

Zoning:	Mixed Use, Manufacturing, Commercial
Topography:	flat
Adjacent Available Acres:	None
Setting:	Other
Within City Limits:	Yes
Site Dimensions:	176'x360' & 176'x260'
Specialty Features:	TIF District
Sale Price Note:	Contact
Lease Terms:	Negotiable
Lease Rate Note:	Contact
Last Updated:	Sep 9, 2024

Economic Development Contact

Kim Pierce, President/CEO
Macomb Area Economic Development Corporation
1406 East Carroll Street
Macomb, Illinois 61455
| kim.pierce@maedco.org

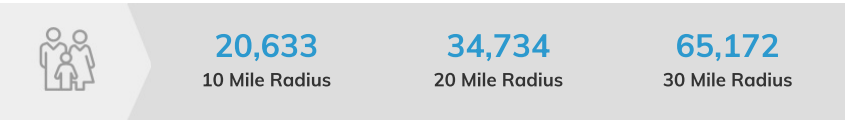
Realtor/Owner Contact

Kim Pierce
MAEDCO, Owner
309-837-4684 | kim.pierce@maedco.org

Property and Area Description

Former Ameren Illinois (electric/gas utility) site. Corner lot located at the intersection of North Campbell Street and East Calhoun Street (with stop light). High visibility and High traffic counts; 11,600 annual average daily traffic.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

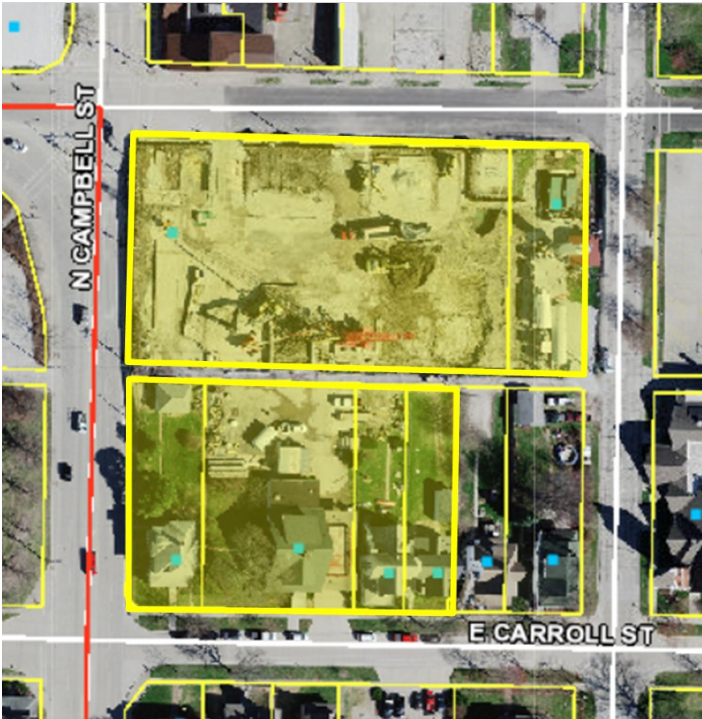
Transportation

Nearest Highway: US67 and US336 (<1 mi.)
Nearest Interstate: Interstate 74 (70 mi.)
Nearest Airport: Macomb Municipal Airport (<5 mi.)
Nearest Commercial Airport: Peoria International Airport (70 mi.)
Distance to Mass Transit: <1
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: City of Macomb
Sewer: City of Macomb
Telecommunications: MTC Communications

Property Images



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