



Value Add Truck Stop



36020 US-287 Wiley, CO 81092





Investment Contacts

Brian Brockman

- License #: ER.100075683
- Bang Realty-Colorado



brian@bangrealty.com



513-898-1551



Investment Highlights



Strong Location

Located Directly On US-287, a Major North South Trucking Corridor Running From Mexico Through Denver, The Site Has Approximately 2000 Trucks Pass Per Day



Expansion Room

2.9 Acre Lot Provides Room For Expansion and Additional Amenities



Fuel Contract

Branded Conoco, The Site Can Be Delivered Free & Clear Of Fuel Contract



Full Kitchen

Provides Food Destination For Travelers

No Competition Within 8 Miles to South and 25 Miles to The North

Executive Summary

Bang Realty is Pleased To Exclusively Offer For Sale The Value Add Truck Stop Located At 36020 US-287 Wiley, CO. This Deal Includes A Truck Stop That Offers Amenities Such As Diesel Pumps, Truck Parking, Full Kitchen, and Expansion Room Directly On A Strongly Trafficked Trucking Corridor Providing For A Great Opportunity for Investors And Operators.



Sale Price:
\$800,000



Lot Size:
2.9 Acres



Street Address:
36020 US-287



Building Square Feet :
2500



City, State, Zip:
Wiley, CO 81092



Year Built:
1999



County:
Prowers



Pumps:
Two Gas & Two Diesel



Aerial



Aerial



Demographics



Traffic Counts(2024):

3400 AADT

1800 Combination Trucks

150 Single Unit Trucks

Income	3 miles	5 miles	10 miles
Avg Household Income	\$96,015	\$93,980	\$81,054
Median Household Income	\$82,250	\$81,169	\$67,601
< \$25,000	43	58	756
\$25,000 - 50,000	39	57	861
\$50,000 - 75,000	40	54	574
\$75,000 - 100,000	50	77	739
\$100,000 - 125,000	45	55	456
\$125,000 - 150,000	22	27	241
\$150,000 - 200,000	11	20	158
\$200,000+	23	28	232

Population	3 miles	5 miles	10 miles
2020 Population	746	1,006	9,836
2025 Population	683	931	10,132
2030 Population Projection	668	913	10,198
Annual Growth 2020-2025	-1.7%	-1.5%	0.6%
Annual Growth 2025-2030	-0.4%	-0.4%	0.1%
Median Age	43.2	43.8	38.3
Bachelor's Degree or Higher	28%	27%	17%
U.S. Armed Forces	0	0	0





CONFIDENTIALITY & DISCLAIMER

© 2026 Bang Realty. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Bang Realty does not doubt its accuracy; however, Bang Realty makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Bang Realty encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction