

FOR SALE I-40 FRONTAGE EXIT 126 PROPERTY

13.52 Acres - All Utilities at Site



14940 Highway 641 South | Holladay, TN 38341



ANDERSON COMMERCIAL BROKERAGE

2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Rita Anderson, Broker

License: 214959

Email: rita.acb@outlook.com

Office : (615) 754-2442

www.andersoncommercialbrokerage.com

©2026 Anderson Commercial Brokerage

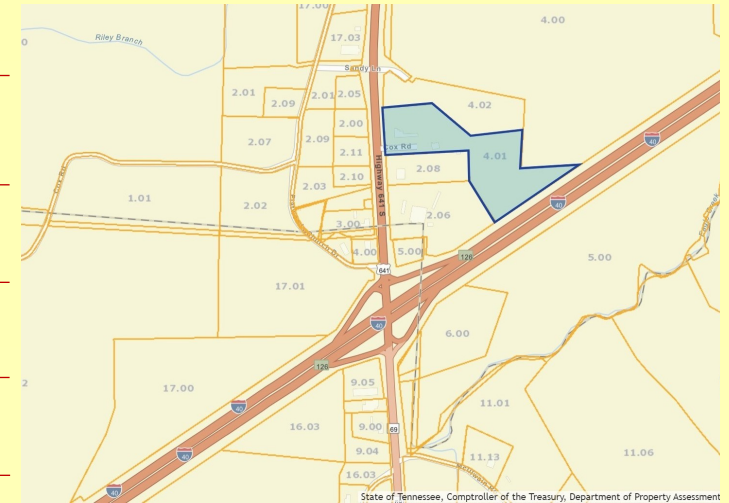
PARCEL #: 138-004.01 | BENTON COUNTY

ACRES / SF: 13.52 +/- ACRES

ROAD FRONTAGE: 410' +/- ON HWY 641 AND 884' +/- ALONG I 40

TRAFFIC COUNT: 3,856 ADV ON HWY 641 (SPENCE STORE LOOP)

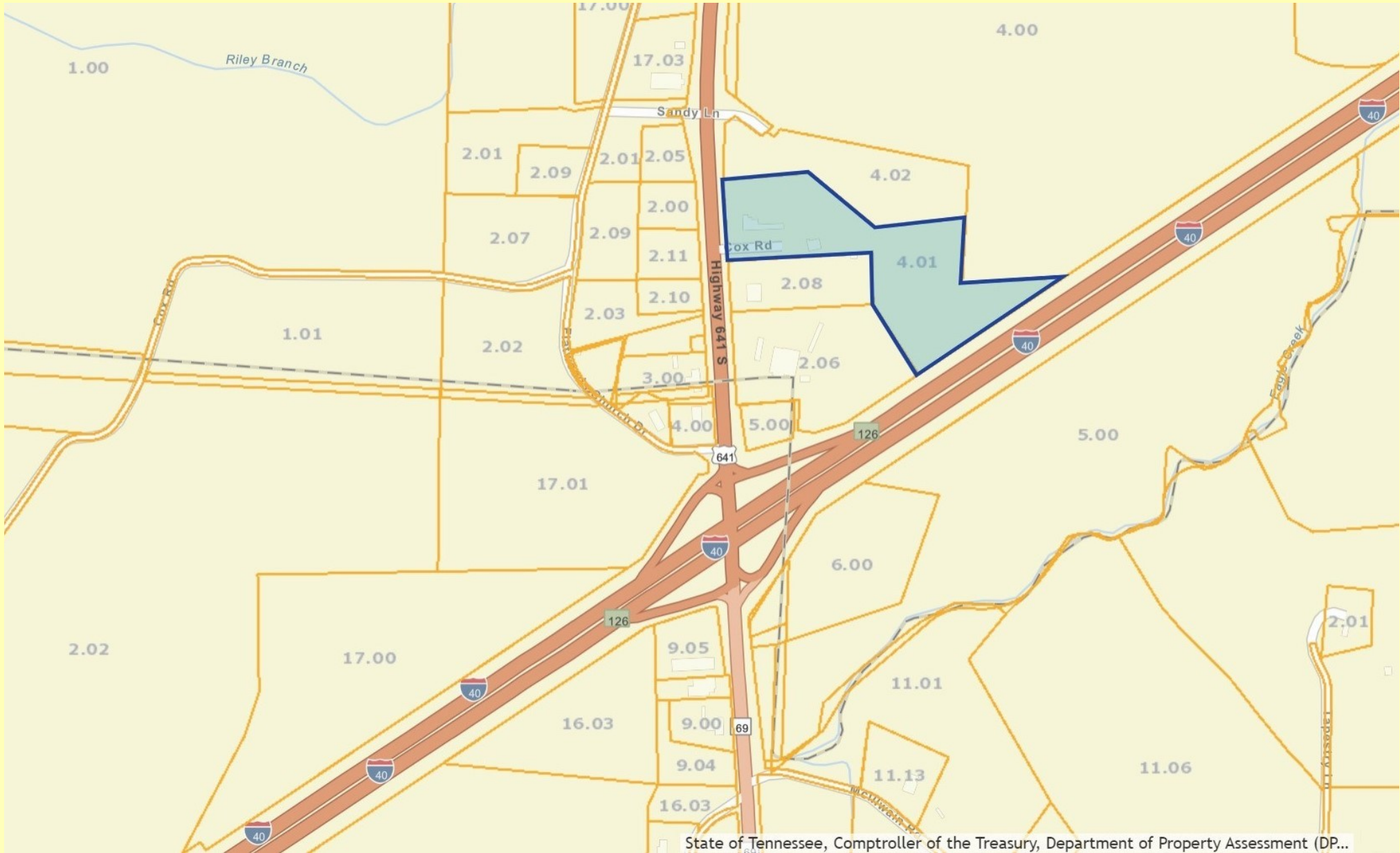
ZONING: COMM RURAL



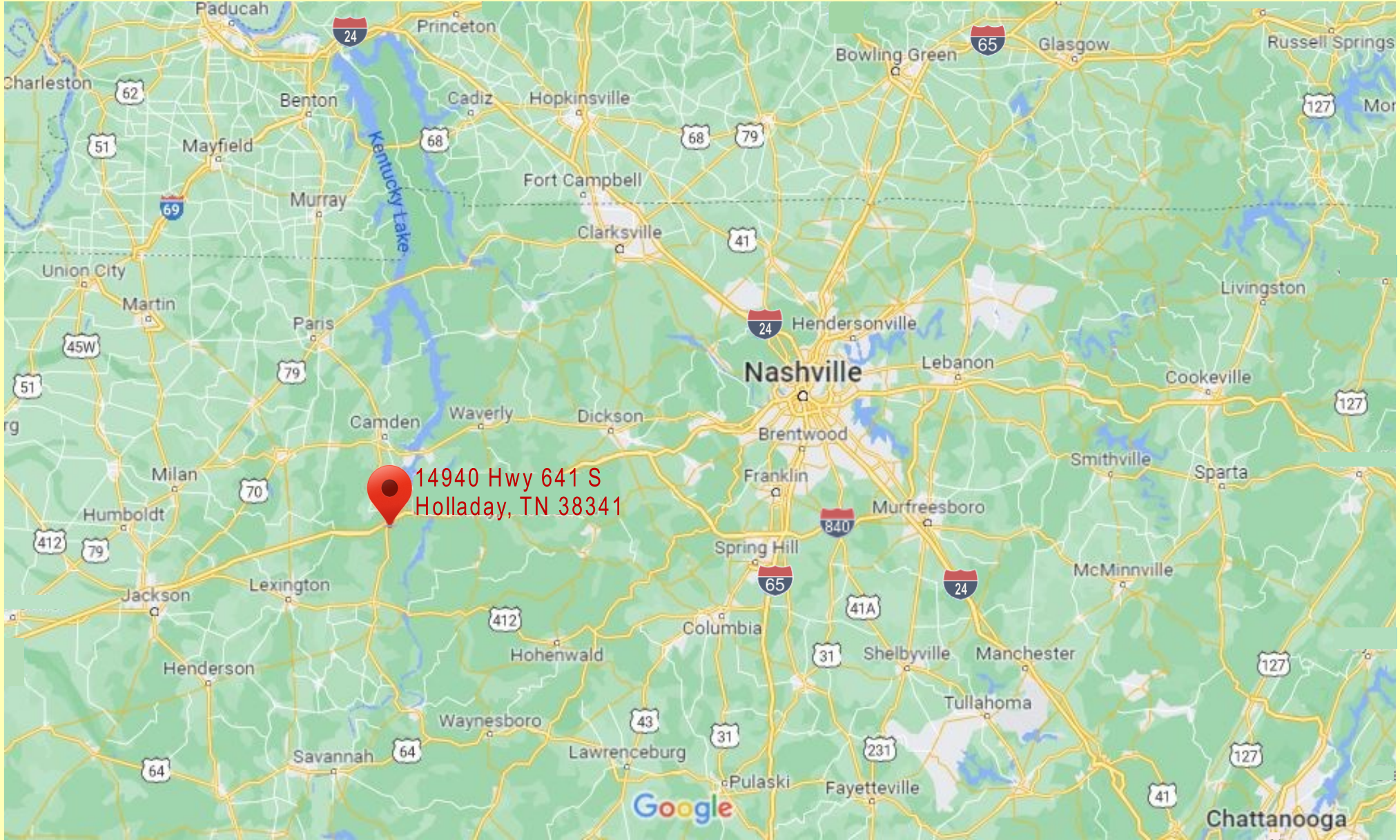
HIGHLIGHTS

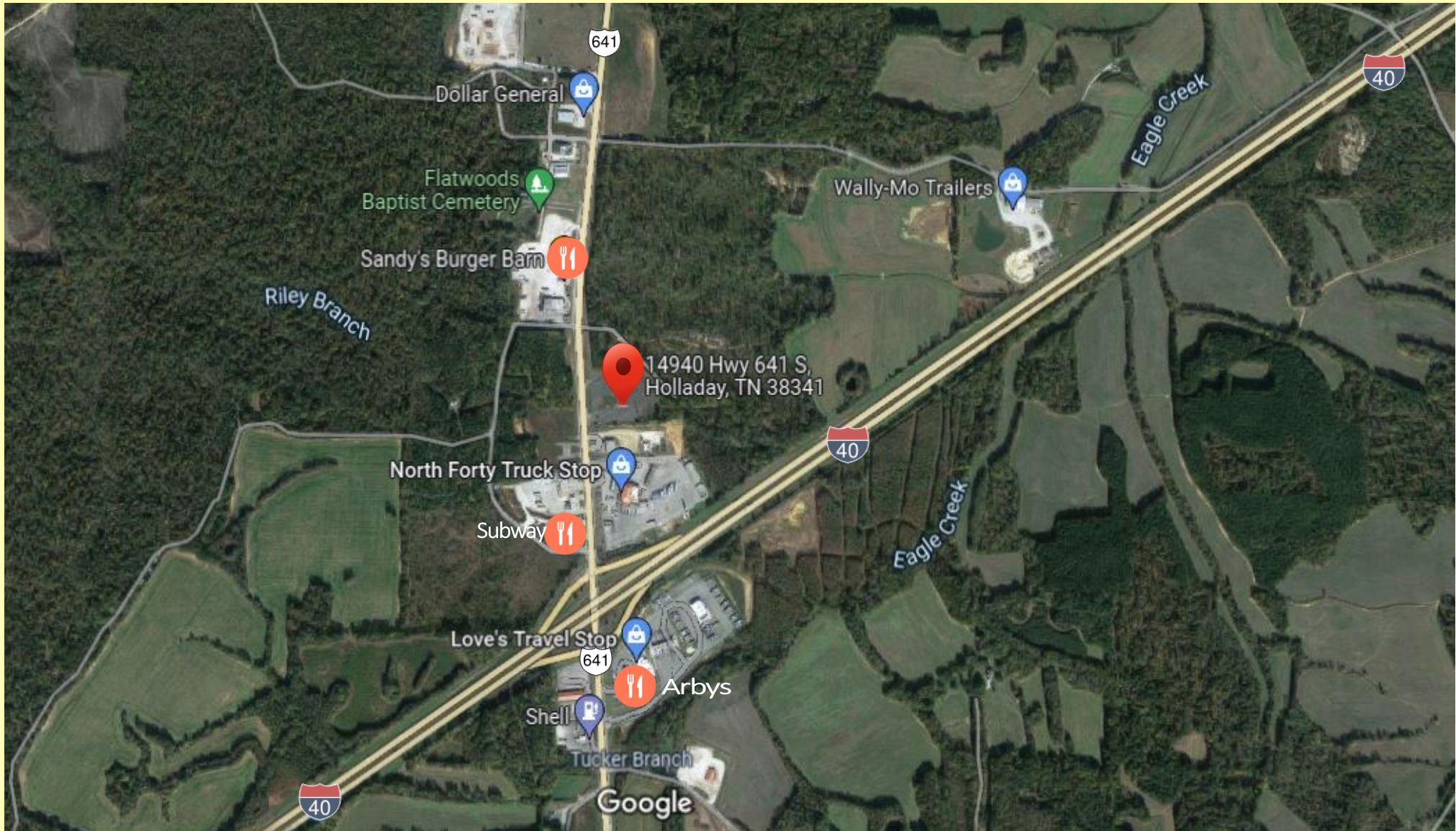
- Property fronts both I-40 and Highway 641
- Dual pole interstate sign, visible to both eastbound and westbound lanes of I-40
- Adjacent to One 9 Travel Center-Pilot (Former North 40 Truck Stop)
- Loves Travel Center Located on South side of I-40
- This site Former Sugar Tree Truck Stop- all UST removed, closure letter T-DEC
- Great opportunity to subdivide and redevelop property

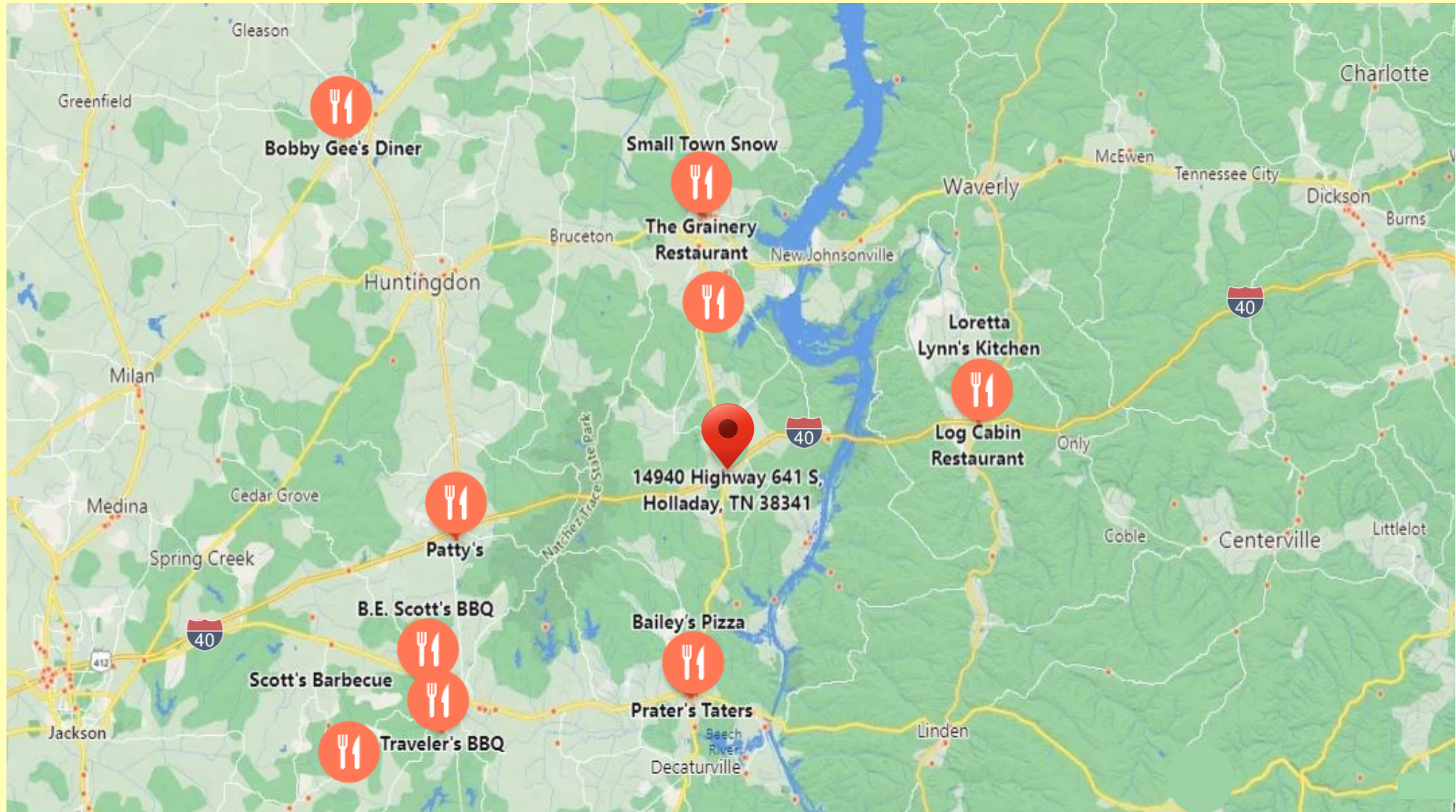


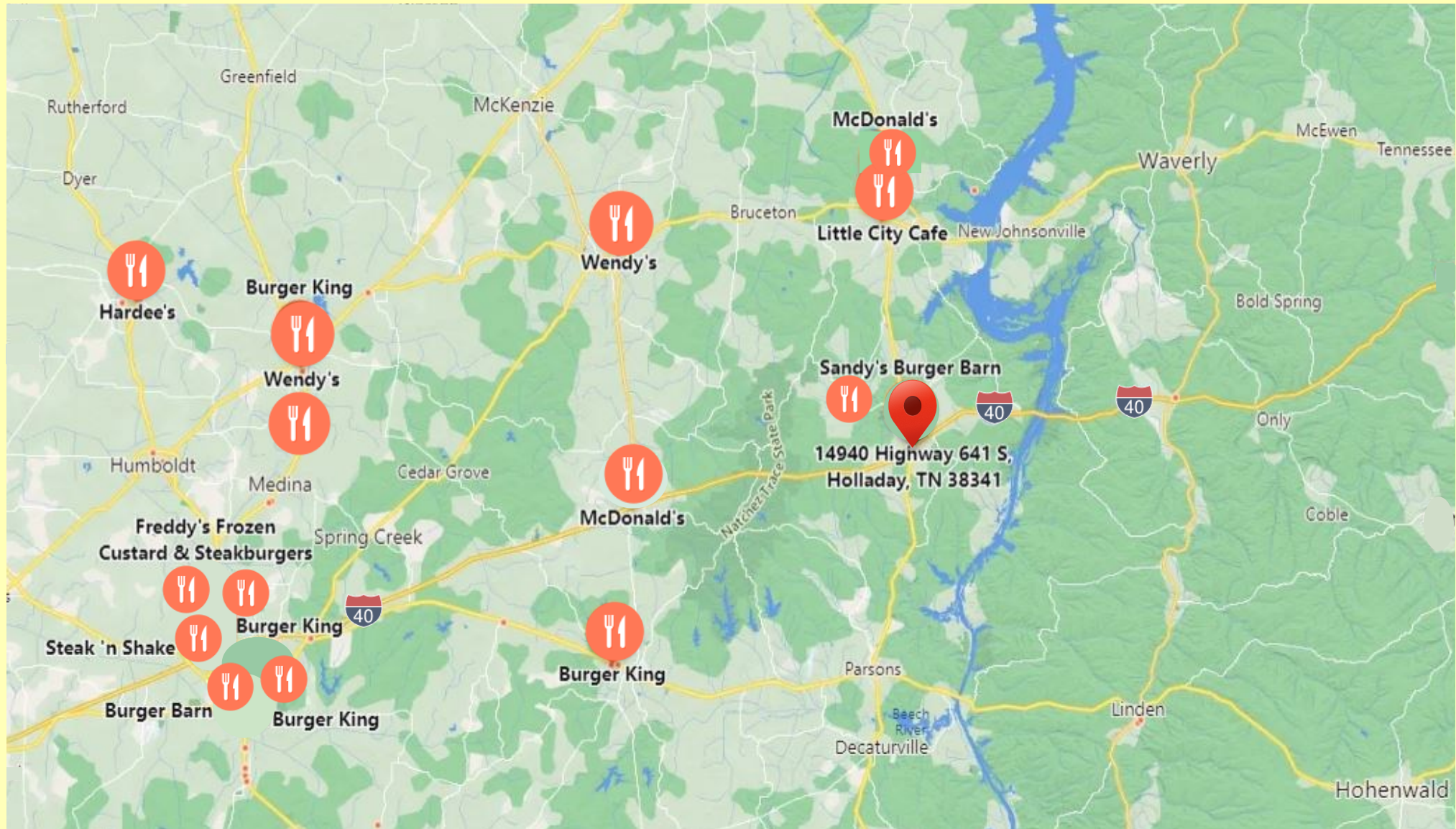












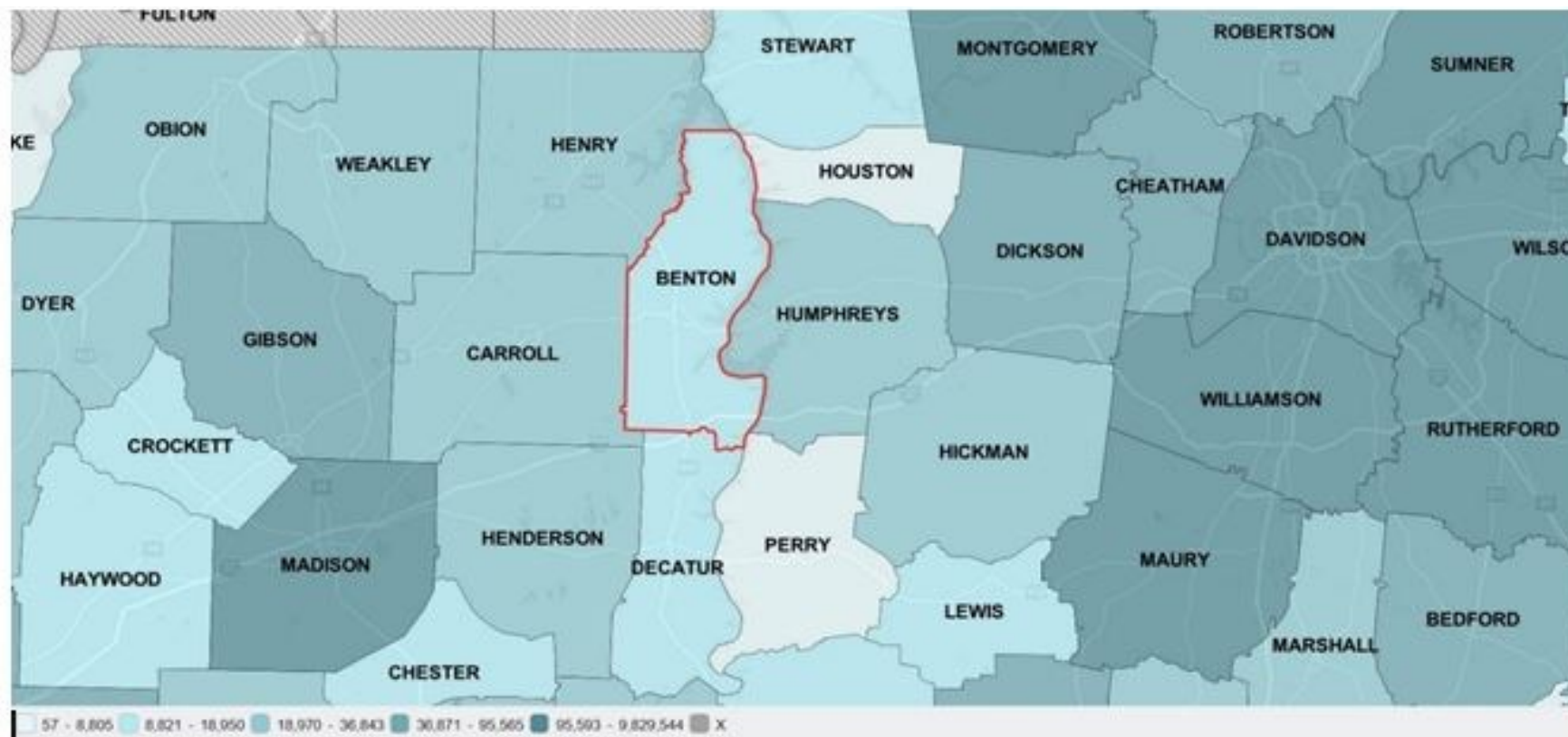
Co Sta#	#AVD	Main Rd	Cross St	Date of Sample
036	5360	Hwy 641 N	Gossett Rd	2025
010	3856	Hwy 641 S	Spence Store Loop	2025
044	29,923	I-40 W of Hwy 641		2025
035	31,086	I-40 E of Hwy 641		2025

I-40 Ramps:

001R 4,071	Eastbound I-40 Ramp Exit 126	N/A	2021
002R 4,491	Hwy 641 Ramp to I-40 East	N/A	2021
003R 4,103	Westbound I-40 Ramp Exit 126	N/A	2021
004R 3,834	Hwy 641 Ramp to I-40 West	N/A	2021

Source: Tennessee Dept of Transportation, May 2022





US Census 2025	Benton	Decatur	Henderson	Carroll	Humphreys
Population	16,183	11,820	28,518	29,200	19,646
Households	7,121	4,568	10,920	11,541	7,241
Median HH Income	\$51,746	\$45,375	\$55,136	\$51,787	\$60,616

US Census 2025 Estimated per Census.gov



Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



Rita Anderson, Broker
License: 214959

"We are and can be only as successful as our clients"

- Rita Anderson, Broker

