

# CaseStudy

## WAWA & TACO BELL SHOPPING CENTER



### PROBLEM

As more and more people move into American cities, property owners are increasingly trying to find ways to maximize their property. In many cases, this means converting former industrial spaces into public-facing opportunities like housing and commercial real estate.

The FGX Group has worked on many such projects, and our expertise in the field led a developer to hire us this past September. The project was a tall task and involved turning a Northeast Philadelphia chemical plant into a shopping center with restaurants and convenience stores.

One of the first hurdles was that the chemical plant on the site was still in operation and scheduled to remain so through the end of 2020. The project also required road closures and detailed on-site coordination with multiple entities, along with major environmental, demolition, and site-work activities. The developer was overwhelmed with the process and the amount of work involved.

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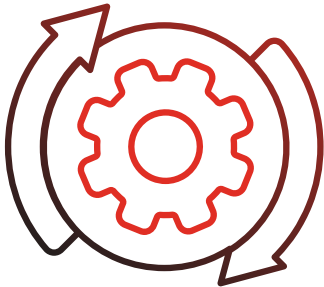


### SOLUTION

The developer hired us to help with obtaining various approvals and executing agreements with the city of Philadelphia and numerous other agencies.

We were happy to step in, and handled budgeting, scheduling, obtaining the balance of required approvals & agreements, permitting, and bidding.

Major environmental, demolition, and site-work activities on the property are scheduled to begin in early 2021 with anticipated completion in the late summer.



### RESULTS

Our client chose our team because we are well-equipped to handle ground-up construction. By managing the agreements between not only the city and our client, but also our client and various utility companies, we are able to get robust construction projects started sooner rather than later.