

Equistar LP - LyondellBasell Chemicals Property

US Route 36 | Tuscola, IL | US | Douglas County
Available Acres: 859 | Sale Price: \$14,500,000



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

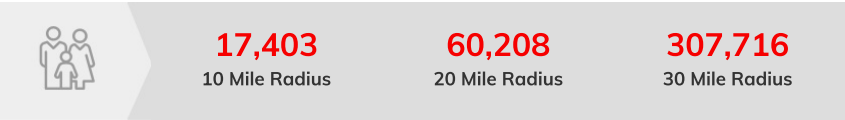


Property and Area Description

858 acres of prime industrial land comprised of ten parcels with rail service available, situated in rural Tuscola, Illinois directly off U.S. Route 36. The property has historically been used by a synthetic ethanol manufacturer and is scheduled to be fully decommissioned by fourth quarter of 2024. As part of the decommissioning process all improvements will be removed, including utility access. The 858 acres include 153 acres of greenfield farmland. The property is split with Decatur & Eastern Illinois Railroad (DREI) connecting to four Class I freight railways including Canadian National (CN), CSX Transportation (CSX), and Norfolk Southern (NS), and Union Pacific (UP). Property is situated directly off U.S. Route 36 on the West side of rural Tuscola. U.S. Route 36 is the beltway to Interstate 57 and Interstate 72 making it an easy transit to all Midwest states and metro markets including; Chicago, Indianapolis, Louisville, and St. Louis.

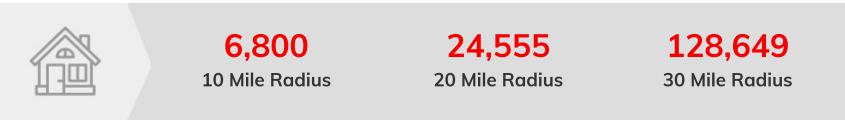
Zoning:	Industrial
Topography:	Flat
Setting:	Industrial Park
Within City Limits:	No
Specialty Features:	Enterprise Zone
Sale Price:	\$14,500,000
Sale Price Note:	available
Last Updated:	May 8, 2024

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Economic Development Contact

Brian Moody, Executive Director
Tuscola Chamber & Economic Development
214 N. Main
Tuscola, IL 61953
(217) 253-2552 | brian.moody@tuscola.org

Realtor/Owner Contact

Zane Petersen
Main Place Properties
217-454-8800 | zane@mainplace.us

Transportation

Nearest Highway: US Route 36 (1.00 mi.)
Nearest Interstate: Interstate 57 (3.50 mi.)
Nearest Airport: Tuscola Airport (2.00 mi.)
Nearest Commercial Airport: Willard-Champaign (25.00 mi.)
Rail Served: Yes
Rail Served By: CSX Transportation
Rail Accessible: Yes
Rail Infrastructure in Place: Yes

Utilities

Electric: Ameren
Natural Gas: Panhandle, Trunkline, Ameren
Water: City of Tuscola
Sewer: Veolia