



4.14 ACRES LAND

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 commercial development opportunity. The location is well suited for a truck stop, convenience store, fuel service operation, and complementary retail uses. With strong traffic exposure, excellent visibility, and limited nearby competition, this property offers an ideal setting for truck-oriented commercial development.

LAND

- 4.14 Acres
- Corner of HWY 2 & HWY 148

PRICE

- For Sale - \$749,000

FEATURES

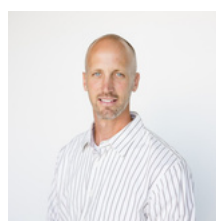
- Underserved Market - Limited truck fueling within 20+ miles
- Existing Dollar General lease provides income
- Multiple fuel companies ready to partner with a new owner

PROPERTY MAP



PROPERTY INFORMATION

DETAILS	
Address	1700 Bent St Bedford, IA 50833
County	Taylor County
Acres	4.14 Acres
Location	Corner of HWY 2 & HWY 148
Development Potential	Truck Stop & Fuel Service
Price	\$749,000



LANDON SCHRAGE

Land/Agriculture Real Estate

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