

## Filings reveal Buc-ee's new site



**Documents show Buc-ee's, the Texas-based mega-chain travel stop company, is set to build a store at the northwest corner of Cimarron Road and I-40. NATHAN J. FISH/THE OKLAHOMAN**

Project also brings \$25M upgrade to I-40 junction

---

**Steve Lackmeyer**

The Oklahoman USA TODAY NETWORK

---

Documents filed for the upcoming meeting of the Oklahoma City Council reveal that Buc-ee's has provided the Oklahoma Department of Transportation with a proposed location at Interstate 40 and Cimarron Road and has signed off on plans for a \$25 million upgrade of the junction.

Buc-ee's is a Texas-based chain that offers road trippers gas, food, clothes and other merchandise. The company is well known for its Beaver Nuggets, homemade brisket and iconic beaver mascot. It also claims to be the home of the "cleanest bathrooms in America."

A map of the proposed Oklahoma City Buc-ee's, shown on a map being shown to the city council, indicates it will be built on the northwest corner of I-40 and Cimarron Road. The Cimarron Road bridge over the highway is currently a two-lane-wide crossing with an

old-fashioned rural set of on- and offramps.

The documents, posted online Friday afternoon, show an agreement to be approved by the Oklahoma City Council that is already signed by CSMS Management LLC, a real estate and corporate acquisition affiliate used by Buc-ee's to purchase land, file zoning permits, and negotiate local agreements for new mega-travel center locations across the United States.

The documents show they were signed by Joe O'Leary, vice president of CSMS, on Sept. 10. CSMS is agreeing to pay up to \$8 million for the project, while ODOT is to pay up to \$15 million. The total estimated cost is \$25

million, while the remaining amount of up to \$8 million is reserved for construction contingencies.

A memo to the city council from City Manager Craig Freeman shows the city's \$10 million share is funded through an appropriation for the junction that was secured by Sen. Markwayne Mullin prior to his appointment as Secretary of Homeland Security.

The agreement calls for CSMS to provide engineering design, environmental studies, and permitting. The city will be responsible for required environmental mitigation, right-of-way acquisition, utility relocations, and removal of encroachments.

Following the Federal Highway Administration approval of plans and estimates, the Oklahoma Department of Transportation would agree to administer construction and inspection.