

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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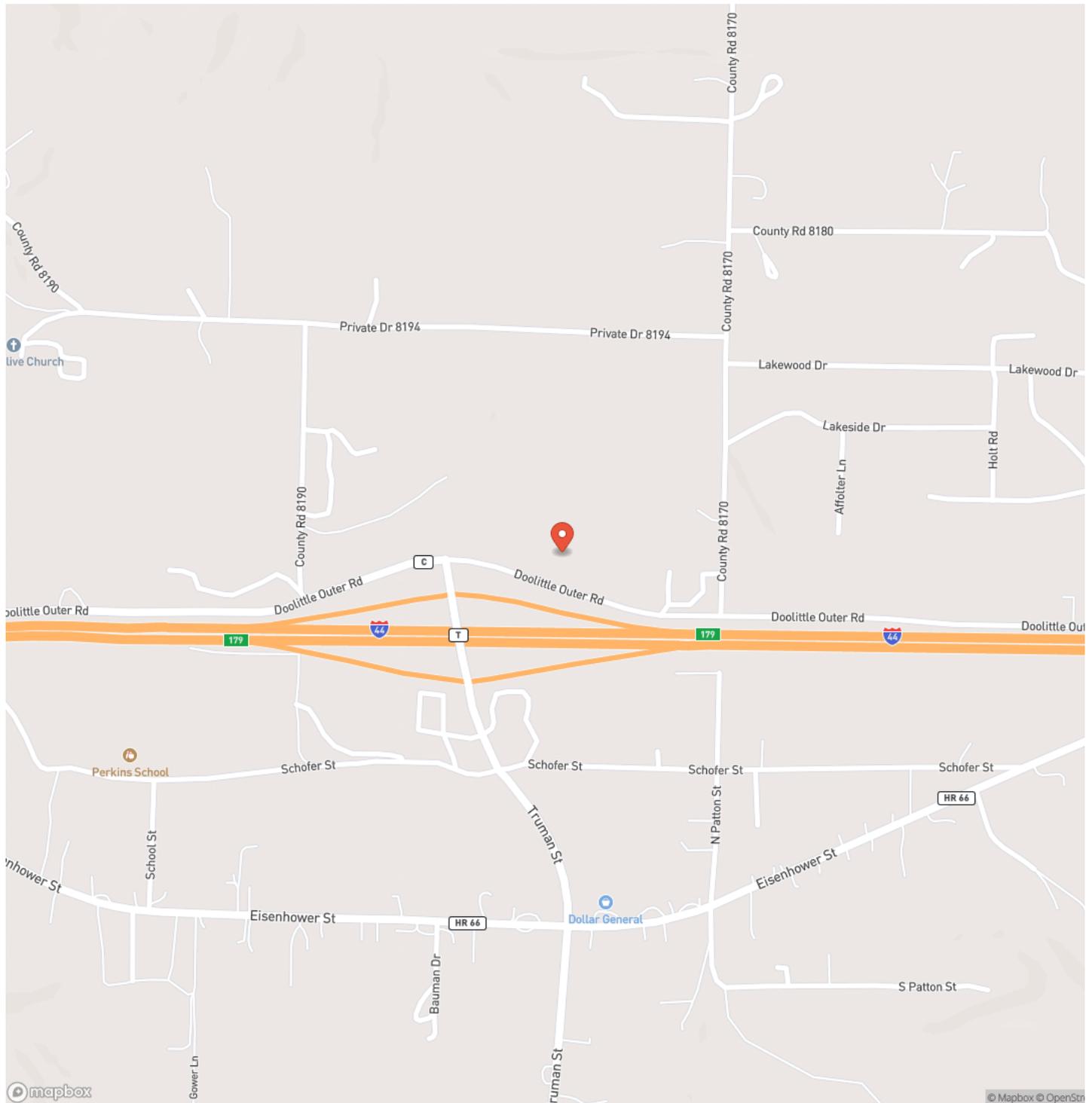


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Locator Map

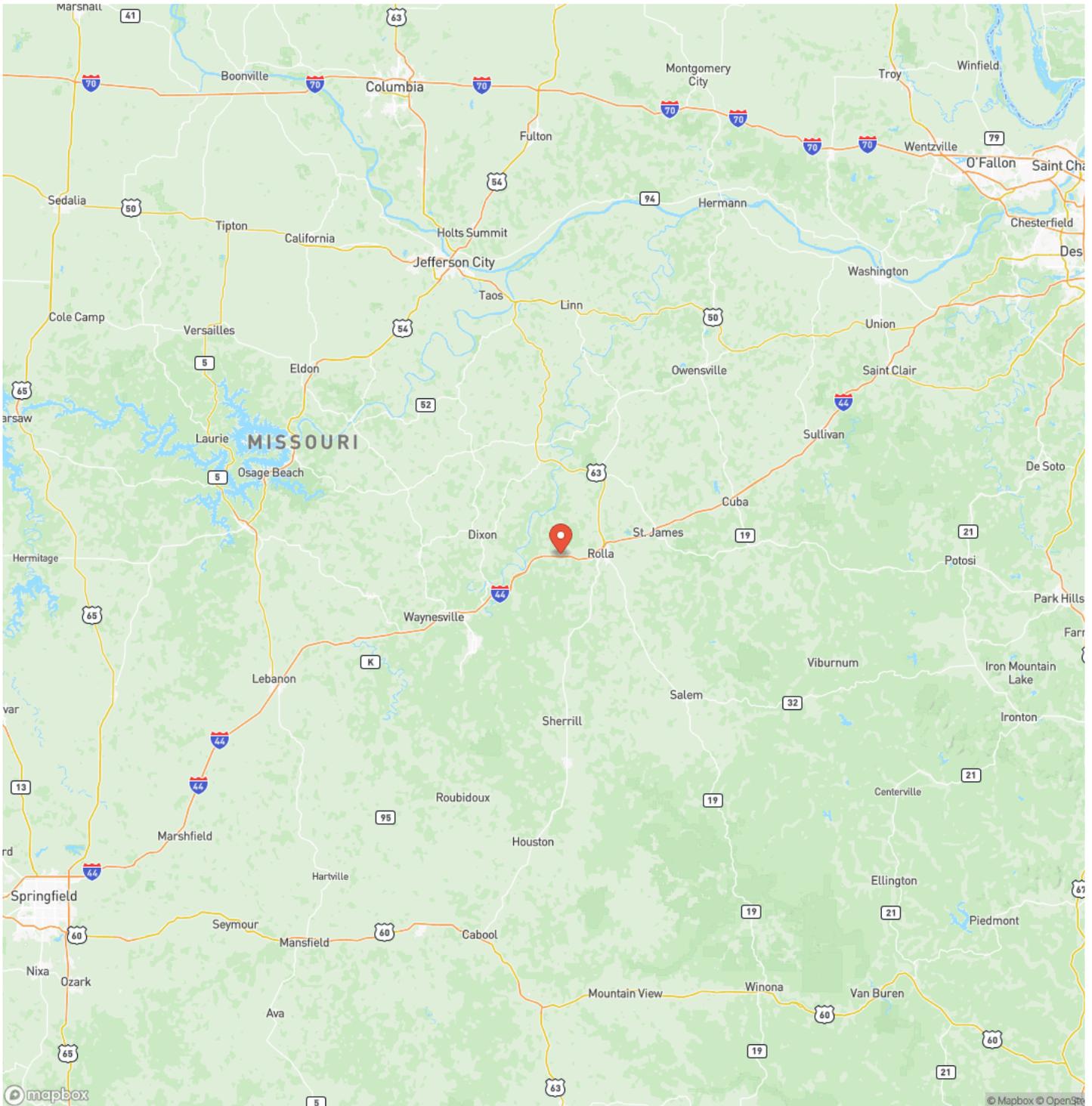


MORE INFO ONLINE:

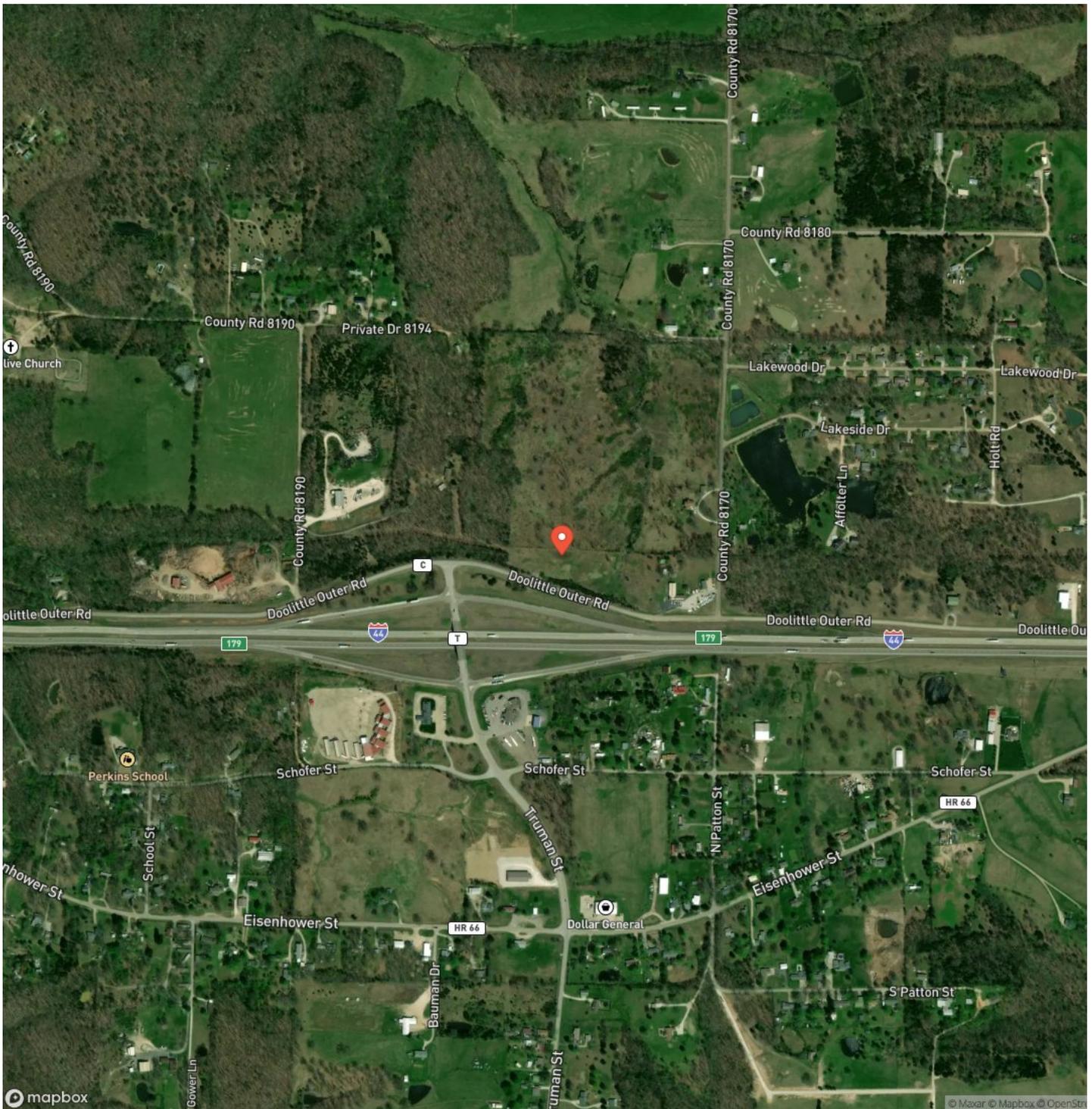
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Locator Map



Satellite Map



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MORE INFO ONLINE:

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