

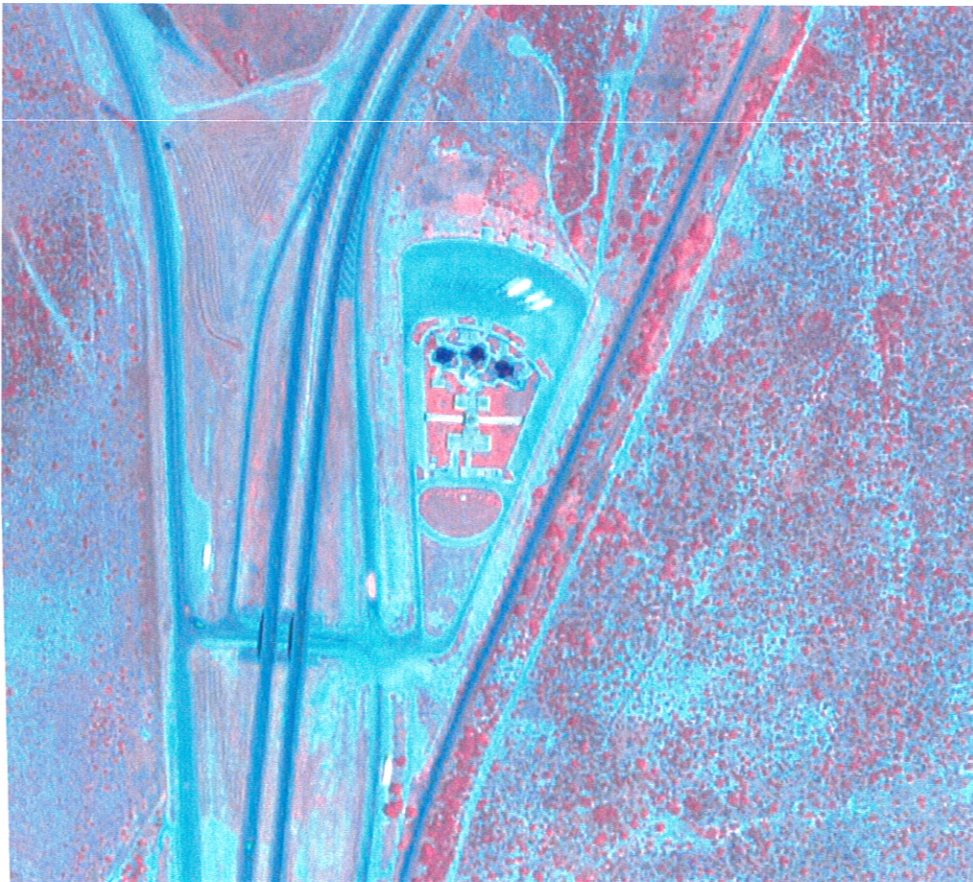
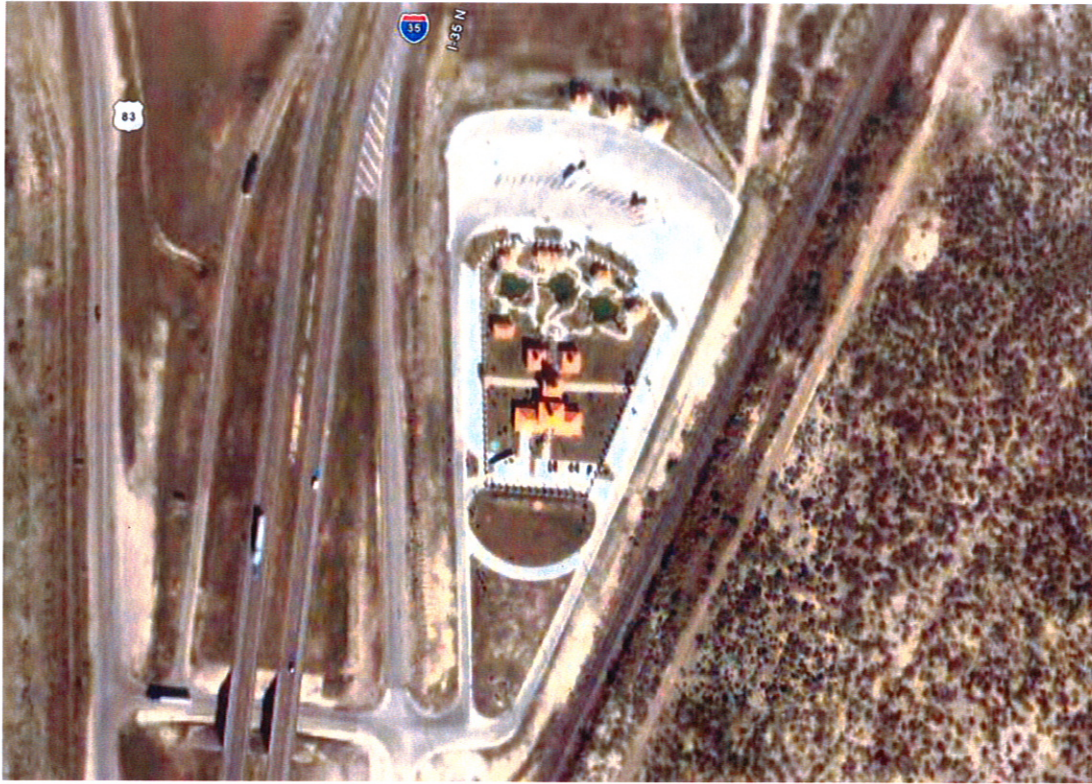
Appendix Table of Contents

Texas Travel Information Center at Laredo.....A-2
Coke County Rest AreaA-4
Hale County Rest AreaA-6
Hartley Picnic Area.....A-9
Sierra Grande Rest AreaA-10
Gobbler’s Knob Rest AreaA-12
Big Sandy Hugo Rest Area.....A-13
Deer Trail Rest AreaA-15
Bennett Rest AreaA-18
Rest Area Site Assessments for Potential Private ServicesA-22
Rest Area Inventory.....A-27
Truck Stop Inventory.....A-34
Project Cost Estimates.....A-63
Project Cost Estimates.....A-63
Economic ResearchA-66

Texas Travel Information Center north of Laredo



Texas Travel Information Center north of Laredo (continued)



Coke County Rest Area – Texas



Coke County Rest Area – Texas (continued)



Hale County Rest Area – Texas

Northbound



Hale County Rest Area – Texas (continued)

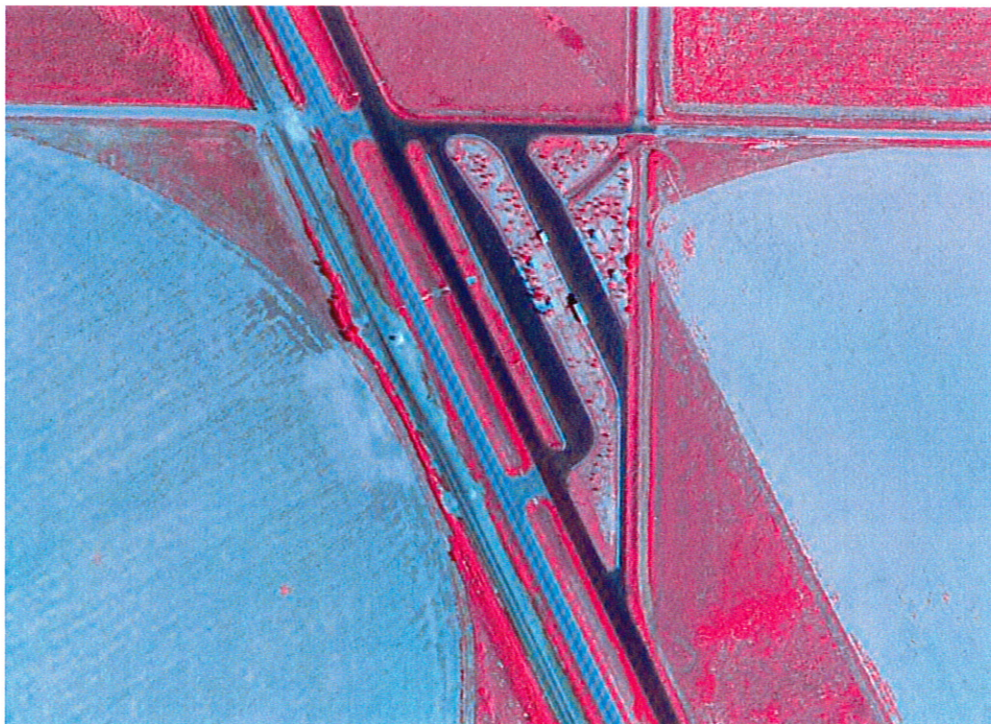
Southbound



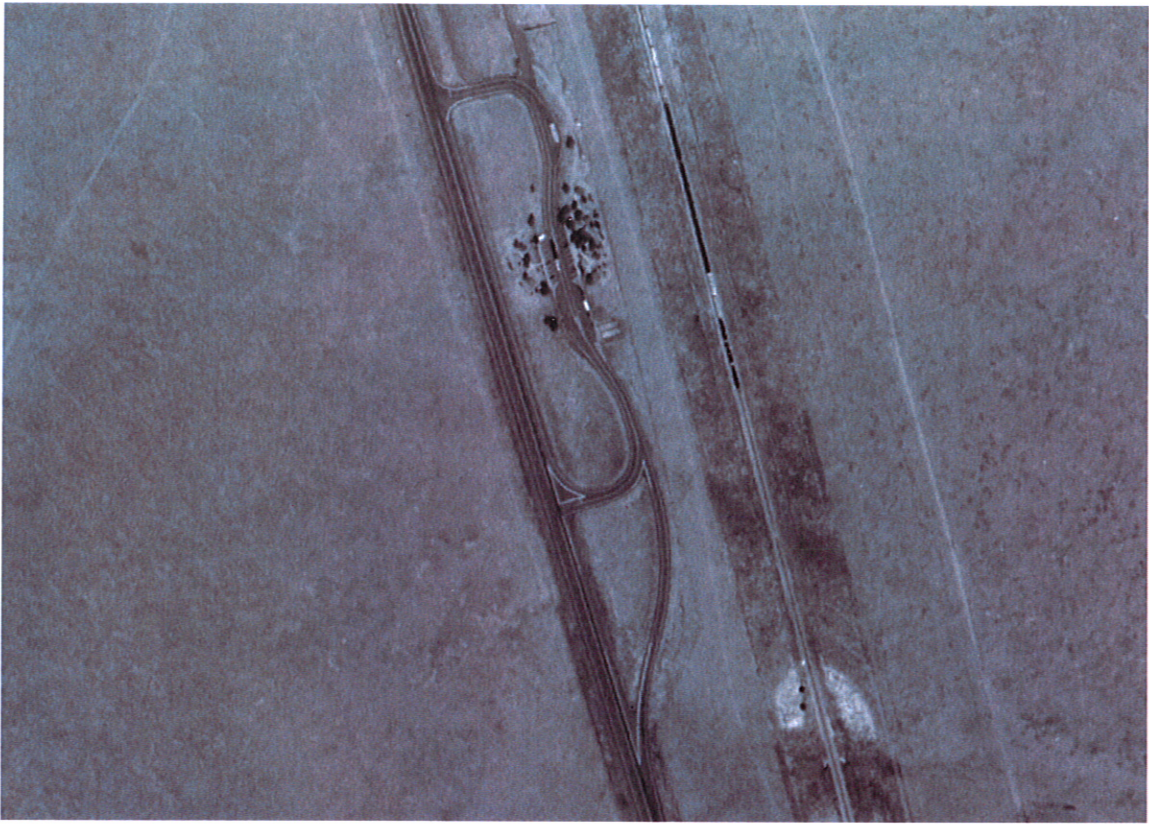
Hale County Rest Area – Texas (continued)



Hartley Picnic Area – Texas



Sierra Grande Rest Area – New Mexico



Sierra Grande Rest Area – New Mexico



Gobbler's Knob Rest Area – Colorado



Big Sandy Hugo Rest Area – Colorado



Big Sandy Hugo Rest Area – Colorado (continued)



Deer Trail Rest Area – Colorado



Deer Trail Rest Area – Colorado (continued)



Deer Trail Rest Area – Colorado (continued)



Bennett Rest Area – Colorado



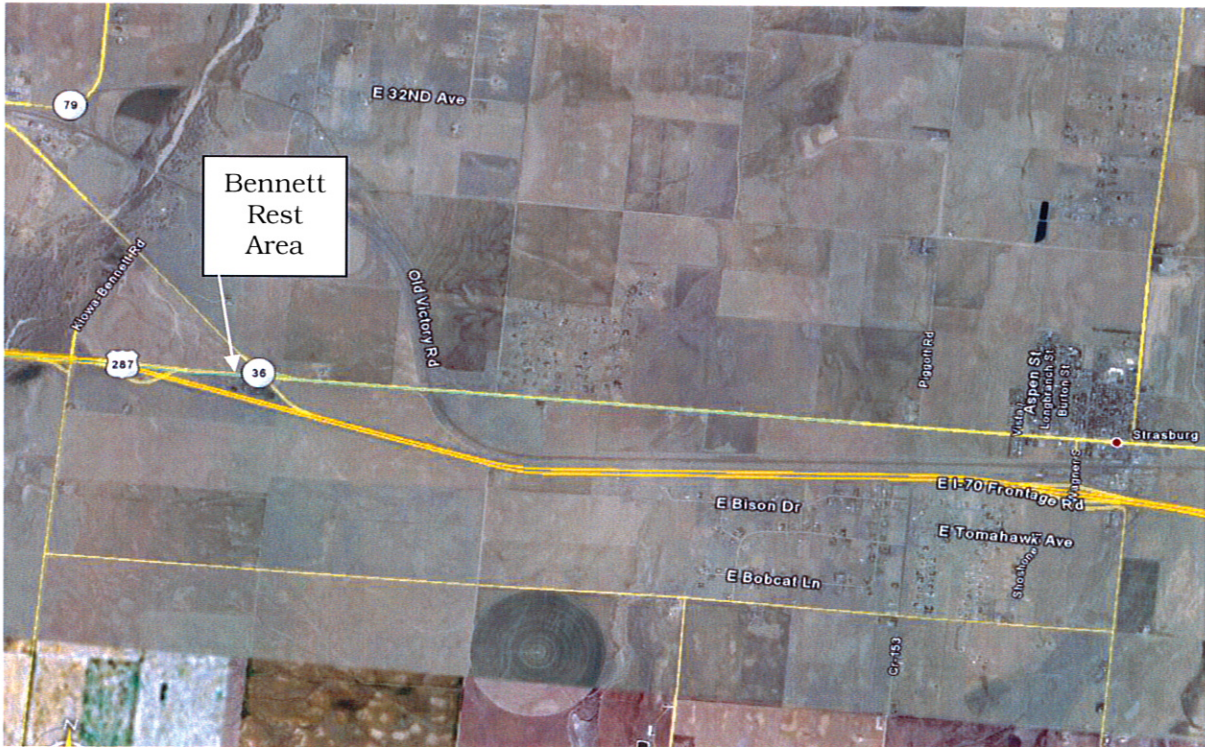
Bennett Rest Area – Colorado (continued)

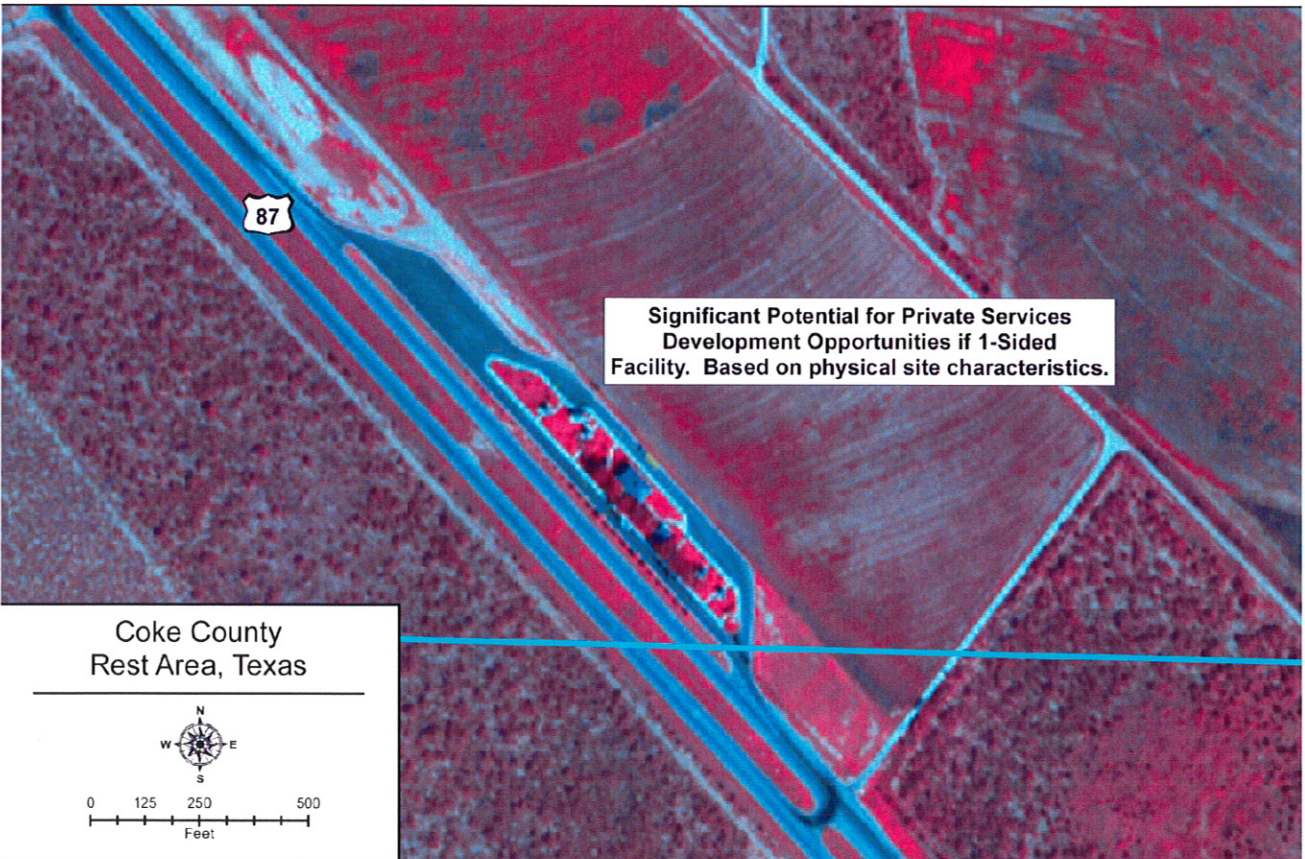
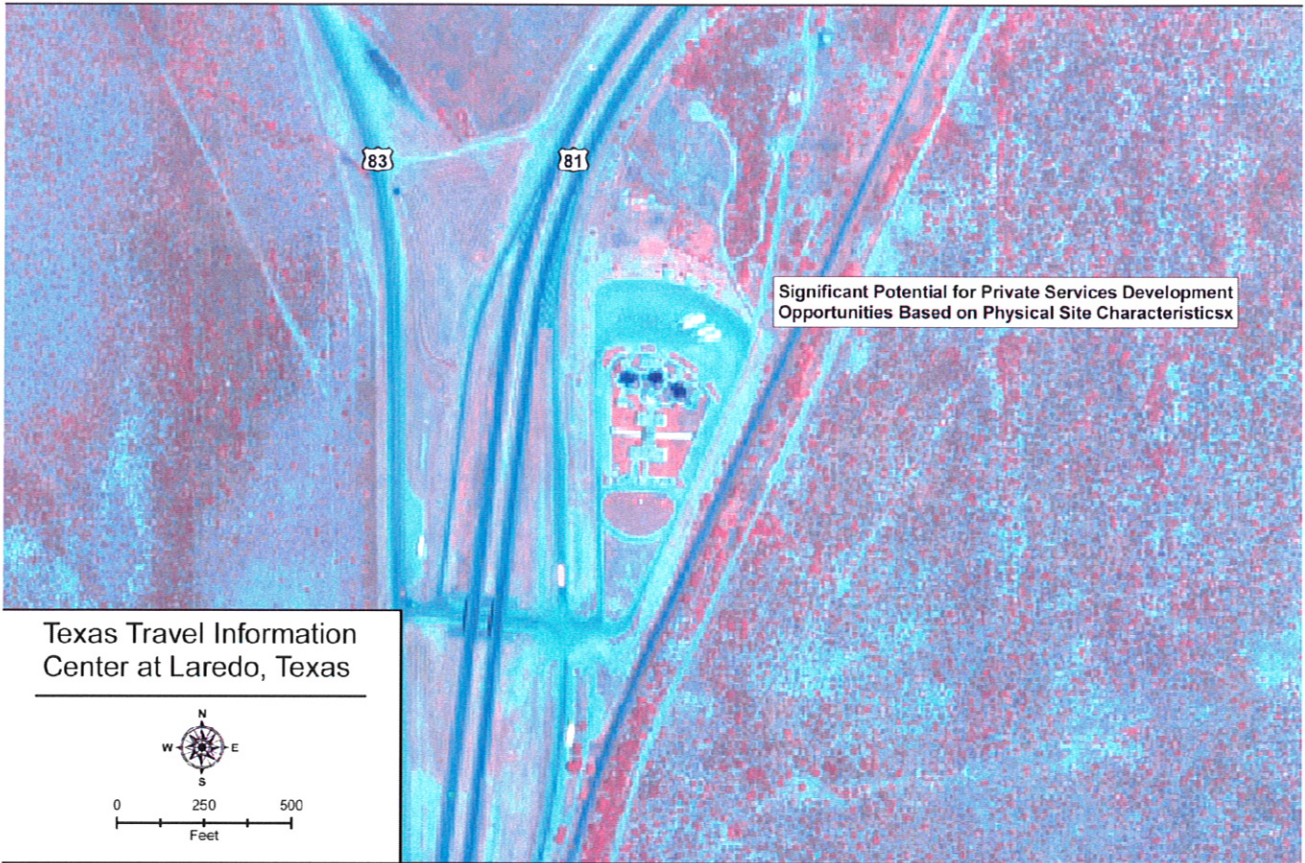


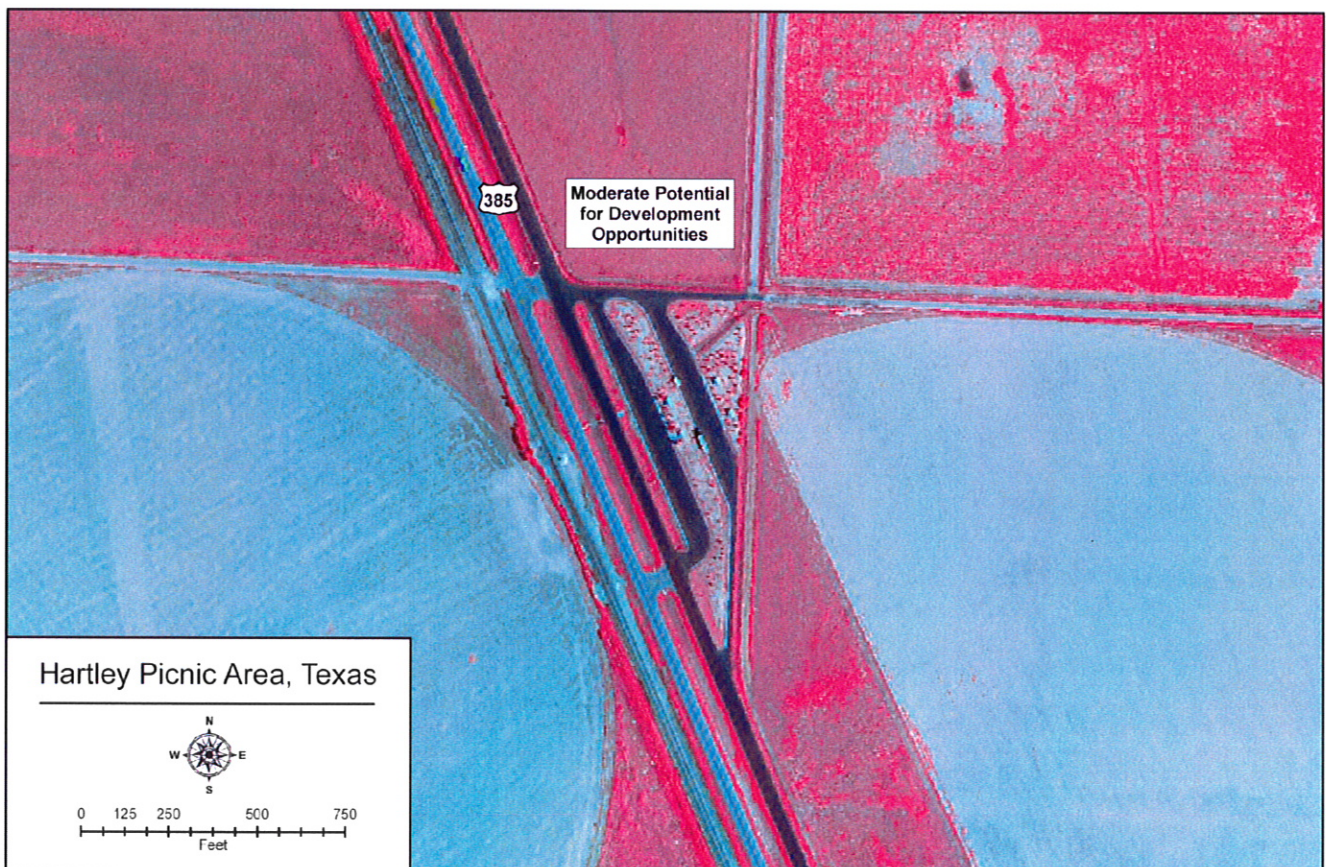
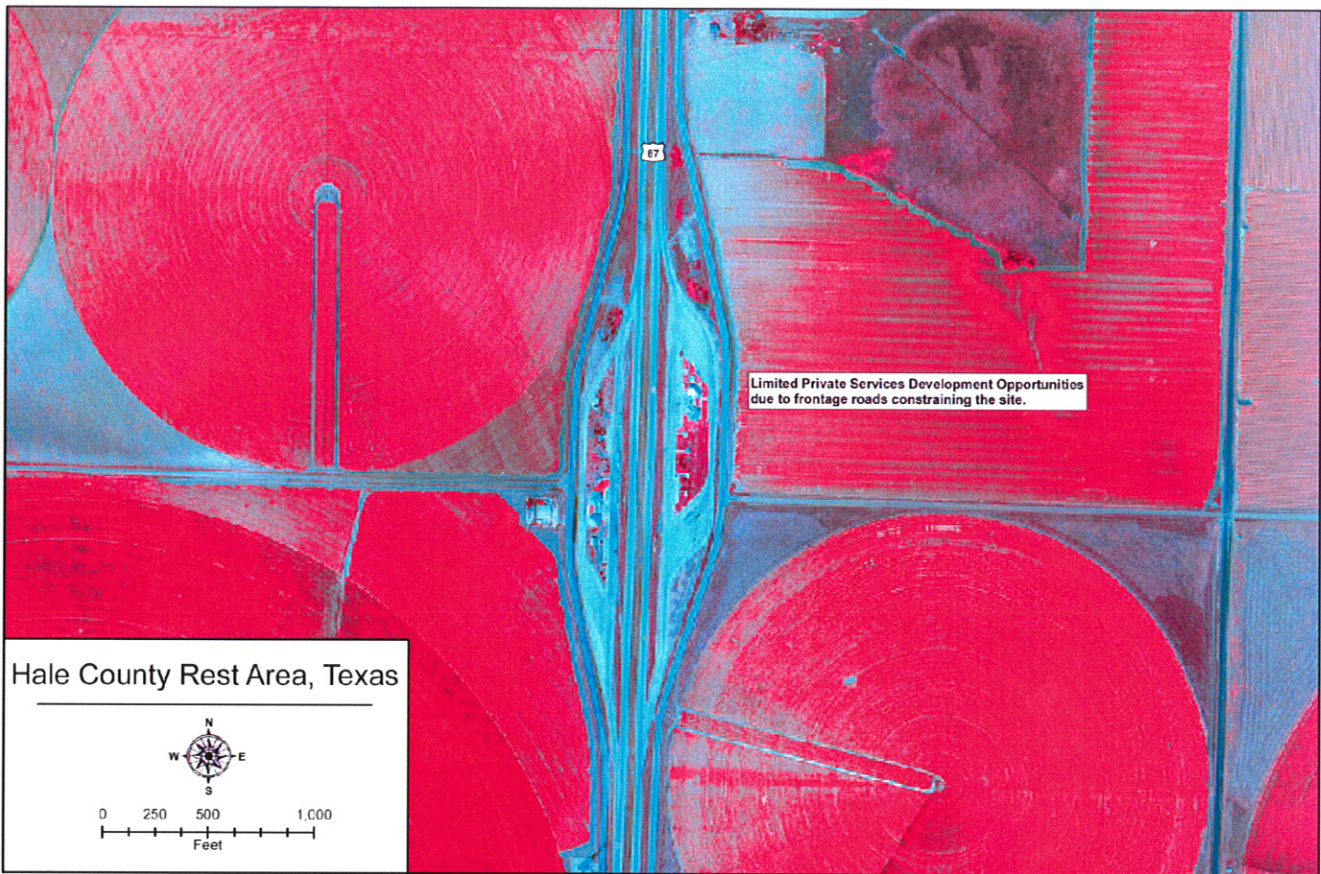
Bennett Rest Area – Colorado (continued)



Bennett Rest Area – Colorado (continued)

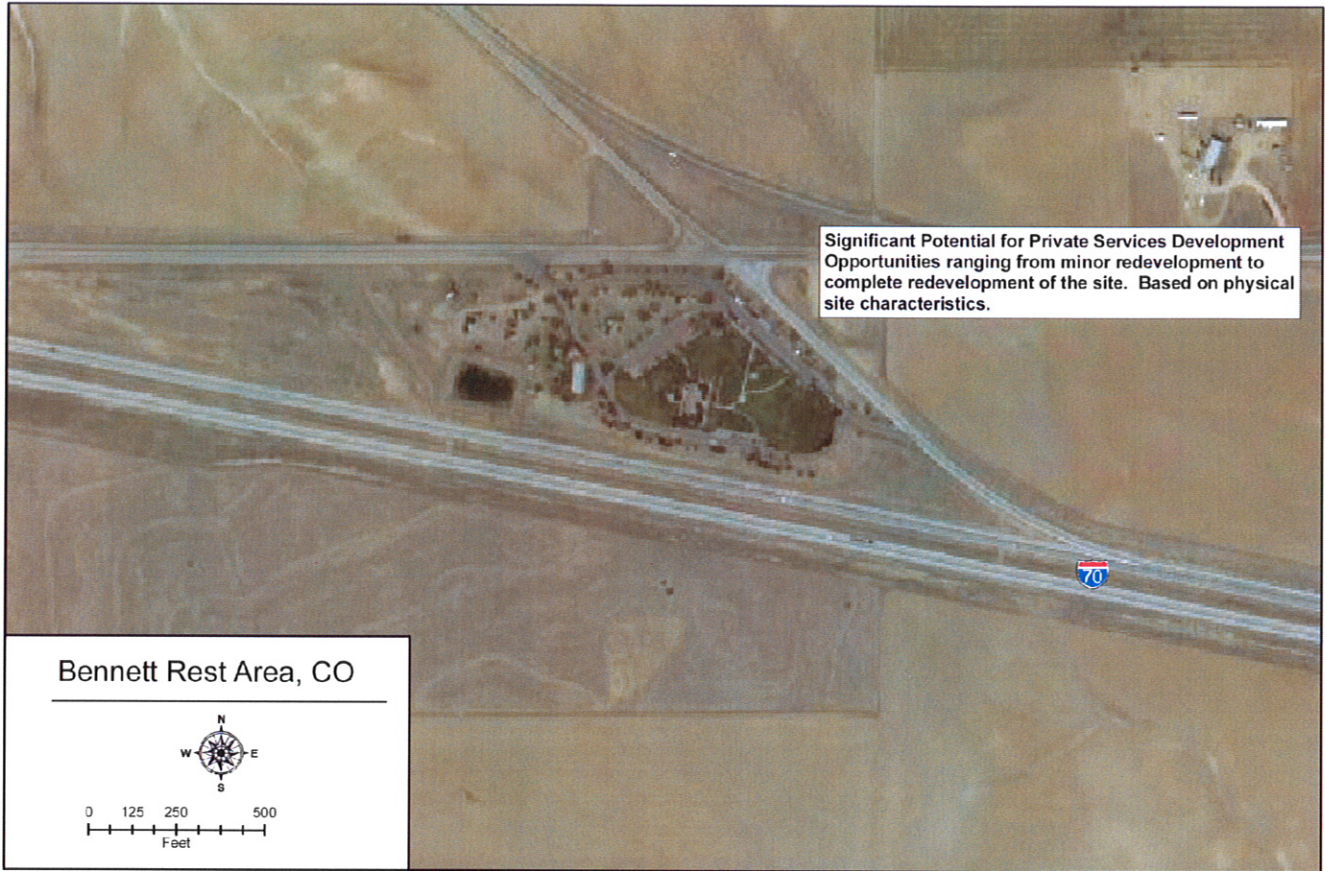












Rest Area Inventory

STATE	TEXAS
LOCATION	Laredo
ROUTE	I-35 -- ACCESSIBLE FROM BOTH DIRECTIONS

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	NB-160, SB-170	
ACCEL LANE	NB-880, SB-900	REGULAR DIAMOND INTERCHANGE

PARKING	NO. SPACES	NOTES
RV	0	
TRUCK	20	
POV	46	

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	YES	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	YES	7 ARBOR UNITS
SEPTIC DUMP	NO	
RECREATIONAL	YES	WALKING PATHS
ATM	NO	
TRAVELER INFO	YES	
FOOD	NO	SODA VENDING MACHINE ONLY
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	YES	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	NO	
TRUCK STOP	NO	THERE ARE 2 TRUCK STOPS APPROXIMATELY 6 MILES TOWARD LAREDO

STATE	TEXAS
LOCATION	Coke County
ROUTE	US 87 -- ACCESSIBLE FROM BOTH DIRECTIONS

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	650	
ACCEL LANE	1600	

PARKING	NO. SPACES	NOTES
RV	0	
TRUCK	8	
POV	22	2 BUS PARKINGS SPACES; TRUCK & RV COMBINED

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	YES	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	YES	
SEPTIC DUMP	NO	
RECREATIONAL	YES	WALKING PATHS
ATM	NO	
TRAVELER INFO	YES	
FOOD	NO	VENDING MACHINES
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	YES	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	NO	
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	Hale County
ROUTE	I-27 - ONE REST AREA FOR EACH DIRECTION

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	380	
ACCEL LANE	1200	

PARKING	NO. SPACES	NOTES
RV	0	
TRUCK	27/25	
POV	21/10	NB/SB; TRUCK & RV SPACES COMBINED

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	YES	

SERVICES	YES/NO	NOTES
TELEPHONE	NO	
LAVATORY	YES	
POTABLE WATER	NO	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
TRAVELER INFO	NO	
FOOD	NO	
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	NO	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	NO	
TRUCK STOP	NO	

STATE	COLORADO
LOCATION	Gobbler's Knob
ROUTE	US 287 -- ACCESSIBLE FROM SB DIRECTION ONLY

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	380	
ACCEL LANE	1200	

PARKING	NO. SPACES	NOTES
RV	0	
TRUCK	5	
POV	15	

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	YES	

SERVICES	YES/NO	NOTES
TELEPHONE	NO	
LAVATORY	YES	
POTABLE WATER	NO	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
TRAVELER INFO	NO	
FOOD	NO	
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	NO	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	NO	
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	Hugo Big Sandy
ROUTE	US 40/287 -- IS ACCESSIBLE FROM BOTH DIRECTIONS

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	105	NB DIRECTION ONLY, SB HAS NO ACCEL/DECEL LANES
ACCEL LANE	130	

PARKING	NO. SPACES	NOTES
RV	9	RV AND TRUCK PARKING LINES ARE NOT CLEARLY MARKED
TRUCK	5	
POV	18	

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	NO	

SERVICES	YES/NO	NOTES
TELEPHONE	NO	
LAVATORY	YES	
POTABLE WATER	NO	
PICNIC AREA	YES	
SEPTIC DUMP	NO	
RECREATIONAL	YES	PET WALK
ATM	NO	
TRAVELER INFO	NO	
FOOD	NO	
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	YES	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	HUGO HAS 3 ESTABLISHMENTS CATEGORIZED AS "RESTAURANT". THE CLOSEST FAST FOOD RESTAURANTS ARE IN LIMON
FILLING STATION	YES	LOAF 'N JUG
TRUCK STOP	YES	LOAF 'N JUG. NOT IN AMERICA'S INDEPENDENT TRUCKER'S ASSOCIATION

STATE	COLORADO
LOCATION	Deer Trail
ROUTE	I-70 -- ACCESSIBLE FROM WB DIRECTION ONLY

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	815	
ACCEL LANE	840	

PARKING	NO. SPACES	NOTES
RV	5	
TRUCK	12	
POV	47	

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	NO	

SERVICES	YES/NO	NOTES
TELEPHONE	NO	BEEN REMOVED
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	YES	
SEPTIC DUMP	NO	
RECREATIONAL	YES	PET WALK
ATM	NO	
TRAVELER INFO	YES	MAP OF COLORADO
FOOD	NO	VENDING DRINKS
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	YES	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	YES	TEXACO SERVICE STATION, CORNER LIQUOR & GAS, PHILLIPS 66, AWFUL JOHNS MOBILE STATION
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	BENNETT
ROUTE	I-70 -- REST AREA IS ACCESSIBLE FROM BOTH SIDES OF HIGHWAY

ACCESS	LENGTH (FT)	NOTES
DECEL LANE	1585	
ACCEL LANE	2550	

PARKING	NO. SPACES	NOTES
RV	0	
TRUCK	10-12	
POV	30	ALL TRUCK PARKING IS PARALLEL PARKING

LIGHTING	YES/NO	NOTES
PARKING LOT	YES	
ACCESS POINT	YES	

SERVICES	YES/NO	NOTES
TELEPHONE	NO	REMOVED
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	YES	
SEPTIC DUMP	NO	
RECREATIONAL	YES	PET WALK
ATM	NO	
TRAVELER INFO	YES	MAP OF COLORADO
FOOD	NO	VENDING MACHINES WITH DRINKS
SHOWER	NO	
FUEL	NO	
REPAIR	NO	
MAINTAINED LANDSCAPE	YES	
HISTORICAL MARKER NEARBY	NO	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	OLD TOWN DINER IS ONLY LISTED RESTAURANT
FILLING STATION	YES	BENNETT CONVENIENCE STORE AND BENNETT TRAVEL SHOPPE
TRUCK STOP	YES	LOCATED AT I-70 AND MANILLA ROAD. 4 FILLING POSITIONS, WITH AN AREA FOR RESTING. THIS AREA IS UNPAVED.

Truck Stop Inventory

STATE	TEXAS
LOCATION	LAREDO
ROUTE	I-35/US 83
NAME	PILOT TRAVEL CENTER

PARKING	NO. SPACES	NOTES
TRUCK	235	
POV	68	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	SUBWAY
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	6.5 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SUBWAY, MCDONALD'S
FILLING STATION	YES	APPROX. 1
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	LAREDO
ROUTE	I-35/US 83
NAME	GATEWAY TRUCK TERMINAL

PARKING	NO. SPACES	NOTES
TRUCK	51	
POV	18	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	YES	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	
SHOWER	YES	
LAUNDRY	NO	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL DIFFERENT
FILLING STATION	YES	SEVERAL DIFFERENT
TRUCK STOP	NO	

STATE	TEXAS
LOCATION	EAGLE PASS
ROUTE	US 277/US 57
NAME	EAGLE TRUCK STOP

PARKING	NO. SPACES	NOTES
TRUCK	300	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SONIC, PIZZA HUT
FILLING STATION	YES	APPROX. 10
TRUCK STOP	YES	ANOTHER CARTENDER DOWN THE ROAD

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	DEL RIO
ROUTE	US 277/FARLEY ST
NAME	TOWN & COUNTRY #210

PARKING	NO. SPACES	NOTES
TRUCK	50	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	WENDY'S, MCDONALDS, TACO BELL, SUBS, KFC
FILLING STATION	YES	APPROX. 3
TRUCK STOP	NO	

STATE	TEXAS
LOCATION	BIG SPRING
ROUTE	I-20/US 350
NAME	TA

PARKING	NO. SPACES	NOTES
TRUCK	150	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	NO	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	POPEYE'S
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0 MILE	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	YES	SEVERAL
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	MIDLAND
ROUTE	I-20/MIDKIFF
NAME	TOWN AND COUNTRY #122

PARKING	NO. SPACES	NOTES
TRUCK	5	NO DISTINCT TRUCK PARKING
POV	20	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	FAST FOOD AND CONVENIENCE STORE
SHOWER	NO	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL
FILLING STATION	YES	APPROX. 5
TRUCK STOP	YES	TRAVELMART #10

STATE	TEXAS
LOCATION	MIDLAND
ROUTE	I-20/SR 1788
NAME	PILOT (SUNMART)

PARKING	NO. SPACES	NOTES
TRUCK	165	NO DISTINCT TRUCK PARKING
POV	75	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	FAST FOOD AND CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	YES	APPROX. 5
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	MIDLAND
ROUTE	I-20/GARDEN CITY HWY
NAME	TOWN AND COUNTRY #107

PARKING	NO. SPACES	NOTES
TRUCK	5	
POV	26	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	FAST FOOD
SHOWER	NO	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL
FILLING STATION	YES	APPROX. 5
TRUCK STOP	YES	TRAVELMART #10

STATE	TEXAS
LOCATION	LUBBOCK
ROUTE	I-27/US 82
NAME	FLYING J

PARKING	NO. SPACES	NOTES
TRUCK	50	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	YES	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	COUNTRY MARKET
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL
FILLING STATION	YES	SEVERAL
TRUCK STOP	YES	RIP GRIFFEN

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	LUBBOCK
ROUTE	AVENUE A/46TH AVE
NAME	RIP GRIFFEN

PARKING	NO. SPACES	NOTES
TRUCK	74	
POV	56	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL
FILLING STATION	YES	SEVERAL
TRUCK STOP	YES	FLYING J

STATE	TEXAS
LOCATION	TUILA
ROUTE	I-27/SR 86
NAME	RIP GRIFFIN

PARKING	NO. SPACES	NOTES
TRUCK	71	THIS IS A TOTAL (TRUCK+POV) -- FROM WEBSITE
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	SUBWAY AND COUNTRY STORE
SHOWER	YES	5 OF THEM
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	1 MILE	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SONIC
FILLING STATION	YES	APPOX. 2
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	AMARILLO
ROUTE	US 40/287
NAME	LOVE'S COUNTRY STORE

PARKING	NO. SPACES	NOTES
TRUCK	22	
POV	27	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	PIZZA, SUBWAY
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	2 MILES	
ACCESS CONDITION	GOOD	WIDE ACCESS POINTS

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL OTHERS IN THE AREA
FILLING STATION	YES	AT OTHER TRUCK STOPS
TRUCK STOP	YES	APPROX. 4 OTHER TRUCK STOPS WITH SIMILAR AMENITIES

STATE	TEXAS
LOCATION	DUMAS
ROUTE	US 287/14TH ST
NAME	EXPRESS LANE (FRONTIER FUEL TRAVEL CENTER)

PARKING	NO. SPACES	NOTES
TRUCK	50	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	AVERAGE	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	TACO BELL, PIZZA HUT, DAIRY QUEEN, HARDEE'S, BK
FILLING STATION	YES	APPROX. 9
TRUCK STOP	YES	FRONTIER FUEL DUMAS SHORT STOP

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	TEXAS
LOCATION	DUMAS
ROUTE	US 287
NAME	FRONTIER FUEL SHORT STOP

PARKING	NO. SPACES	NOTES
TRUCK	50	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	TACO BELL, PIZZA HUT, DAIRY QUEEN, HARDEE'S, BK
FILLING STATION	YES	APPROX. 9
TRUCK STOP	YES	FRONTIER FUEL TRAVEL CENTER

STATE	TEXAS
LOCATION	DALHART
ROUTE	US 87/US 385
NAME	COUNTRY CORNER

PARKING	NO. SPACES	NOTES
TRUCK	50	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILE	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SUBWAY, SONIC, KFC MCDONALD'S
FILLING STATION	YES	APPROX. 4
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	NEW MEXICO
LOCATION	RATON
ROUTE	US 64/I-25
NAME	RATON TRUCK STOP

PARKING	NO. SPACES	NOTES
TRUCK		LOOKS TO BE A DIRT LOT
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	NO	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	AVERAGE	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	APPROX. 6
FILLING STATION	YES	SEVERAL
TRUCK STOP	YES	HOOTER BROWN TRUCK STOP

STATE	NEW MEXICO
LOCATION	RATON
ROUTE	US 64/I-25
NAME	HOOTER BROWN TRUCK STOP

PARKING	NO. SPACES	NOTES
TRUCK	20	LOOKS TO BE A DIRT LOT
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	AVERAGE	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	APPROX. 6
FILLING STATION	YES	SEVERAL
TRUCK STOP	YES	RATON TRUCK STOP

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	OKLAHOMA
LOCATION	BOISE CITY
ROUTE	US 287/W US 64
NAME	LOVES COUNTRY STORE

PARKING	NO. SPACES	NOTES
TRUCK	18	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	SUBWAY
SHOWER	YES	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	OUTSKIRTS	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	DAIRY QUEEN
FILLING STATION	YES	APPROX. 3
TRUCK STOP	YES	BLACK MESA TEXACO

STATE	OKLAHOMA
LOCATION	BOISE CITY
ROUTE	US 287/E US 64
NAME	BLACK MESA TEXACO

PARKING	NO. SPACES	NOTES
TRUCK	50	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
TRAVELER INFO	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	1 MILE	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	DAIRY QUEEN
FILLING STATION	YES	APPROX. 3
TRUCK STOP	YES	LOVE'S COUNTRY STORE

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	SPRINGFIELD
ROUTE	US 287/US 160
NAME	CROSSROADS TRAVEL PLAZA

PARKING	NO. SPACES	NOTES
TRUCK	50	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	
SHOWER	YES	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	1 MILE	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	YES	APPOX. 3
TRUCK STOP	NO	

STATE	COLORADO
LOCATION	LAMAR
ROUTE	US 287/WASHINGTON ST
NAME	LOVES TRAVEL CENTER

PARKING	NO. SPACES	NOTES
TRUCK	3	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	FRESH DAILY DELI
SHOWER	NO	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	PIZZA HUT, MCDONALD'S, BK, TACO JOHN'S, QUIZNO'S
FILLING STATION	YES	APPROX. 2
TRUCK STOP	YES	LAMAR TRUCK PLAZA

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	LAMAR
ROUTE	US 287/CR7
NAME	LAMAR TRUCK PLAZA

PARKING	NO. SPACES	NOTES
TRUCK	50	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	YES	UPS, FEDEX
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	1.6 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	PIZZA HUT, MCDONALD'S, BK
FILLING STATION	YES	APPROX. 2
TRUCK STOP	YES	LOVES TRAVEL CENTER

STATE	COLORADO
LOCATION	EADS
ROUTE	US 287/SR96
NAME	MICHAEL'S TRUCK STOP

PARKING	NO. SPACES	NOTES
TRUCK	10	TRUCK PARKING IS UNPAVED
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	
LAUNDRY	NO	
REPAIR	YES	TOWING SERVICE ALSO
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	YES	APPROX. 2
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	LIMON
ROUTE	I-70/US 40
NAME	TA (RIP GRIFFEN)

PARKING	NO. SPACES	NOTES
TRUCK	90	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	SUBWAY
SHOWER	YES	
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	WENDY'S, MCDONALD'S, ARBY'S, PIZZA HUT
FILLING STATION	YES	APPROX. 7
TRUCK STOP	YES	FLYING J

STATE	COLORADO
LOCATION	LIMON
ROUTE	I-70/US 287
NAME	FLYING J TRAVEL PLAZA

PARKING	NO. SPACES	NOTES
TRUCK	45	
POV		

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	CONVENIENCE STORE
SHOWER	YES	2 OF THEM
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	WENDY'S, MCDONALD'S, ARBY'S, PIZZA HUT
FILLING STATION	YES	APPROX. 7
TRUCK STOP	YES	RIP GRIFFEN

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	BENNETT
ROUTE	I-70/CR 28
NAME	DIAMOND SHAMROCK NO. 2

PARKING	NO. SPACES	NOTES
TRUCK	20	TRUCK SPACES ARE IN A GRAVEL LOT
POV	7	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	NO	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	CONVENIENCE STORE
SHOWER	NO	
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	NO	
FILLING STATION	NO	
TRUCK STOP	NO	

STATE	COLORADO
LOCATION	WATKINS
ROUTE	US 287/CR7
NAME	TOMAHAWK TRUCK STOP

PARKING	NO. SPACES	NOTES
TRUCK	125	
POV	20	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	YES	
FOOD	YES	
SHOWER	YES	
LAUNDRY	YES	
REPAIR	NO	
TRUCK SCALE	NO	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	VERY GOOD	

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	SEVERAL
FILLING STATION	YES	SEVERAL
TRUCK STOP	NO	

PORTS to PLAINS CORRIDOR REST AREA STUDY

STATE	COLORADO
LOCATION	AURORA
ROUTE	I-70/AIRPORT BLVD
NAME	FLYING J TRAVEL PLAZA

PARKING	NO. SPACES	NOTES
TRUCK	152	THIS IS TOTAL ACCORDING TO WEBSITE
POV	112	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	YES	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	FAST FOOD AND CONVENIENCE STORE
SHOWER	YES	15 OF THEM
LAUNDRY	NO	
REPAIR	NO	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	VERY GOOD	SEPARATE ACCESS FOR TRUCKS

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	MCDONALD'S, QUIZNOS, WENDY'S, SUBWAY, BK
FILLING STATION	YES	APPROX. 10
TRUCK STOP	NO	

STATE	COLORADO
LOCATION	COMMERCE CITY
ROUTE	I-70/I-270
NAME	SAPP BROS.

PARKING	NO. SPACES	NOTES
TRUCK	157	
POV	31	

SERVICES	YES/NO	NOTES
TELEPHONE	YES	
LAVATORY	YES	
POTABLE WATER	YES	
PICNIC AREA	NO	
SEPTIC DUMP	NO	
RECREATIONAL	NO	
ATM	YES	
BUSINESS CENTER/MAILBOX	NO	
FOOD	YES	RESTAURANT, DELI, FAST FOOD
SHOWER	YES	17 OF THEM
LAUNDRY	YES	
REPAIR	YES	
TRUCK SCALE	YES	
PROXIMITY TO TOWN	0 MILES	
ACCESS CONDITION	GOOD	WELL BUILT UP AREA

NEARBY COMPETING SERVICES (WITHIN 5 MILES)	YES/NO	NOTES
FAST FOOD	YES	MCDONALD'S, WENDY'S, TACO BELL, SUBWAY
FILLING STATION	YES	APPROX. 4
TRUCK STOP	YES	SHOCO OIL INC. AND PILOT TRAVEL CENTER

Project Cost Estimates

Location	Project Description	ROW Cost	Utility Cost	Const. Cost	Planning Cost	Design Cost	CM Cost	Admin Cost	Total Est Cost
Bennett Rest Area I-70 Colorado	Add an EB flyunder ramp to the interchange at I-70 to provide better access at the Bennett Rest Area. Currently, the EB driver can exit to the Rest Area easily, however entering back onto the EB freeway requires driving through the town of Strasburg, adding delay and confusion to the driver, and putting trucks on more local roads. This new ramp would make the interchange fully directional, making the rest area more accessible and convenient, thereby better utilized. Also construct new lighting for the entrance ramp.	\$25,000	\$30,000	\$3,000,000	\$61,100	\$458,250	\$458,250	\$61,100	\$4,100,000
Bennett Rest Area I-70 Colorado	Site redevelopment including potential changes to traffic circulation, parking lot expansion, and creation of privately owned services such as fuel and fast food.	\$0	\$100,000	\$1,000,000	\$22,000	\$165,000	\$165,000	\$22,000	\$1,500,000
Deer Trail Rest Area I-70 Colorado	Expand existing truck parking from approximately 12 to 20. Extension of the existing truck parking aisle will require extension of the NB accel lane. Also add exit and entrance ramp lighting.	\$25,000	\$30,000	\$150,000	\$4,100	\$30,750	\$30,750	\$4,100	\$280,000
Big Sandy Rest Area US 40 Colorado	Construct SB left turn decel and accel lanes, lengthen existing NB decel and accel lanes. Install intersection lighting. Expand existing truck parking from approximately 5 to 20.	\$25,000	\$25,000	\$400,000	\$9,000	\$67,500	\$67,500	\$9,000	\$610,000
Gobblers Knob Rest Area US 287 Colorado	Construct additional parking area and improved accel/decel lanes with Portland Cement Concrete Pavement. Improve ingress/egress (radius of approaches etc.) Install additional rest area facilities.	\$0	\$0	\$475,000	\$33,250	\$50,000	\$95,000	\$33,250	\$690,000
New Boise City Rest Area US 287 Oklahoma	Construct a new rest area on the new Boise City relief route alignment.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	\$5,000,000
Dumas Picnic Area US 87 Texas	Upgrade existing NB and SB picnic areas located south of Dumas by adding decel/accel lanes to improve safety. Also add advance static information signs as you approach the facility. Expand paved area to accommodate 20 parking spaces, add basic restroom facilities, and exit and entrance ramp lighting.	\$25,000	\$25,000	\$400,000	\$9,000	\$67,500	\$67,500	\$9,000	\$610,000

Project Cost Estimates (continued)

Location	Project Description	ROW Cost	Utility Cost	Const. Cost	Planning Cost	Design Cost	CM Cost	Admin Cost	Total Est Cost
Dumas Picnic Area US 87 Texas	Upgrade either the NB or SB picnic area to include improved accel/decel lanes for both left turn and right turning vehicles. Expand paved area to accommodate 40 parking spaces, add basic restroom facilities, and exit and entrance ramp lighting.	\$75,000	\$25,000	\$750,000	\$17,000	\$127,500	\$127,500	\$17,000	\$1,200,000
Hartley Picnic Area US 87 Texas	Construct SB accel lane and add basic restroom facilities.	\$0	\$0	\$100,000	\$2,000	\$15,000	\$15,000	\$2,000	\$140,000
Sierra Grande Rest Area US 64 New Mexico	Expand truck parking from approximately 8 to 20 spaces.	\$25,000	\$0	\$100,000	\$2,500	\$18,750	\$18,750	\$2,500	\$170,000
Hale County Rest Area I-27 Texas	Expand SB truck parking from 10 to 15, and NB truck parking from 22 to 27. To expand the SB truck parking the SB decel lane will need to be reconfigured so that more space can be made internal to the rest area facility. Similarly, the NB accel lane will need to be reconfigured so that more space can be made internal to the rest area facility for expanded parking. More extensive expansion at either rest area would require significant ROW acquisition and reconfiguration of the surrounding frontage road system.	\$0	\$0	\$275,000	\$5,500	\$41,250	\$41,250	\$5,500	\$370,000
New Rest Area Between Lamesa and Lubbock US 87 Texas	Construct a new rest area north of Lamesa and south of Lubbock. The existing roadway is 4-lane divided therefore either a single sided facility with accel and decel lanes and controlled ingress and egress intersection, or a double sided facility would need to be constructed.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	\$7,500,000
Coke County Rest Area US 87 Texas	Expand truck parking from approximately 8 to 20 spaces. Construct improved truck entrance and exit connecting roads and intersections with US 87 that allow more safe ingress and egress for SB traffic. Re-alignment of NB travel lanes to provide a median wide enough to store a semi-tractor trailer combination at the egress intersection, this allowing the semi to execute a 2-staged left turn. Construct a SB accel lane for egress vehicles to improve safety.	\$10,000	\$30,000	\$500,000	\$10,800	\$81,000	\$81,000	\$10,800	\$730,000
Coke County Rest Area US 87 Texas	Construct separate SB rest area facility with similar footprint as existing NB rest area.	\$175,000	\$100,000	\$1,000,000	\$25,500	\$191,250	\$191,250	\$25,500	\$1,800,000

Project Cost Estimates (continued)

Location	Project Description	ROW Cost	Utility Cost	Const. Cost	Planning Cost	Design Cost	CM Cost	Admin Cost	Total Est Cost
New Rest Area Between Del Rio and Sonora US 277 Texas	Construct a new rest area north of Del Rio and south of Sonora. Given the rough terrain in this section, a flat location will require more extensive grading work than in other sections of the corridor. The existing road is 2-lane, therefore a 1-sided facility could be constructed with accel and decel lanes for both directions. The facility could be designed so that future access to a 4-lane roadway could also be accommodated within the ROW acquired for the facility.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	\$7,500,000
New Rest Area Between San Angelo and Sonora US 277 Texas	The existing road is 2-lane, therefore a 1-sided facility could be constructed with accel and decel lanes for both directions. The facility could be designed so that future access to a 4-lane roadway could also be accommodated within the ROW acquired for the facility.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	\$7,500,000
New Rest Area Near Carizzo Springs US 277 Texas	The existing road is 2-lane, therefore a 1-sided facility could be constructed with accel and decel lanes for both directions. The facility could be designed so that future access to a 4-lane roadway could also be accommodated within the ROW acquired for the facility.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	\$7,500,000
Various	Electronic billboard or variable message sign in the median to convey truck parking availability. Locations with high cost effectiveness would be on current 4-lane median roadways where a message on both sides of the sign could be utilized. Location could also be used to notify of inclement weather, construction information, or amber alerts.	\$0	\$25,000	\$300,000	\$6,500	\$48,750	\$48,750	\$6,500	\$440,000
Various Candidate Locations that have Existing Truck Stops Including but not Limited to:	A public-private partnership to add 50 long-term (10 hours or more) truck parking spaces at an existing private truck stop location along the Ports to Plains Corridor. The 50 space parameter was selected because it adds a meaningful increment of long-term spaces and is within the existing size of truck parking provided at travel plazas in the corridor.	\$50,000	\$15,000	\$400,000	\$9,300	\$69,750	\$69,750	\$9,300	\$630,000
Denver									
Limon									
Lamar									
Boise City									
Dumas									
Amarillo									
Raton									
Dalhart									
Lubbock									
Big Spring									
Midland/Odessa									
Del Rio									
Eagle Pass									
Laredo									

Economic Research

Tier 1 Minimum Services

Minimum services consist of some combinations of the following.

- Lavatories
- Parking
- Vending Machines
- Self service travel information

Of these services, only vending machines generates any funding to support the operations of a highway rest stop. Revenues generated by vending have substantial variation. A machine that generates \$100 a month in gross revenue can throw off substantial net margins if the product cost is low (e.g., gumballs) and commissions are reasonable (e.g., 15 percent or less). At the high end, mall locations may generate over \$2,000 per month but commissions may be in the upward range of 50 to 55 percent.

The key to placing vending machines at a highway rest stop is to engage one vendor for all products offered. This would probably consist of vending machines for cold drinks, candy, salty snacks and perhaps travel products, e.g., over the counter medications. By having one vendor it provides enough of a market to service the location on a regular basis. Splitting the vending opportunities necessitates multiple stops for restocking various vending machines, which makes the opportunity less attractive.

The revenue potential from vending machines is probably in a range topping out at 20 percent of profit. Minnesota had a 17 percent commission rate. The commission rate needs to be somewhat favorable to the vendor since the bulk of sales at a rest area, e.g., cold drinks, candy, and salty snack foods have a relatively high cost for inventory as opposed to high margin vending items such as gumballs, small toys, and arcade games.

Tier 2 Basic Services – Convenience Store Coupled with Fuel Service

The following information is taken from the National Association of College Stores (NACS) research report titled Convenience Store Industry Marketing Strategies and Store Formats prepared by Gene Gerke of Gerke & Associates, Inc. (2002) It describes the characteristics of the different types of convenience stores represented by the data in this report.

In the not too distant past, every convenience store looked about the same -- 2,400 square feet of packaged consumer items. Today, companies in the industry are approaching markets with different types of stores and different product offerings. There are mini-convenience stores under canopies, conventional size stores with expanded foodservice, and even hyper-convenience stores with the extensive variety of product offerings and in-store seating for foodservice. The fastest growing segments of the convenience store market are considered by many to be "nontraditional" stores. That is, store formats other than 2, 400 square feet, either larger or smaller.

The changes in store formats have implications for all elements of the industry. Retailing executives are concerned with competitive impact and their marketing strategies and niches. Product suppliers want to be aware of format variations as they dictate

requirements for appropriate product packaging, promotion and distribution for the stores. Equipment and systems vendors want to design their equipment and systems to fit the various types of store formats. Investors and financial analysts want to understand the economics of the changes taking place and the likely impact on the convenience store industry. Finally, the various governmental agencies (local, state and federal) need to understand the various store formats.

Based on this research, six formats were identified as representing trends in the convenience store industry. The six convenience store formats are:

- Kiosk;
- Mini Convenience Store;
- Limited Selection Convenience Store;
- Traditional Convenience Store;
- Expanded Convenience Store; and
- Hyper Convenience Store.

A general description of each type is provided below.

Kiosk

This format is less than 800 square feet and is intended to provide some additional revenue beyond gasoline sales. Gasoline is always the focus of this operation with the owner usually being an oil company or petroleum marketer. The store sells only the fast-moving items found in traditional convenience stores (tobacco, beverages, snacks, and confectioneries). Grocery items are conspicuously absent, as is any sort of foodservice. Store sales may be only about ten percent of revenues in such locations. Parking is usually only at the pumps. Hours vary widely depending on the location and the inclinations of the owner. Typical customers are transients and locals stopping in to buy gasoline.

Mini Convenience Store

This store format, usually 800 to 1,200 square feet in size is extremely popular with the oil companies and the emphasis is on gasoline sales. However, in such locations, the owners view store sales as an important part of the revenue and margin picture. Grocery selection is usually very thin and foodservice beyond prepared sandwiches. There usually is not any parking other than that at the pumps, although some locations do have modest striped parking. Open hours usually range from 18 to 24 hours. Customers are usually people buying gasoline. However, there are stores of this size in urban areas which may or may not sell gasoline.

Limited Selection Convenience Store

These stores, which range from 1,500 to 2,200 square feet, are becoming more numerous. They are often affiliated with oil companies and are in the size range of a converted two-bay service station. Both gasoline and store sales are generally important parts of profitability. They differ from the "mini convenience store" in a broader product mix and grocery offering (although still somewhat limited by traditional convenience store standards). Also, simple foodservice (hot dogs, nachos, popcorn, etc.) may be offered. Although gasoline buyers are normally still the main part of the customer base, traditional convenience store patrons are important. Striped parking and extended hours are common.

Traditional Convenience Store

Most of the original convenience stores fall into this category. They are about 2,400 to 2,500 square feet in size and offer a product mix which includes dairy, bakery, snack foods, beverages, tobacco, grocery, health and beauty aids, confectionery, and perhaps prepared foods to go, fresh or frozen meats, gasoline, various services, and limited produce items. Most stores of this size have 6 to 12 striped parking spaces or some form of convenient pedestrian access. Hours are extended compared to average retailers with a large percentage open 24 hours per day. Such operations are normally owned by convenience store chains, but oil companies have also built or acquired stores of this size.

Expanded Convenience Store

Growth is occurring in the number of stores in the 2,800 to 3,600 square foot range. Such stores can accommodate more shelving for additional grocery products or room for significant fast food operations and seating. Stores using the space for more grocery items are taking advantage of the niche which has developed as supermarkets increasingly move above the 40,000 square foot range. A few large chains are using this "superette" approach. A greater percentage are using the space to take advantage of the high profit margins in fast foods. As the number of smaller operations proliferates (largely as a result of the oil companies), many convenience store chains apparently view the move towards increased fast foods as essential. In terms of other products and services, such stores usually carry the traditional convenience store items. Parking is important with most having about 10 to 20 marked spaces. Hours are extended. Such operations not only attract the typical convenience store customer but also more families, women, and senior citizens.

Hyper Convenience Store

These very large stores (4,000 to 5,000 square feet) usually offer an array of products and services arranged in departments. For example, such stores may offer variations such as a bakery, a sit-down restaurant area, or a pharmacy. Many of these locations do sell gasoline. The number of employees per shift can be large, particularly if a small restaurant is present. The number of parking spaces is substantial, especially since the amount of time the average customer spends in such an establishment can be significant. Hours are extended. Here again, as in the case of the Expanded Convenience Store, families and senior citizens as well as traditional convenience store customers are patrons. In some locations, such stores are mini-truck stops which obviously affects product mix and the customer base.

Motor Fuels Sales Continue to Dominate Overall Revenues

The industry's motor fuels sales jumped 18.9 percent to reach \$262.6 billion, 66.5 percent of total industry sales in 2004. While customers continue to purchase the vast majority of their fuel at convenience stores, which sell an estimated three-quarters of all the fuel purchased in the United States, there are substantial shifts in how that fuel is bought -- and sold. As motor fuels prices rose to record levels in 2004 (which have since been surpassed by those in 2005), customers continued the trend of trading down octane levels. Sales of regular grade fuel accounted for more than four of every five gallons (81.4 percent) of gasoline sold at convenience stores, and 76.1 percent of all motor fuels sales when factoring diesel fuel and other fuels -- up from 71.0 percent in 2003. Premium sales dropped from 8.5 percent of total fuel sales in 2003 to 7.2 percent in 2004, while mid-grade dropped from 10.9 percent in 2003 to 10.2 percent in 2004. (NACS, 2004)

Meanwhile, the percentage of large-volume motor fuels retailers continued to grow in 2004. More than one of three (34.4 percent) of all stores sold 125,000 gallons or more a month in 2004, up from the 24.9 percent that did in 2003. Every other segment lower than that saw declines in percentages. (NACS, 2004)

However, the real news in motor fuels in 2004 was the sharp drop in motor fuels gross margins, which plummeted nearly one cent --13.70 in 2003 to 12.71 in 2004. Taking into account the cost of credit card fees and gas theft, gross margins on motor fuels dropped even more -- from an estimated 11.84 cents per gallon in 2003 to 10.46 cents per gallon in 2004. Looking at margins on a percentage basis, overall motor fuels margins dropped from 8.8 percent in 2003 to 7.2 percent in 2004 -- their lowest level since 1984. (NACS, 2004)

In-store Sales See Strong Growth

In 2003, in-store sales experienced a strong 6.3 percent increase in in-store sales; in 2004, that growth accelerated and the 13.7 percent in growth more than doubled that of 2003. This growth also surpassed that of virtually every other competing industry, according to U.S. Department of Commerce data. The only industry that saw growth surpass that of the convenience store industry was warehouse clubs/superstores, which grew 13.8 percent. (NACS, 2004)

Once again, cigarettes dominated in-store sales, accounting for more than one in every three dollars spent in stores. The top 10 categories in terms of percent of in-store sales are:

1. Cigarettes (34.7 percent of sales)
2. Packaged beverages (12.2 percent)
3. Foodservice (11.9 percent)
4. Beer (11.9 percent -- but 14.3 percent of all stores selling beer)
5. Other tobacco (3.5 percent)
6. Candy (3.4 percent)
7. Salty Snacks (3.3 percent)
8. Fluid milk (2.5 percent)
9. General merchandise (2.0 percent)
10. Edible grocery (1.9 percent)

Cumulatively, the top ten categories accounted for more than 87 percent of all in-store sales. Of the top 10, cigarettes, beer, other tobacco, salty snacks and edible grocery categories all gained in terms of percent of overall sales.

The U.S. convenience store industry, with over 124,500 stores across the county, posted \$283 billion in total sales for 2001, with \$171 billion in motor fuel sales. These data show an average store generating \$2,273,000 in yearly sales, with \$1,373,000 in motor fuel sales and \$900,000, which is largely comprised of the 10 categories of products listed above.

PROFILES OF OPERATIONS

Based on data from "Gas Stations USA" a broker in selling gas stations many of which have some type of convenience store as part of the operation, a profile may be developed that depicts the range of operations.

Profile of gas station/convenience store operations

TYPE OF OPERATION	LOW VOLUME	AVERAGE VOLUME	HIGH VOLUME
FUEL SALES / GALLONS PER MONTH	25,000	75,000	150,000
MARGIN PER GALLON	\$0.06	\$0.08	\$0.10
CONVENIENCE STORE SALES	\$20,000	\$35,000	\$50,000

Valuations of gas stations/convenience stores vary greatly, based primarily on whether land is part of the transaction. An operation that is affiliated with Shell pumping 150,000 gallons per month with \$0.13 margin per gallon and \$50,000 a month in store sales is priced at \$285,000. An AMOCO station pumping 65,000 gallons per month with a \$0.06 margin and \$35,000 a month in store sales sold for \$59,000. A BP station pumping 25,000 gallons per month with \$0.07 margin per gallon and \$32,000 a month in convenience store sales is priced at \$68,000.

Estimates of customer count are based on a combination gas station/convenience store being open 18 hours per day, with customers purchasing an average of 10 gallons of gas.

Estimates of customer count for different size operations

	CUSTOMERS PER MONTH	CUSTOMERS PER DAY	CUSTOMERS PER HOUR
LOW VOLUME	2500	85	5
AVERAGE VOLUME	7500	250	15
HIGH VOLUME	15000	500	30

The interpretation implies a high volume station has a transaction about every two minutes on an 18 hour schedule. This ratchets down to a transaction every 4 minutes for the average volume station and a transaction every 12 minutes for a low volume station. This has implications for the type of operation that would be attracted to locations along the Ports to Plains corridor based on traffic volumes.

Tier 3 Enhanced Services – Fast Food Restaurants

The information and data below are based on representation provided by CKE Restaurants, which franchises Carl’s Jr., Hardee’s and other fast food concepts.

SITE REQUIREMENTS

- Parcel size: 25,000-35,000 sq. ft.
- 155 foot frontage minimum to accommodate freestanding prototypical building drive through
- Enclosed playground optional
- 40+ parking spaces
- High visibility, excellent accessibility
- Signalized intersection (site on far side of intersection of busiest street)
- Maximum signage potential (building & pole sign)
- High traffic streets (20,000 vehicles daily-minimum)
- Grocery store or power center anchored shopping center

PREFERRED DEMOGRAPHICS

- Residential population of 25,000
- Daytime (workplace) population of 11,000
- Age 18-49, 55%
- Family size, 3.3
- Annual growth rate 2.5%
- Home ownership, 66%
- Average household income, \$35,000+

FINANCIAL INFORMATION

Average Sales	\$1,341,000
Operating Expenses (76.6% of sales)	\$1,027,200
EBIT	\$313,800
Average Check	\$6.25
Total Estimated Development Cost per Unit	\$1,248,000

While Wendy's International does not provide comparable information, average unit store sales for Wendy's stores were \$1,263,000 in 2005. To bracket the estimates for fast food, Hardee's had average sales per unit of \$874,000 and McDonald's was at the high end with \$1,654,000 in average sales per unit.

Based on the data in the above table, with average sales of \$1,341,000 and an average check of \$6.25, the estimated number of Carl's Jr customers for fiscal year 2006 would be approximately 215,600. Data for Hardee's restaurant shows average store sales of \$874,000 and an average check of about \$4.75, providing an estimate of customers for fiscal year 2006 of approximately 183,600. On a daily basis this equates to 590 and 500 customers per day for the Carl's Jr and Hardee's fast food stores, respectively.

TRAFFIC REQUIREMENTS

The information on site requirements and customer count provide a gross measure of the capture rate necessary to sustain the average store sales figures recorded in fiscal year 2006. On a daily basis, with AADT of 20,000 vehicles and 590 customers a capture rate of 2.95 percent is required, assuming all single-occupancy vehicles traffic. The capture rate decreases with adjustment to reflect average vehicle occupancy.

Tier 4 Full Service Travel Plazas

OVERVIEW

Full service custom built travel plazas are generally located on spacious 20 to 25 acre sites featuring easy access, attractive landscaping, and plenty of lighting to facilitate customer safety. The large paved parking lots accommodate numerous tractor/trailers, automobiles, and RVs.

Open 24 hours per day, 365 days a year full service travel plazas offer a wide range of amenities including an extensive convenience store, a full-service restaurant offering quality

casual dining for interstate travelers and local residents and fast food courts for travelers on the go.

Driver Services Kiosks are strategically placed in the plazas and provide customers with fax and copy service, pre-paid calling cards, trip routing and mileage reports, equipment posting, load matching, and even floral delivery. Callboard services provide information on local business options. Along with ATMs and postal services, Full service travel plazas offer calibrated J-Scales for drivers who need an accurate weight of their freight and equipment.

Facilities also provide a theater style drivers' lounge with large screen TV and interactive game rooms for today's professional drivers. Personal access codes entered into electronic keypads at each of its shower doors permit safe, easy entry into immaculate, private shower rooms with deadbolt locks installed for privacy and security. Rows of private phone booths and laundry facilities allow drivers to take care of business as well as personal needs.

At select locations, high quality highway lodging is available at motels associated with the operator of the full service travel plaza.

SITE CHARACTERISTICS

Site characteristics for developing a full service travel plaza are summarized below.

- Property must be located on an Interstate System or Major State Highway.
- Property must be at least 6 acres.
- Property must be the first after exiting the off ramp.
- Property must have excellent visibility and access.
- Traffic counts on the roads adjacent to the property must total at least 35,000 AADT, with at least 4,500 of the vehicles being interstate truck traffic.

Additionally, one of the major corporations that owns and operated full service travel plazas has a criterion that their travel plazas are at least 200 miles apart, if travel flows come from the same roads. This is a key consideration for potential sites along the Port to Plains Corridor.

TYPICAL FULL-SERVICE TRAVEL PLAZA STATISTICS

At a typical full-service travel plaza you will find

- Convenience or retail stores (97 percent);
- Check cashing (98 percent);
- Private showers (89 percent);
- Free parking (93 percent);
- Buses welcome (82 percent);
- Public fax machines (81 percent);
- Restaurants or delis (77 percent);
- Platform scales (59 percent);
- Laundry facilities (58 percent);
- Truck repair (50 percent);
- Emergency road service (63 percent);
- ATM machines (91 percent);

- Security/local police patrol (54 percent);
- Load boards (75 percent);
- Postal service (53 percent);
- Truck washes (28 percent);
- Hotels or motels (28 percent);
- Driver lounges (48 percent);
- Recreational vehicle facilities (23 percent);
- On-site fast food (51 percent);
- Church services (38 percent);
- Food court (15 percent);
- Internet services (39 percent).

Employment

The typical travel plaza or truck stop employs 75-95 individuals. The largest percentage work in restaurants followed by retail/convenience stores, administrative offices and maintenance shops. This has implications for candidate locations since it requires a labor force that is in commuting range of the travel plaza.

Sales

The average travel plaza or truck stop has annual sales of about \$7.8 million (median \$6.6 million). These figures escalated to 2006 dollar increase to \$10.9 million for average sales, and \$9.2 million for sales at the median level. An industry leader, Pilot, reported \$15 million in average travel center revenue for 2005, serving an average of 3,000 customers per day per unit. Restaurant sales at Pilot travel plazas averaged about \$900,000 per unit in 2005.

Fuel

NATSO member travel plazas and truck stops average 6.5 diesel islands and 3.0 gasoline islands. A typical fuel stop sells an average of 250,000 gallons of diesel fuel per month, while a typical full service truck stop sells an average of 1 million gallons per month. Sales of gasoline at fuel stops average 150,000 gallons per month, while sales at full service truck stops average 100,000 gallons.

Restaurants

Almost all NATSO travel plazas and truck stops operate a restaurant as part of their facility -- 90 percent operated by the facility itself, with 10 percent either leased or franchised. The average travel plaza or truck stop restaurant has a seating capacity of 135, with 60 percent of the restaurants designating separate sections for professional drivers. Truckers account for the greatest share of truck stop restaurant business (57 percent), followed by local patrons (26 percent) and tourists (17 percent). The average meal ticket is approximately \$5.00. Escalated to 2006 dollars the average meal ticket is estimated at about \$7.00.

Retail Operations:

The typical travel plaza or truck stop convenience store or retail store measures 2,100 square feet. The most common retail offering is a combined convenience and retail store (70 percent), followed by in-store fast food, separate retail stores, and separate convenience stores.

Primary source of above statistics is NATSO's 1993 Cost of Doing Business Study, with services data as reported by NATSO members (as of November 1999).