

# DEVELOPMENT OPPORTUNITIES @ I-57/HWY 36

Moore Ave., Tuscola, IL 61953



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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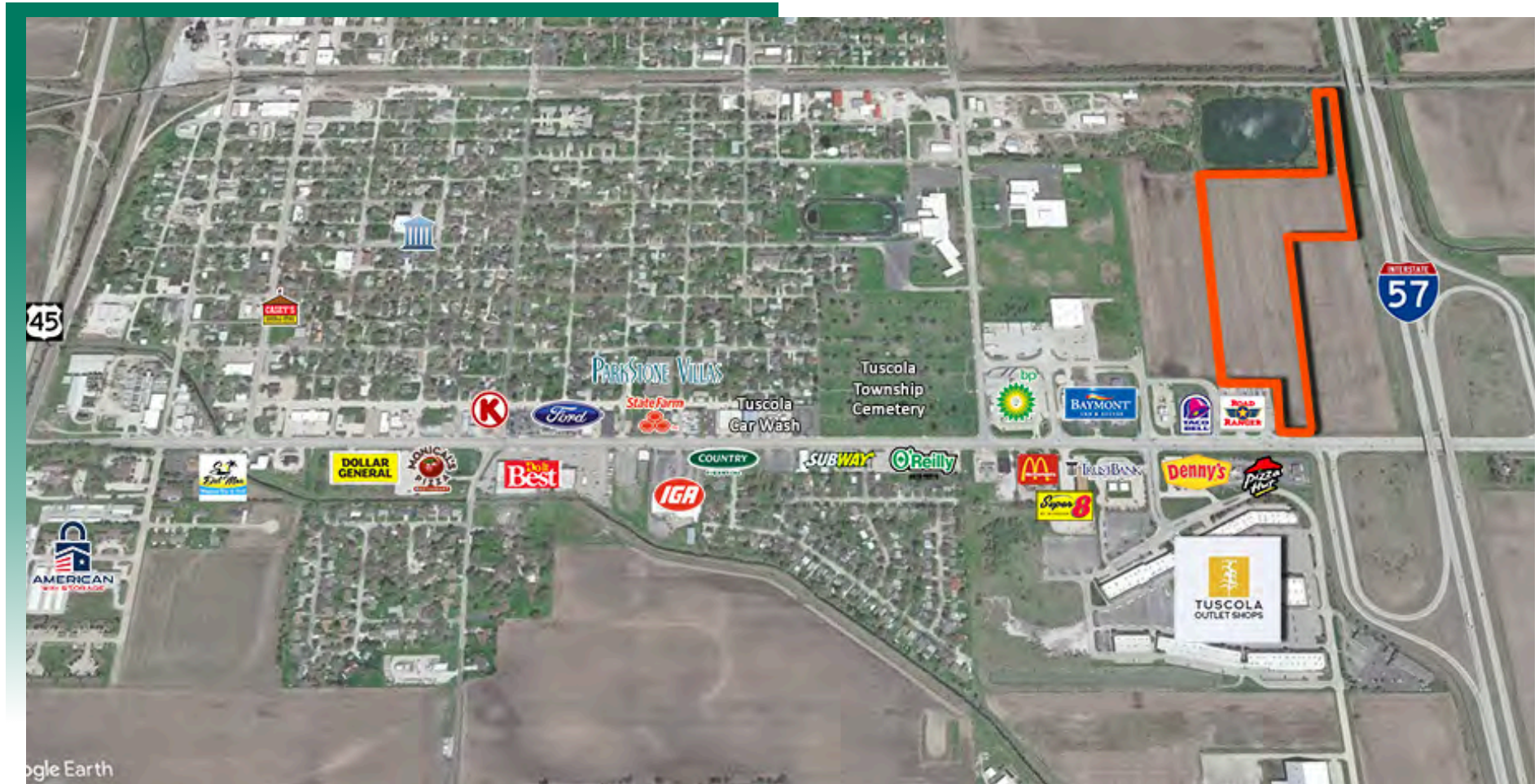
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## AREA MAP

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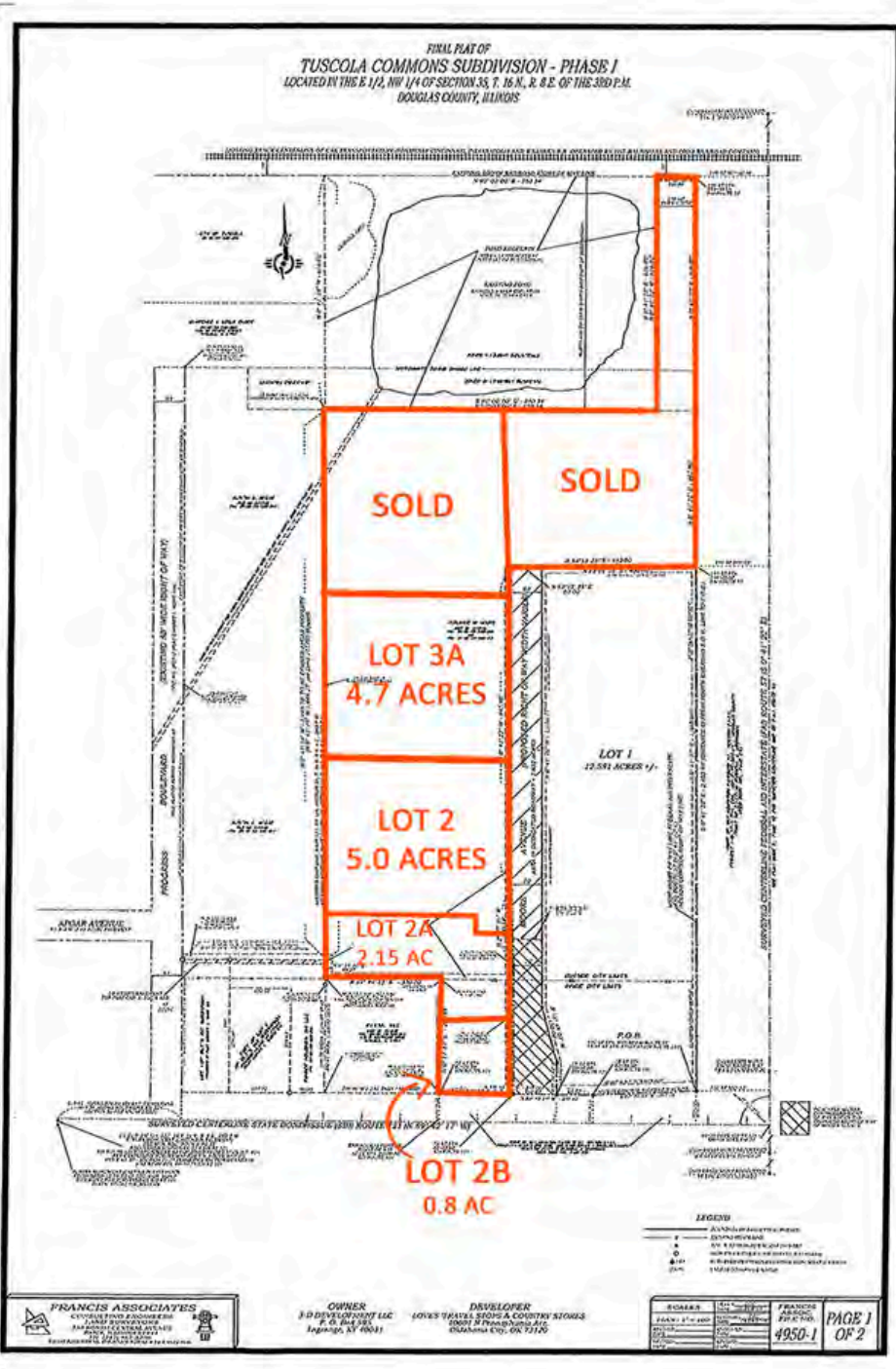


- Major infrastructure in place
- Multiple uses
- Immediate access to amenities
- Close to Champaign and Effingham
- Interstate visibility
- 0.80-12.65 acres available



# LOT & PRICING INFORMATION

Moore Ave., Tuscola, IL 61953



## PRICING INFORMATION:

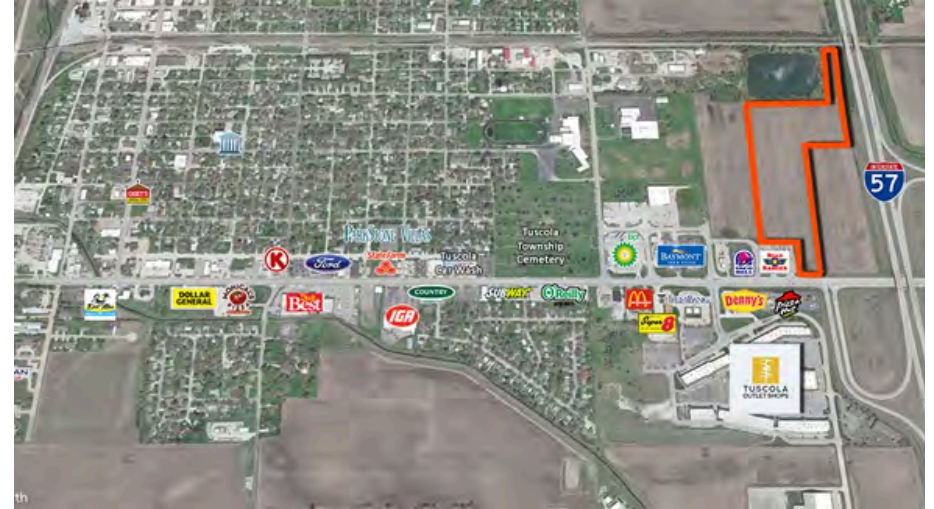
**LOT 4: SOLD**

**LOT 3: SOLD**

**LOT 3A: \$625,000 (\$3.05/SF)**

**LOT 2: \$890,000 (\$4.09/SF)**

\*LOTS ARE NOT PLATTED, DIVIDED FOR PRICING PURPOSES ONLY



**LOT 2A: \$850,000**

**LOT 2B: \$650,000**

POND TO THE NORTH OF THE PROPERTY IS OWNED BY CITY BUT AGREEMENT IS IN PLACE TO ALLOW IT TO BE USED FOR WATER RETAINAGE FOR THE PROPERTY FOR SALE.

# LAND PROPERTY SUMMARY

## MOORE AVENUE

**LISTING #** 2561

### LOCATION DETAILS:

**Parcel #:** 09-02-35-30-050  
**County:** IL - Douglas  
**Zoning:** B-1 Highway Commercial - City

### PROPERTY OVERVIEW:

**Lot Size:** 12.65 Acres  
**Min Divisible Acres:** 0.8  
**Max Contig Acres:** 12.65  
**Frontage:** 191  
**Depth:** 1350  
**Land Status:** Under Development  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** Yes  
**Survey:** Yes

### TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

### TRANSPORTATION:

**Interstate Access:** I-57

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 24,900 combined I-57 and Rt 36  
**Taxes:** \$1,020.88



### SALE INFORMATION:

**Sale Price:** \$3,015,000  
**Price / Acre:** \$238,340  
**\$/SF (Land):** \$5.42

### UTILITY INFO:

**Water Provider:** City of Tuscola  
**Water Location:** On Site  
**Sewer Provider:** City of Tuscola  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

Development Sites ranging from 0.80 to 5.0 acres. A total of 12.65 acres is available. Property is zoned B-1 (Highway Business). Fast food, hotels, apartments, office, and senior living are all possibilities here.



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