



# FOR SALE

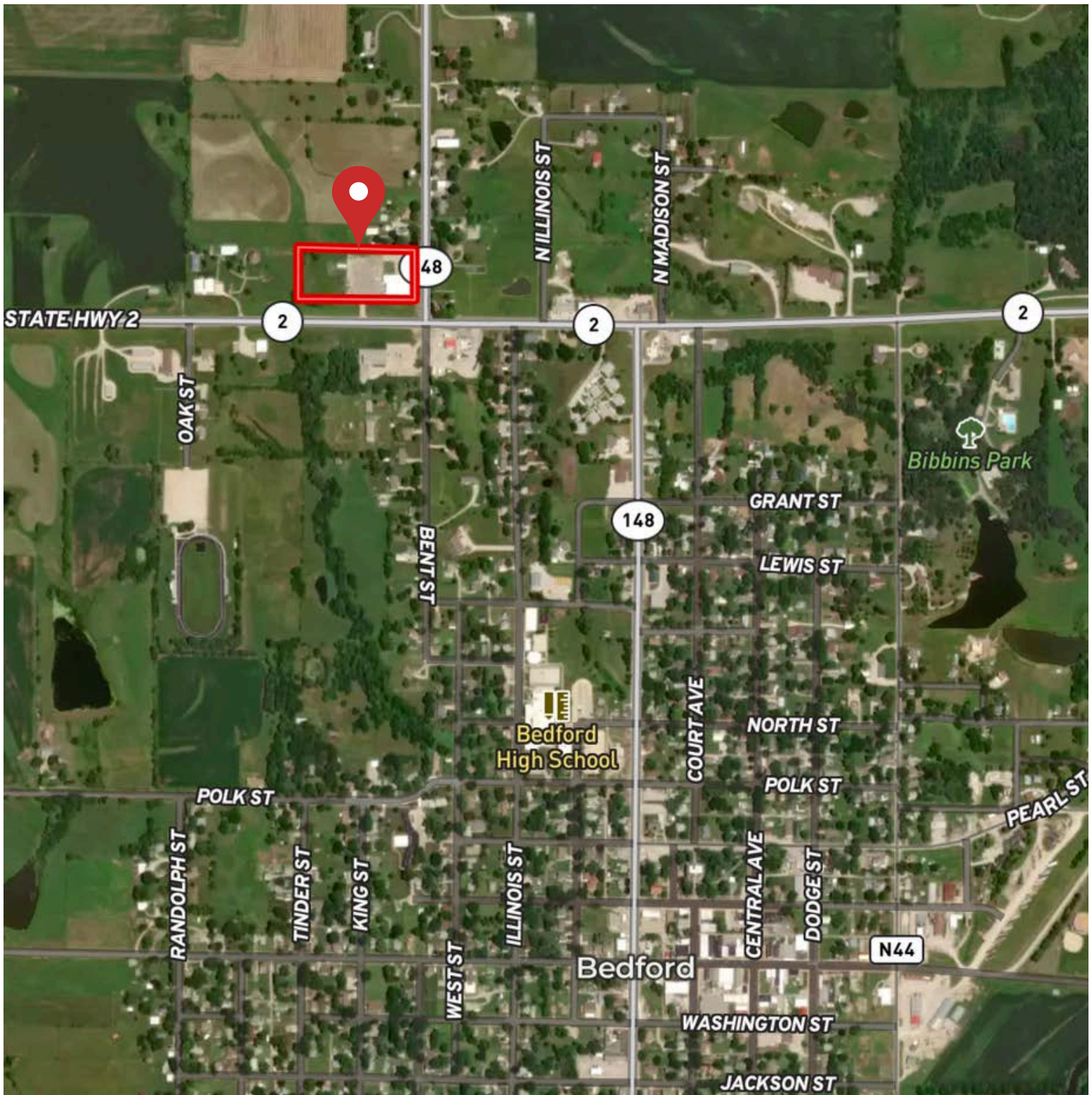
**1700 BENT ST BEDFORD, IA 50833**

Strategically positioned at the corner of Highway 2 and Highway 148, this 4.14-acre site presents a compelling opportunity for a full-service truck stop with a branded convenience store. The location is well suited for diesel and gasoline fueling, truck parking, and complementary retail uses. The site benefits from strong traffic exposure, with nearly 20,000 vehicles per week traveling the two intersecting highways, and limited nearby competition, making it an ideal location for a truck-oriented commercial use.

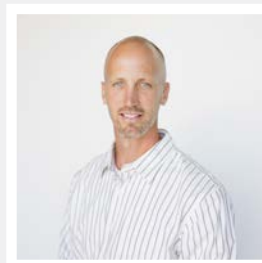
## PROPERTY DETAILS

- Price: \$749,000
- 4.14 Acres of Development Land
- Corner of HWY 2 & HWY 148
- Underserved Market: Limited truck fueling within 20+ miles
- Multiple fuel companies ready to partner with new owner
- Existing Dollar General lease provides income
- ~20,000 vehicles/week





WB Realty Company is a licensed broker in the state of Iowa



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