

Date: December 9, 2024

To,
The City of Keller

Subject: Proposal to Establish a CBD and Vape store at 2131 Rufe Snow Dr, Keller, TX 76248, previously occupied by Vapor 100.

As a Yeti Business Group, we formally propose establishing a business at **2131 Rufe Snow Dr, Keller, TX 76248**, focused on selling CBD, Kratom, and traditional vape-related products. Our mission is to provide the community with high-quality hemp products that support pain and stress management while promoting healthier lifestyle choices.

Below is an overview of our proposed operations and objectives:

Business Overview

1. Core Offerings:

- **CBD Products:** High-quality, lab-tested CBD products aimed at helping individuals manage pain, anxiety, and stress naturally.
- **Kratom:** 100% chemical-free, plant-based, organic products
- **Traditional Smoke Shop Products** (No paraphernalia)

2 . Customize Smoking Program:

- We plan to offer a unique service that helps customers gradually reduce their nicotine consumption with tailored vape products. The goal is to support individuals in transitioning to nicotine-free alternatives, thereby promoting better health outcomes.

3 . Commitment to Compliance:

- We will adhere strictly to all local, state, and federal regulations regarding the sale and marketing of CBD, Kratom, and Vape products.
- Our business will operate as a 21+ adult-only establishment, ensuring responsible sales practices.

Economic and Community Impact

- **Job Creation:** The business will generate local employment opportunities in-store and through partnerships with area suppliers.
- **Local Revenue:** The business will increase sales tax revenue, which will benefit the city and contribute to its growth.

Location Suitability

A different vape shop previously occupied this property. **2131 Rufe Snow Dr** is an ideal location due to its accessibility and visibility in running this business.

We kindly request the city's approval to set up this business at the proposed location. We are more than willing to comply with any additional requirements or zoning considerations.

Sincerely,
Yeti Business Group LLC

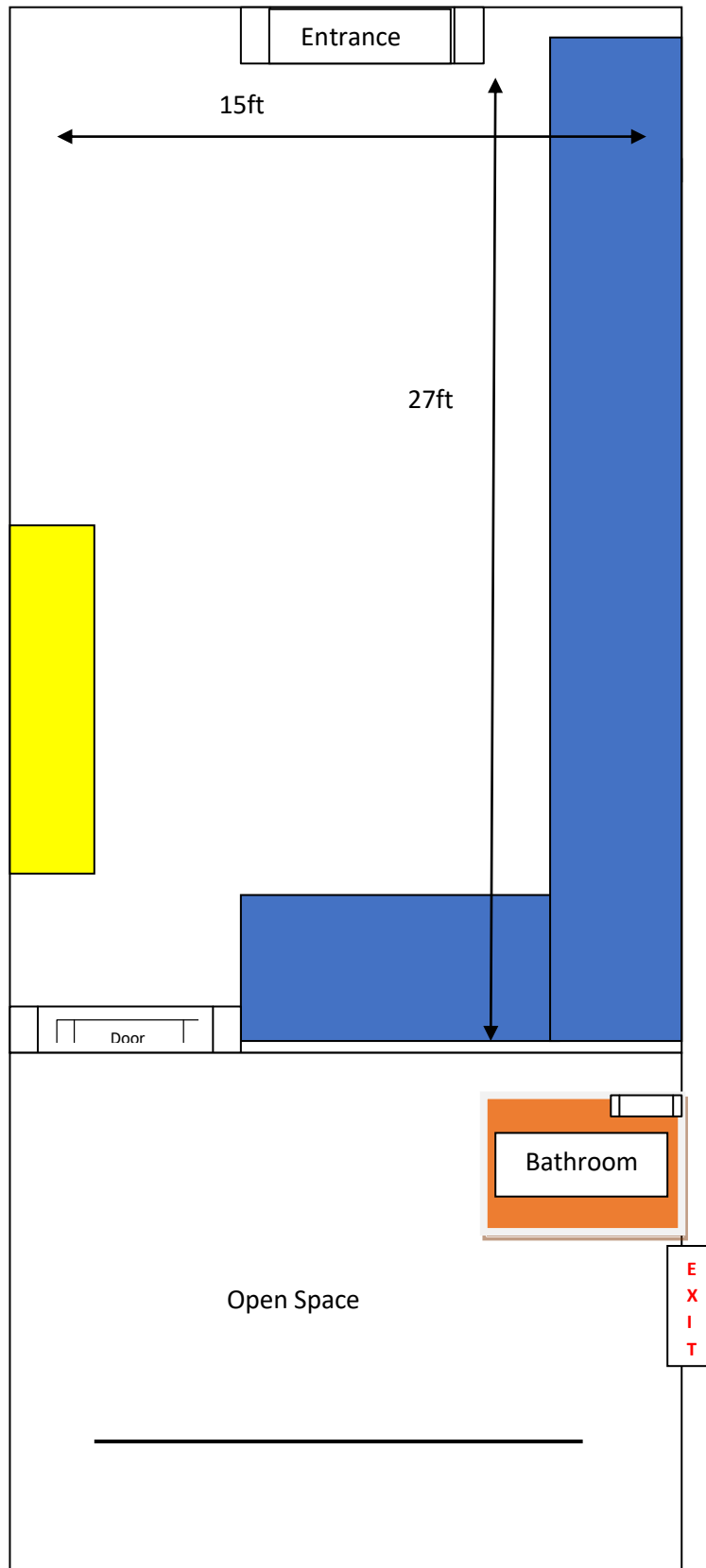
A1 CBD & Vapor
2131 Rufe Snow Dr, Keller



Vapes



CBD/Hemp



A1 CBD & Vapor
2131 Rufe Snow Dr, Keller

EXHIBIT A-1
FLOOR PLAN

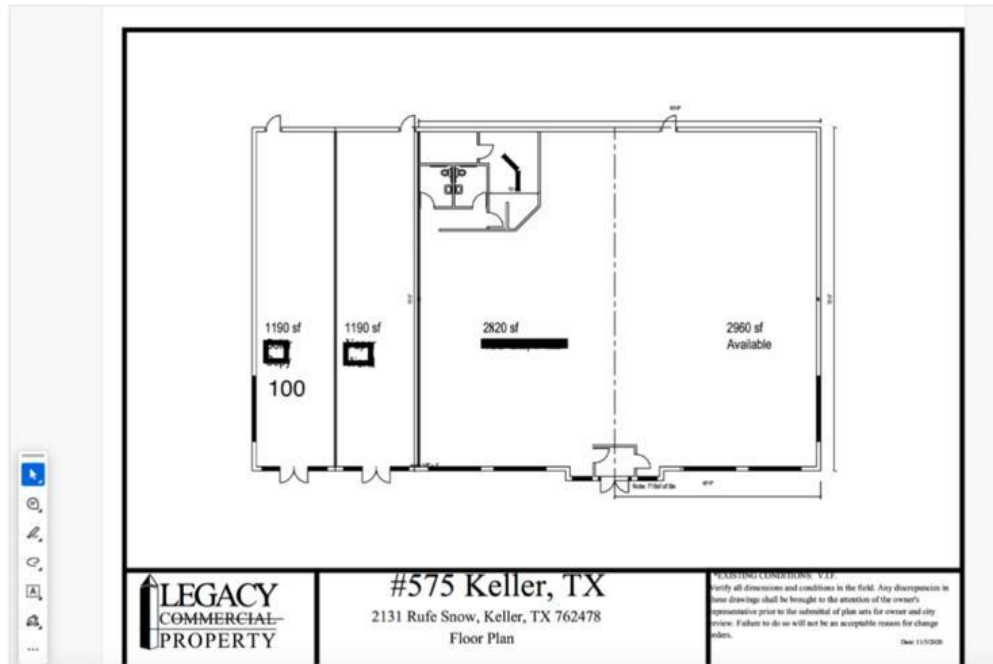


EXHIBIT A-2
SITE PLAN

