

Nick & Moes – Wylie, TX



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



Design & Aesthetics

- 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 high-visibility 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



An aerial photograph of the Atlanta skyline, featuring the prominent Georgia State Capitol building with its distinctive dome. The image shows a mix of urban architecture, including modern skyscrapers and older buildings, interspersed with green spaces and a multi-lane highway with traffic. A white rectangular text box is overlaid on the left side of the image.

Nick & Moes – A New Landmark for Wylie



Nick & Moe's – Wylie, TX

A Landmark Development for the Community



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 MISSISSIPPI.



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



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



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



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