

# The Tuscola Business Centre - Weitendorf Property

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



Illinois  
Department of Commerce  
& Economic Opportunity



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

Property Images

