

The Tuscola Business Centre - Weitendorf Property

1201 E. US Route 36 | Tuscola, IL | US | Douglas County
Available Acres: 311 |



Zoning:	Industrial-Light, Agriculture, Office, Commercial, Retail
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price Note:	varies by size of parcel
Last Updated:	May 10, 2024

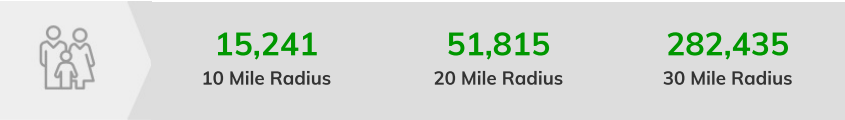
Economic Development Contact

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Property and Area Description

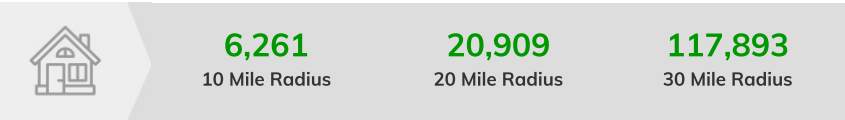
311 acres available for development. Land-Use plan has identified as commercial. Progressive City government has in the past fifteen years facilitated commercial growth in the interstate area including Factory Stores at Tuscola (a 45-store retail outlet mall), Tuscola Packaging Group, and the attendant motels and food establishments. Love's Travel Stop constructed in 2021 at adjacent site northwest of this location. Fuel Mart Travel Station adjacent to the site constructed new facility immediately adjacent to site as well.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Route 36 (0.00 immediately adjacent. mi.)
Nearest Interstate: Interstate 57 (0.00 immediately adjacent. mi.)
Nearest Airport: Tuscola Airport (2.00 mi.)
Nearest Commercial Airport: Willard-Champaign (25.00 mi.)
Distance to Mass Transit: Rural transit agency in place - Dial-A-Ride
Rail Served: Unknown
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: City of Tuscola
Sewer: City of Tuscola