

I-44/4
363 Doolittle Outer Road
Rolla, MO 65401

\$999,000
3.785± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



I-44/4
Rolla, MO / Phelps County

SUMMARY

Address

363 Doolittle Outer Road

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Lot, Commercial

Latitude / Longitude

37.9465 / -91.8812

Taxes (Annually)

2871

Acreage

3.785

Price

\$999,000

Property Website

<https://livingthedreamland.com/property/i-44-4-phelps-missouri/65769/>



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PROPERTY DESCRIPTION

This 3.78-acre property offers a prime opportunity for a truck stop, with ample space to accommodate parking, fueling stations, a convenience store, and dining options. Strategically located near I-44, a major interstate with high traffic volume, this site is ideal for attracting both long-haul truckers and travelers. Positioned approximately 100 miles between the major cities of St. Louis and Springfield, it serves as a convenient stopover for those traveling across Missouri. The property is also just 30 miles from Fort Leonard Wood, providing a steady flow of local customers, including military personnel. The proximity to this military base, combined with the high volume of interstate traffic, makes this location a potentially lucrative investment for a truck stop or travel center, offering services to both local and long-distance drivers.

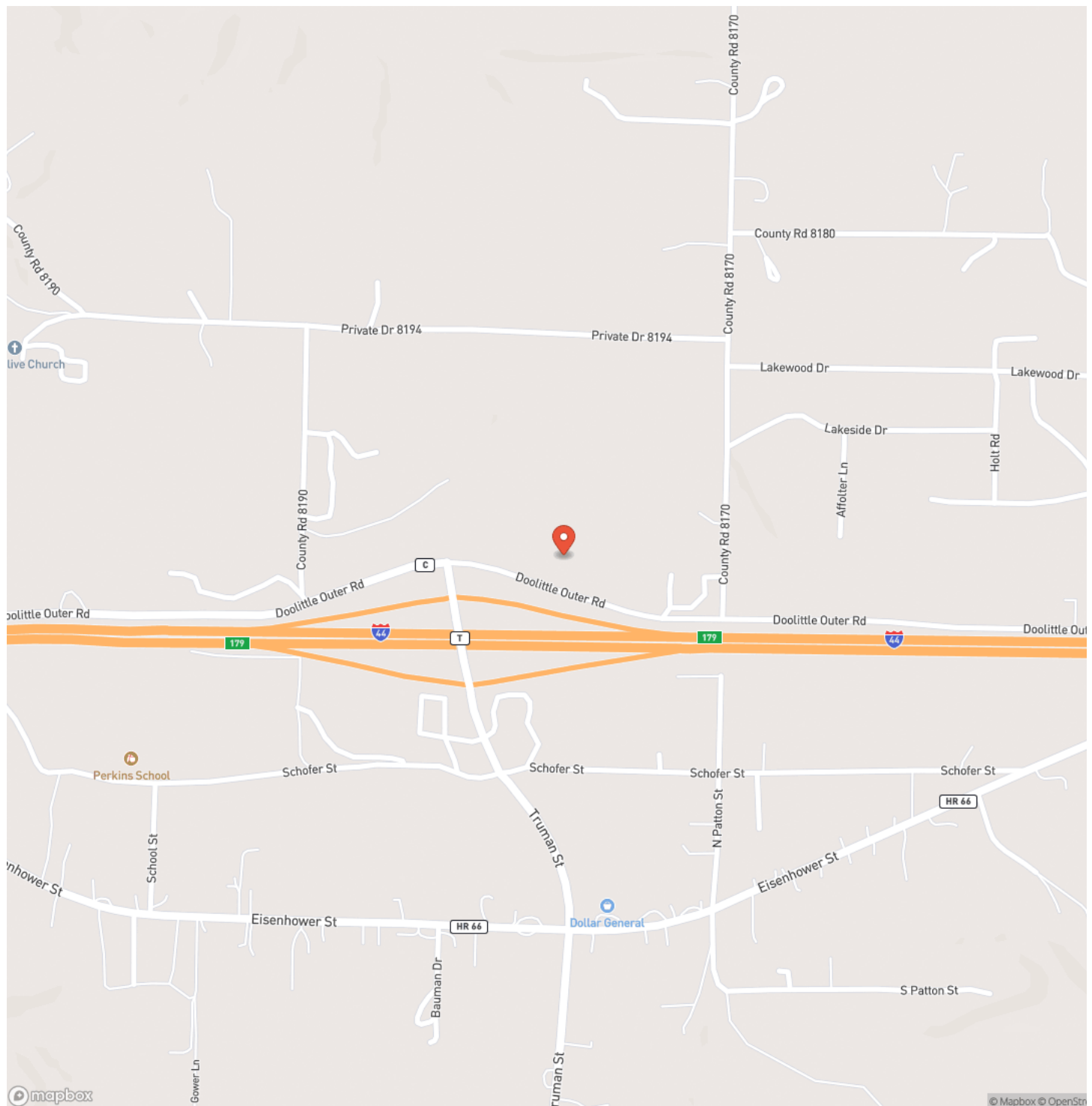




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Locator Map

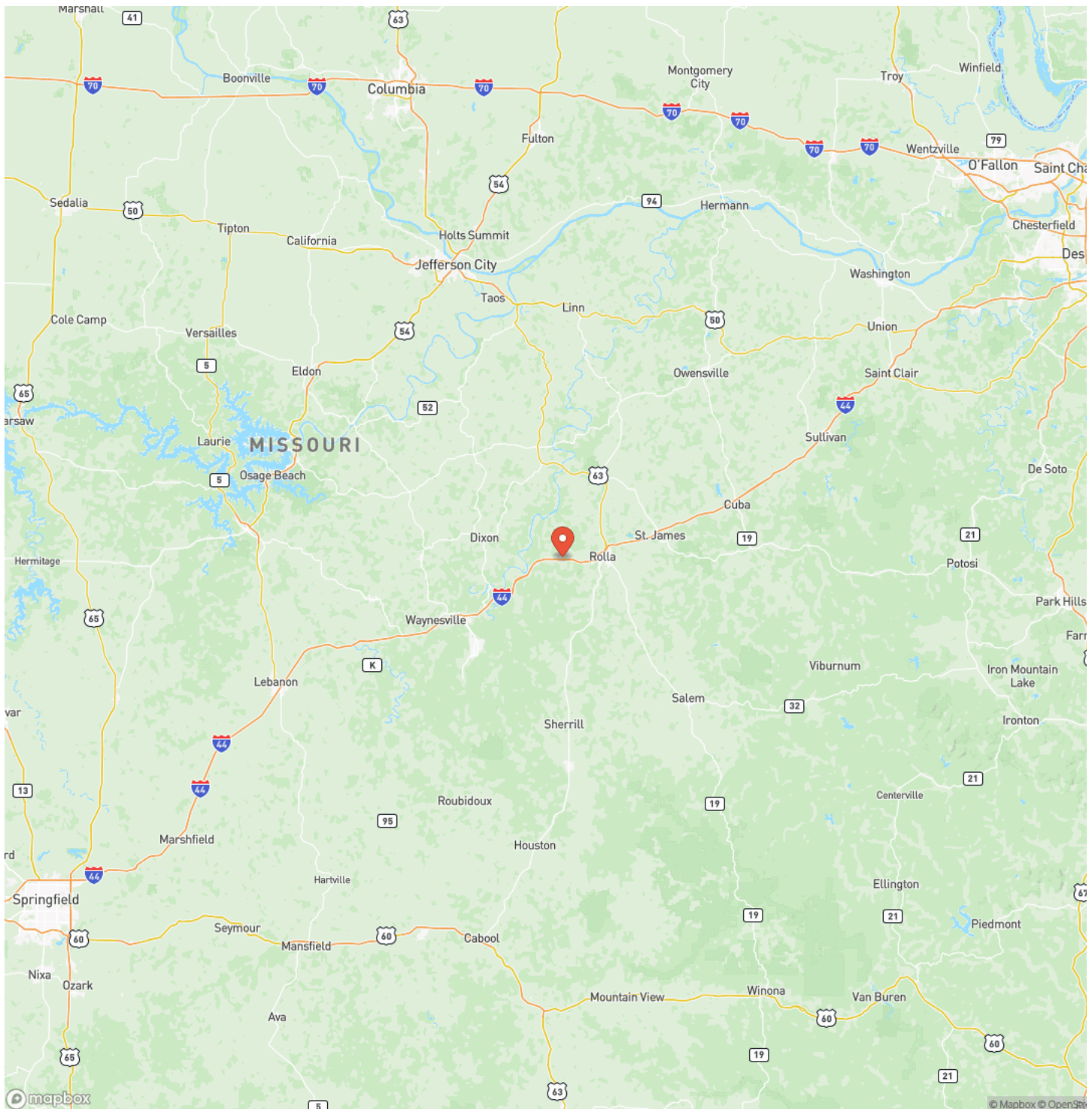


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Locator Map

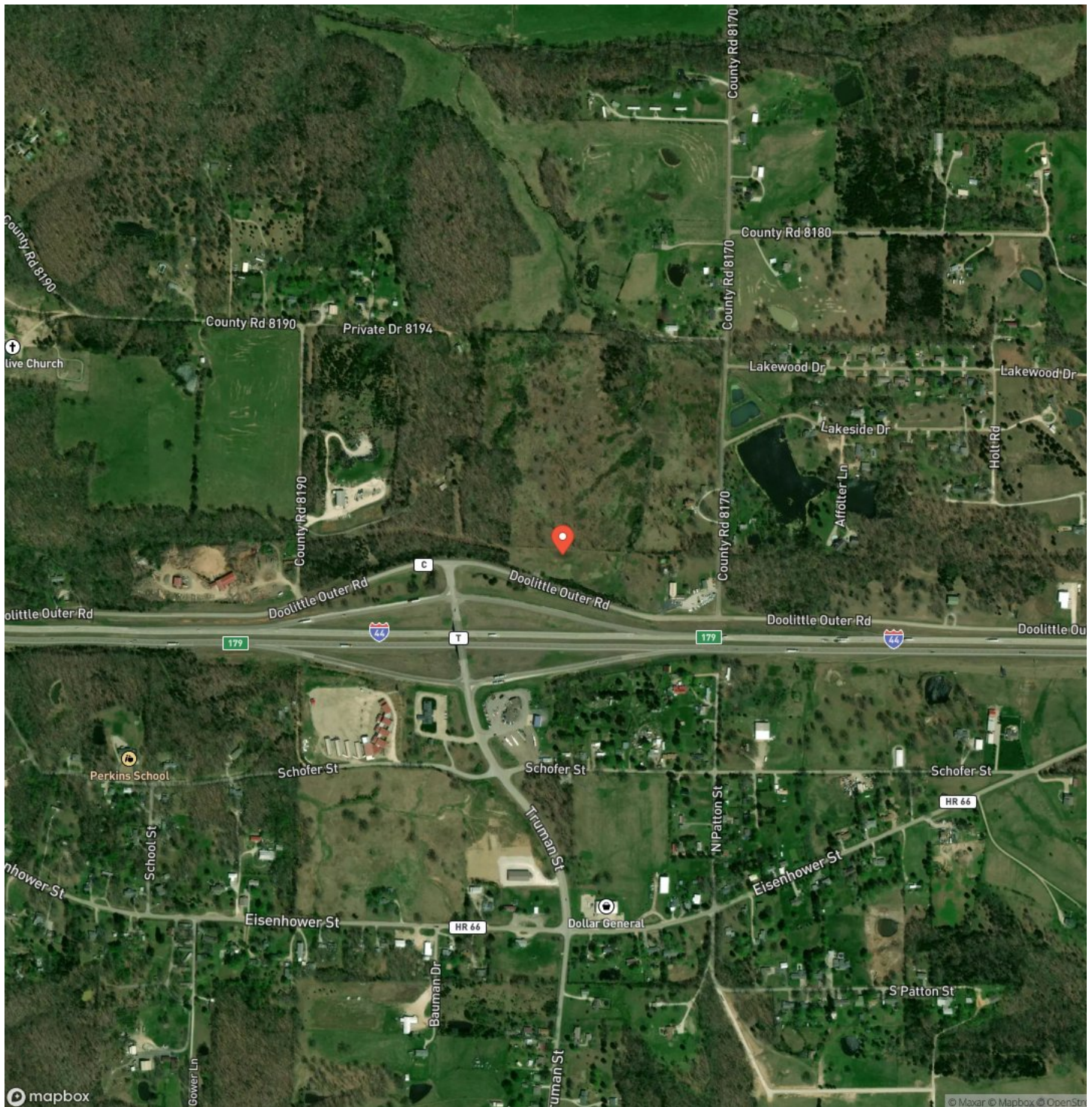


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Satellite Map



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For more information contact:



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City / State / Zip

Rolla, MO 65401

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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