



Specializing in the sale of large properties across the state of Alabama

Cusseta Truck Stop

I-85 Exit 70

Location: Exit 70 on I-85 at the North Lee and South Chambers County line. Property is located on the Southeast quadrant of the exit 70 Interchange.

Size: 86 acres(+/-)

Businesses: Truck Stop included in the sale which is averaging over \$72,000/month net over the last 5 months. They have also just signed on to some big fuel deals that should only continue the growth.

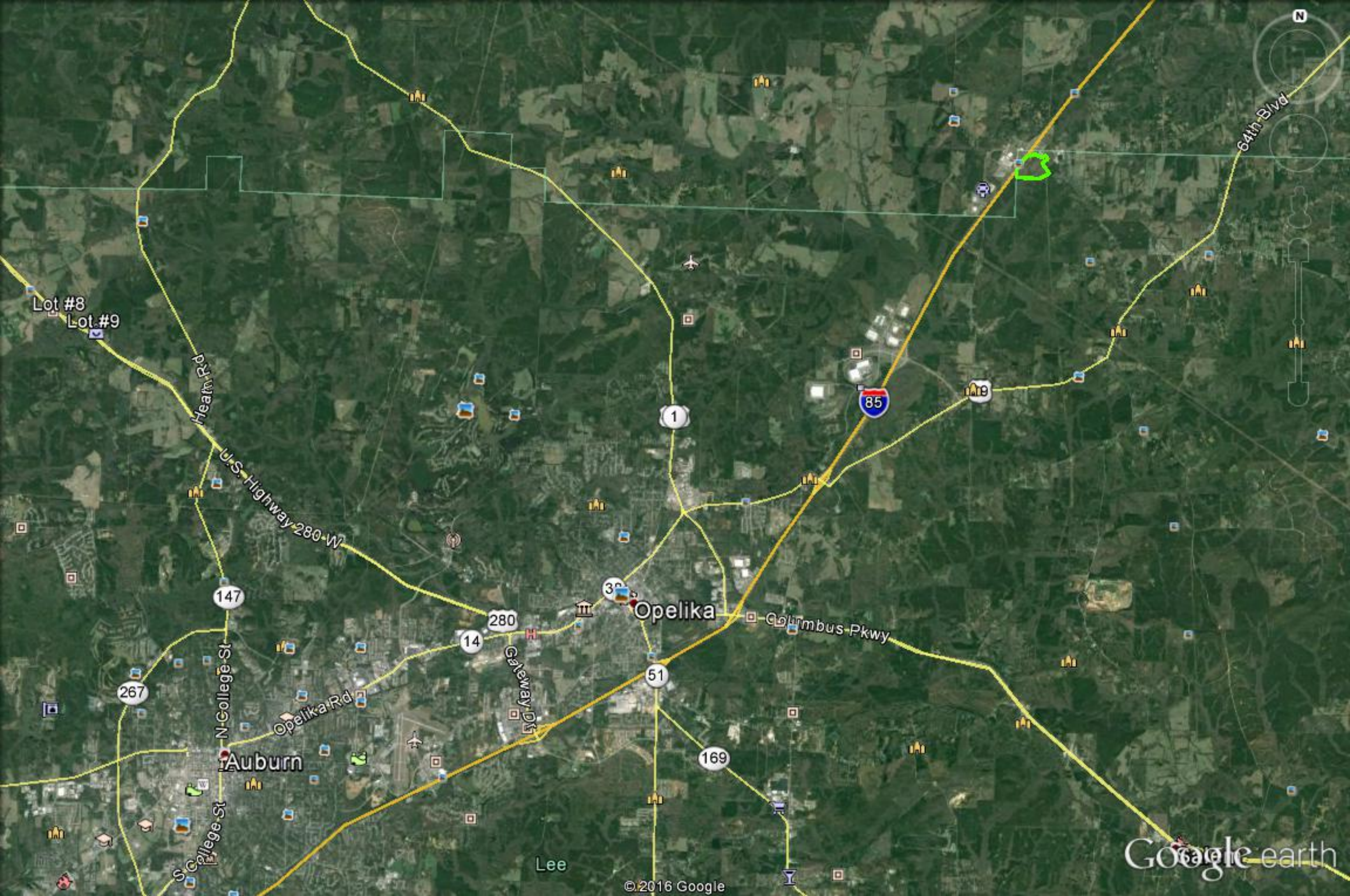
Land: Truck Stop has approximately 2000 feet of frontage along I-85 and 345 feet of frontage along Cusseta-Fairfax Road. The land behind the truck stop with frontage along I-85 is ideal for hotels, fast food, shopping, or apartments

Improvements: The truckstop has been completely redone inside and out. They have resurfaced and expanded the parking lot, installed new diesel pumps, installed new gasoline pumps and added four additional gasoline pumps. They have also completely gutted and redone the inside with new c-store, new bathrooms, new restaurant, and here recently new showers

Utilities: Has all utilities, sewer has just come available in the last few months.

Comments: It is very rare a tract of this size, quality, and location comes available along I-85. It sits between Montgomery and Atlanta, and right down the road from a growing Auburn. It sits right in the middle between the Hyundai and Kia automotive plants. It is in an excellent location for all the automotive suppliers who are located up and down I-85 and who ship supplies everyday to and from the plants. It's also across the interstate from a booming industrial park. This is an excellent investment opportunity.

Price: \$9,950,000



64th Blvd

Lot #8
Lot #9

Heath Rd

U.S. Highway 280-W

147

N College St

Auburn

Opelika Rd

14

280

Gateway Dr

Opelika

36

51

169

Columbus Pkwy

85

119

Google earth

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Chambers County 177

85

388

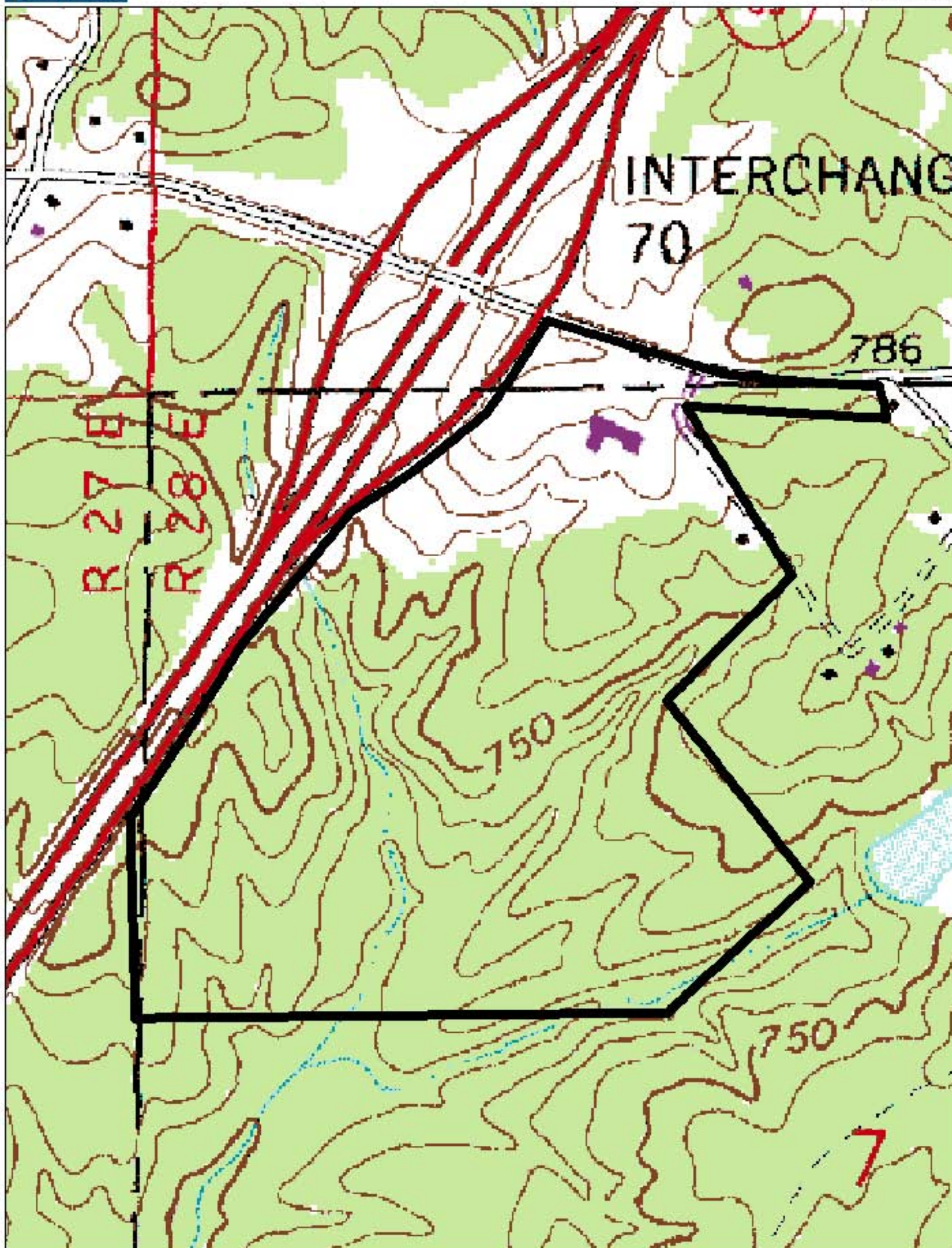
267

Lee Road 267

Lee Road 266

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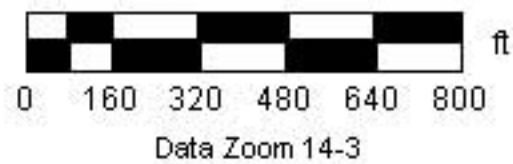
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June 2016

Profit and Loss

<u>Misc Income</u>		<u>Store</u>	<u>Rebate Programs</u>
CAT Scale	\$1,930.75	Café	Coca Cola
Restaurant	\$4,000.00	C-Store	DAS
Shop	\$3,000.00	DEF	D&D Energy
Yard Rent	\$2,150.00	Diesel	Hershey
ATM	\$2,886.00	Gas - Reg	Phillip Morris
		Gas - Prem	RJ Reynolds
		Misc Sales	
Total:	\$13,966.75	Total:	\$6,646.13

<u>Fixed Expenses</u>	
Power	\$3,995.00
Water	\$1,788.91
Insurance	\$4,779.54
Garbage Disposal	\$687.61
Phones/Internet	\$483.41
Fiber/Hardlines	\$0.00
Payroll	\$37,251.96
Misc Maintenance	\$4,102.37
Property Taxes	\$506.00
Total:	\$53,594.80

Net Total: \$64,215.02

July 2016

Profit Loss

<u>Misc Income</u>		<u>Store</u>		<u>Rebate Programs</u>	
CAT Scale	\$1,760.00	Café	\$5,310.63	Coca Cola	\$333.33
Restaurant	\$4,000.00	C-Store	\$33,986.97	DAS	\$75.00
Shop	\$3,000.00	DEF	\$2,690.29	D&D Energy	\$3,239.37
Yard Rent	\$2,150.00	Diesel	\$29,750.60	Hershey	\$352.98
ATM	\$2,137.00	Gas - Reg	\$10,572.80	Phillip Morris	\$1,843.80
		Gas - Prem	\$4,097.06	RJ Reynolds	\$1,368.00
		Misc Sales	\$0.00		
<u>Total:</u>	<u>\$13,047.00</u>	<u>Total:</u>	<u>\$86,408.35</u>	<u>Total:</u>	<u>\$7,212.48</u>

<u>Fixed Expenses</u>	
Power	\$3,995.00
Water	\$1,699.12
Insurance	\$4,779.54
Garbage Disposal	\$820.00
Phones/Internet	\$483.41
Fiber/Hardlines	\$1,196.00
Payroll	\$43,070.37
Misc Maintenance	\$1,646.00
Property Taxes	\$506.00
<u>Total:</u>	<u>\$58,195.44</u>

Net Total: \$48,472.39

August 2016

Profit Loss

<u>Misc Income</u>		<u>Store</u>		<u>Rebate Programs</u>	
CAT Scale	\$2,284.25	Café	\$4,713.32	Coca Cola	\$333.33
Restaurant	\$4,000.00	C-Store	\$33,614.57	DAS	\$140.00
Shop	\$3,000.00	DEF	\$3,516.88	D&D Energy	\$6,267.17
Yard Rent	\$2,150.00	Diesel	\$38,001.12	Hershey	\$352.98
ATM	\$2,413.50	Gas - Reg	\$15,806.66	Phillip Morris	\$2,148.32
		Gas - Prem	\$3,722.94	RJ Reynolds	\$1,895.47
		Misc Sales	\$2,855.76		
<u>Total:</u>	<u>\$13,847.75</u>	<u>Total:</u>	<u>\$102,231.25</u>	<u>Total:</u>	<u>\$11,137.27</u>

<u>Fixed Expenses</u>	
Power	\$3,995.00
Water	\$1,699.12
Insurance	\$4,779.54
Garbage Disposal	\$820.00
Phones/Internet	\$483.41
Fiber/Hardlines	\$1,196.00
Payroll	\$43,070.37
Misc Maintenance	\$1,646.00
Property Taxes	\$506.00
<u>Total:</u>	<u>\$58,195.44</u>

Net Total: \$69,020.83

September 2016

Profit and Loss

<u>Misc Income</u>		<u>Store</u>		<u>Rebate Programs</u>	
CAT Scale	\$2,084.00	Café	\$7,550.46	Coca Cola	\$333.33
Restaurant	\$4,000.00	C-Store	\$39,384.72	DAS	\$105.00
Shop	\$3,000.00	DEF	\$3,707.36	D&D Energy	\$7,266.15
Yard Rent	\$2,150.00	Diesel	\$37,022.92	Hershey	\$352.98
ATM	\$2,716.00	Gas - Reg	\$16,053.46	Phillip Morris	\$2,423.00
		Gas - Prem	\$27,097.11	RJ Reynolds	\$1,828.01
		Misc Sales	\$2,053.06		
<u>Total:</u>	\$13,950.00	<u>Total:</u>	\$132,869.09	<u>Total:</u>	\$12,308.47

<u>Fixed Expenses</u>	
Power	\$3,995.00
Water	\$1,699.12
Insurance	\$4,779.54
Garbage Disposal	\$820.00
Phones/Internet	\$483.41
Fiber/Hardlines	\$1,196.00
Payroll	\$43,070.37
Misc Maintenance	\$5,142.00
Property Taxes	\$506.00
<u>Total:</u>	\$61,691.44

Net Total: \$97,436.12

October 2016

Profit Loss

<u>Misc Income</u>		<u>Store</u>	<u>Rebate Programs</u>
CAT Scale	\$2,100.50	Café	Coca Cola
Restaurant	\$4,000.00	C-Store	DAS
Shop	\$3,000.00	DEF	D&D Energy
Yard Rent	\$1,400.00	Diesel	Hershey
ATM	\$3,185.00	Gas - Reg	Phillip Morris
		Gas - Prem	RJ Reynolds
		Misc Sales	
<u>Total:</u>	\$13,685.50	<u>Total:</u>	\$11,593.91
<u>Fixed Expenses</u>			
Power	\$3,995.00		
Water	\$1,425.62		
Insurance	\$4,779.54		
Garbage Disposal	\$945.00		
Phones/Internet	\$483.41		
Fiber/Hardlines	\$1,196.00		
Payroll	\$40,156.50		
Misc Maintenance	\$35,588.14		
Property Taxes	\$506.00		
<u>Total:</u>	\$89,075.21		

****Includes Remodel on 5 Shower Rooms****

Net Total: \$45,568.86



New gasoline pumps



New diesel pumps





New completely resurfaced and expanded parking lot



Newly remodeled inside



New restaurant







I-85 frontage at Exit #70





Land behind the truckstop

