

# FOR SALE

# Development Opportunity @ I-57/Hwy 36

Moore Ave., Tuscola, IL 61953



## BARBERMURPHY

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# AREA MAP



## PROPERTY SUMMARY

- Major Infrastructure in place
- Multiple uses
- Immediate access to amenities
- Close to Champaign and Effingham
- Interstate Visibility
- 0.8 – 12.76 Acre Lots

# SITE INFORMATION

## PRICING INFORMATION:

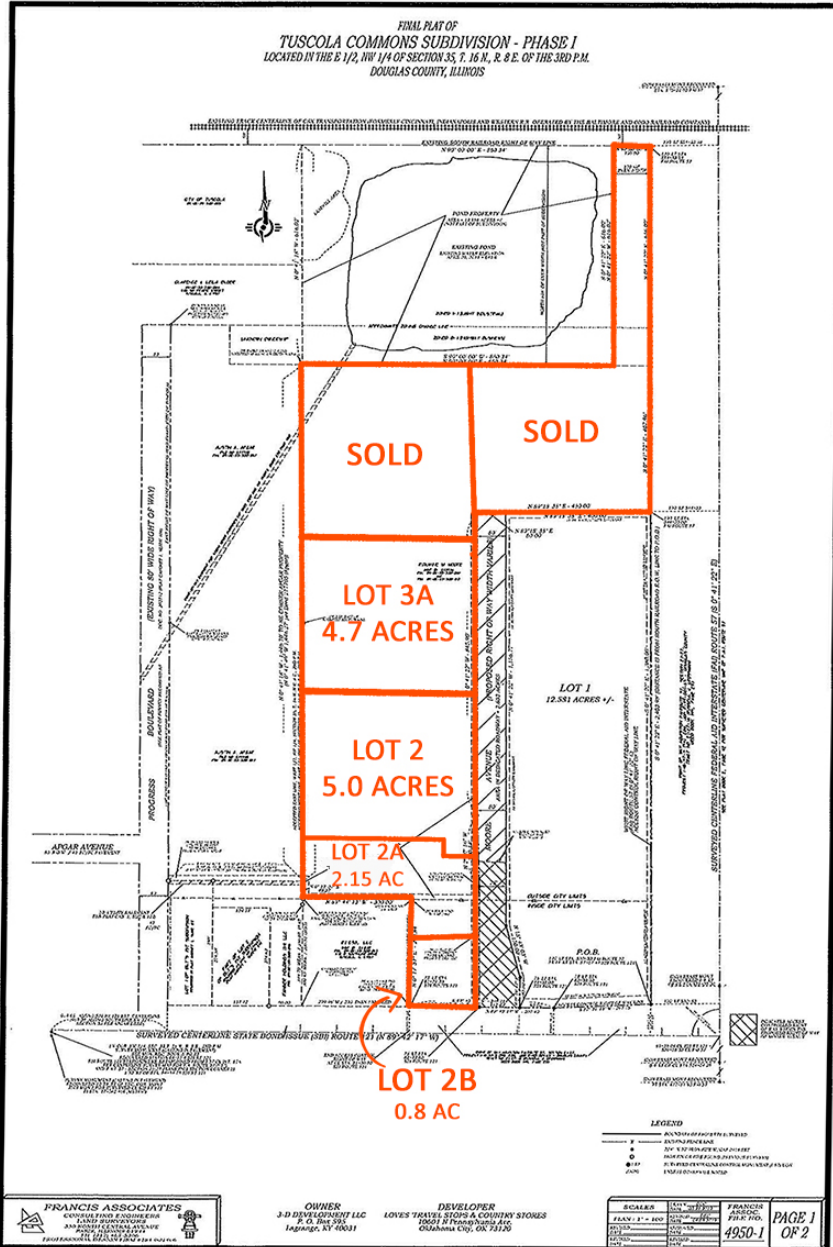
LOT 4: SOLD

LOT 3: SOLD

LOT 3A: \$470,000

LOT 2: \$750,000

\*Lots are not platted, divided for pricing purposes only



**Listing No:** 2561

**Total Acres Available:** 12.76  
**Min Divisible Acres:** 0.80

**Land**

**Moore Avenue, Tuscola, Illinois 61953**  
**Moore Avenue**  
**Tuscola, IL 61953**

**LAND MEASUREMENTS:**

**Acres:** 12.76  
**Frontage:** 191' FT  
**Depth:** 2400' FT  
**Subdivide Site:** No, but can be

**TRANSPORTATION :**

**Interstate:** I-57  
**Rail:** no  
**Barge:** no  
**Airport:** Yes



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,720,000  
**Sale Price/Acre:** \$213,166  
**Sale Price/SF:** \$4.89

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-02-35-30-050	<b>TIF:</b> No	<b>Property Tax:</b> \$1,020.88
<b>County:</b> Douglas	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> TBD
<b>Zoning:</b> B-1 Highway Commercial	<b>Survey:</b> Yes	
<b>Zoning By:</b> City of Tuscola	<b>Environmental:</b> Yes	<b>Traffic Count:</b> 24,900 combined I-57 and Rt 36
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

Property is zoned B-1 (Highway Business). It is next to a new Loves Truck stop and right at I-57 exit onto Rt 36. Also next door to new grocery and other amenities. Fast food, hotels, apartments, office, senior living are all possibilities here. City of Tuscola is imaginative and aggressive.

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Tuscola	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Tuscola	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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