

# **TRUCK AND TRAVEL CENTER SITE AVAILABLE FOR SALE**

The superb location on Interstate 22 in Dora Alabama has just become available.

**20 +/- ACRES**

Great access, no medians and excellent curb cuts define this property.

An independent business analysis of the truck and travel business potential for this site has been conducted, with strong forecasts of sales and margins for both food and fuel.

The location is approved for 200 trucks, 14 gas pumps, 6 diesel pumps, 10,000 sq. ft. retail, 6,000 sq. ft. franchise restaurants (2,000 sq. ft. each).

Main building should have retail, showers, and lockers for the truckers.

Daily traffic averages 77,000 vehicles of which 15,000 trucks per day.

Overnight parking should be available for trucks.

**Completed NEPA Study.**

**Completed Environmental Report.**

**Town Approval. Immediately ready for development.**

**Purchase Price: \$3.5 Million**

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