

# FOR SALE INTERSTATE 40 FRONTAGE PROPERTY

13.52 ACRES ALL UTILITIES AT SITE



14940 Highway 641 South | Holladay, TN 38341

## PROPERTY HIGHLIGHTS:

- Property fronts both Hwy 641 South & I-40
- Dual pole interstate sign, visible to east-west lanes of I-40
- Great opportunity to subdivide & redevelop property
- Adjacent to North 40 Truck Stop rated # 3 of top ten truck stops in the US
- Former Sugar Tree Truck Stop site
- Site Cleared: all UST removed clean closure letter T-DEC
- See tax map & aerial following attached pages
- Benton County tax map: 138-04.01



**Driving from Nashville:** I-40 West to Exit 126, approximately 90 miles turn right onto Hwy 641 South (US 69) will be 3rd property on right.

[Google Map Link](#)

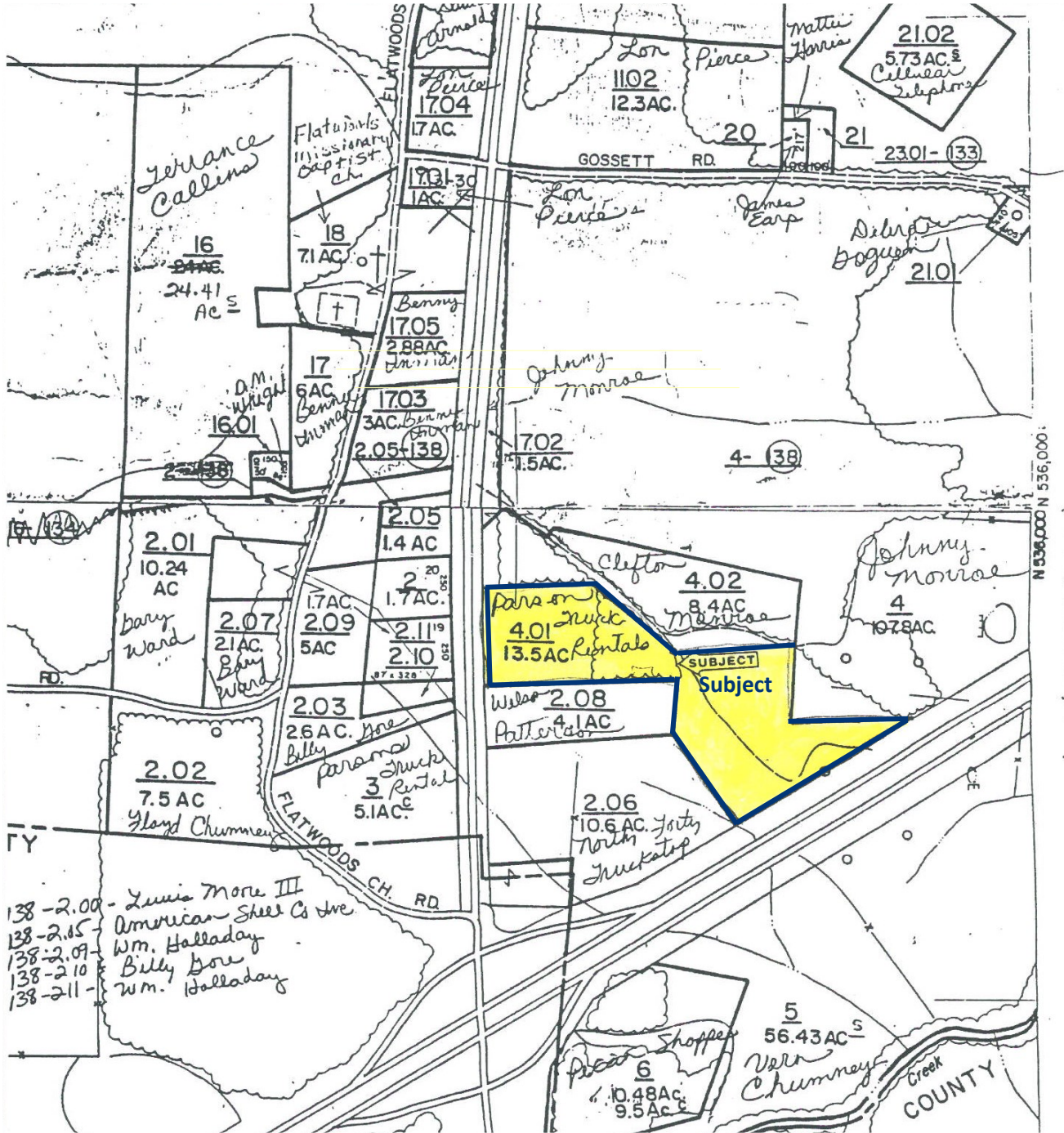


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TAX MAP-APPROXIMATELY 13.52 ACRES HIGHLIGHTED YELLOW AREA

14940 HIGHWAY 641 SOUTH | HOLLADAY, TN 38341

PARCEL ID: 138-04.01



SAMPLE OF AREA BUSINESS - STREET MAP  
14940 HIGHWAY 641 SOUTH | HOLLADAY, TN 38341

