

Sales of SIA Idle Land

Sanden International USA Inc

SIA Idle Land Sales Status



#	Status
1	Negotiating
2	Nick & Moes (Gas Station) City Council denied SUP on 9/9/25 This project is feasible, economically sound, and community-enhancing. - Generates \$10.5M in annual sales and over \$866,000 in annual sales tax revenue (\$654,192 state / \$212,058 local). Creates 25-30 jobs with competitive wages, injecting \$600,000+ in payroll into the local economy. - Provides modern, safe, and compliant fueling, retail, and food services that align with Wylie's growth corridor. - Directly supports Collin County's long-term job growth goals and Wylie's commitment to pro-business development. - Represents a \$250,000 investment already expended on civil, architectural, and related pre-development work.
3	Rak Equities (Warehouse) - The preliminary permitting schedule does not fit within sales contract deadline. SIA is due to close on January 5th, 2026, but the projected approval of the preliminary plat is March 10th, 2026. The buyer will not close prior to plat being approved. - Preliminary plat cannot be submitted until SUP is approved - Sanitary Sewer required a lift station to tie into SIA's sewage
4	1) Negotiating 2) Potential buyer would like to build a warehouse
5	1). Negotiating 2). Waiting on LOI - Potential buyer would like to build a sporting complex (pickleball, volleyball)