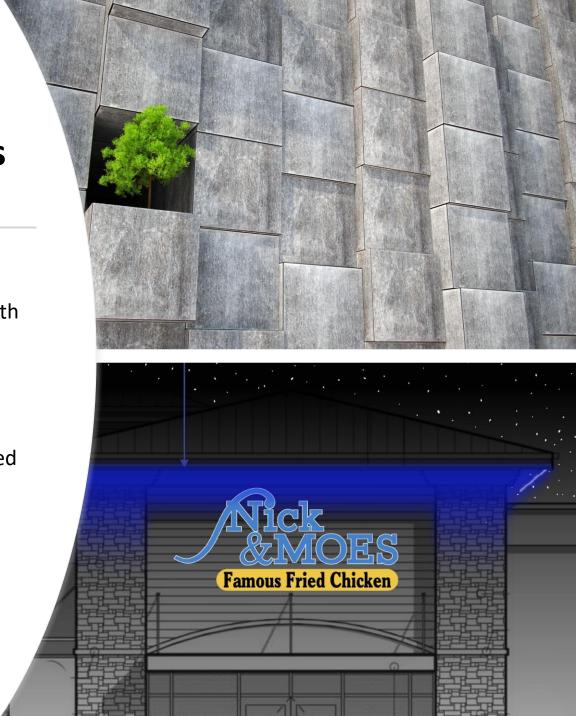
Community Benefits

- Generates significant local sales tax revenue
- Creates 15–20 permanent jobs for local residents
- Enhances neighborhood amenities with quality food & beverage offerings
- Supports city growth with premium, clean, and safe facilities





- Modern architecture blending with community character
- Landscaping plan with native, drought-resistant plants
- LED lighting for safety and reduced environmental impact
- Signage designed to be visually appealing yet compliant





Traffic & Accessibility

- Multiple ingress/egress points to minimize congestion
- Driveway access from primary and secondary roads
- Layout designed for smooth vehicle flow and pedestrian safety
- Adequate turning radius for delivery and emergency vehicles



Compliance & Safety

- Meets all city zoning and building requirements
- ADA-compliant access throughout property
- Well-lit areas with highvisibility security cameras
- Environmental safeguards for fuel storage and dispensing

Why Approval is a Win for Wylie

- Delivers economic, aesthetic, and community value
- Fills a gap in fuel and convenience services for the area
- Designed to be a safe, attractive, and enduring community asset
- Strong operator with proven franchise success







Community-Focused Economic Impact



Nick & Moes is deeply committed to being more than just a convenience store – we are a community partner.



Creating 15–20 permanent local jobs, with career growth opportunities.



Supporting local suppliers and service providers to keep dollars within the community.



Driving substantial sales and fuel tax revenue to support city infrastructure and services.



A proven track record of enhancing neighborhoods by providing safe, clean, and modern facilities.



Our economic footprint stimulates surrounding businesses and encourages further development.

Proven Growth & Expanding Footprint



NICK & MOE'S IS RAPIDLY EXPANDING ACROSS THE SOUTHEAST AND TEXAS, BUILDING STRONG COMMUNITY TIES IN EVERY CITY WE ENTER.



CURRENT PRESENCE: 6
OPERATING LOCATIONS
IN FLORIDA, PLUS
STORES OPEN OR IN
DEVELOPMENT ACROSS
GEORGIA, KENTUCKY,
TEXAS, TENNESSEE, AND



EACH NEW LOCATION CREATES JOBS, STIMULATES LOCAL ECONOMIES, AND PROVIDES ESSENTIAL COMMUNITY SERVICES.



ACTIVE DEVELOPMENT
PIPELINE: OVER A DOZEN
LOCATIONS IN VARIOUS
STAGES OF
CONSTRUCTION AND
PLANNING.



OUR TRACK RECORD
DEMONSTRATES
SUCCESSFUL
INTEGRATION INTO
DIVERSE MARKETS WITH
STRONG FRANCHISEE
PARTNERSHIPS.



5-YEAR GOAL: 100 NICK & MOE'S LOCATIONS SYSTEM-WIDE.