



**MAIN
PLACE**
PROPERTIES

858 Acres Zoned Industrial

625 U.S. 36 Tuscola, Illinois

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In Partnership with CBRE, Inc.



Executive Summary -	1
Parcel Aerial View -	2
Property Key Metrics -	3
Site Overview -	4
Parcel Details -	5
Rail Service -	6-7
Interstate / Highway Access -	8
Proximity to Metro Markets -	9
Drive Time Map -	10
Utilities -	11
Property Pictures -	12
Additional Resources -	13

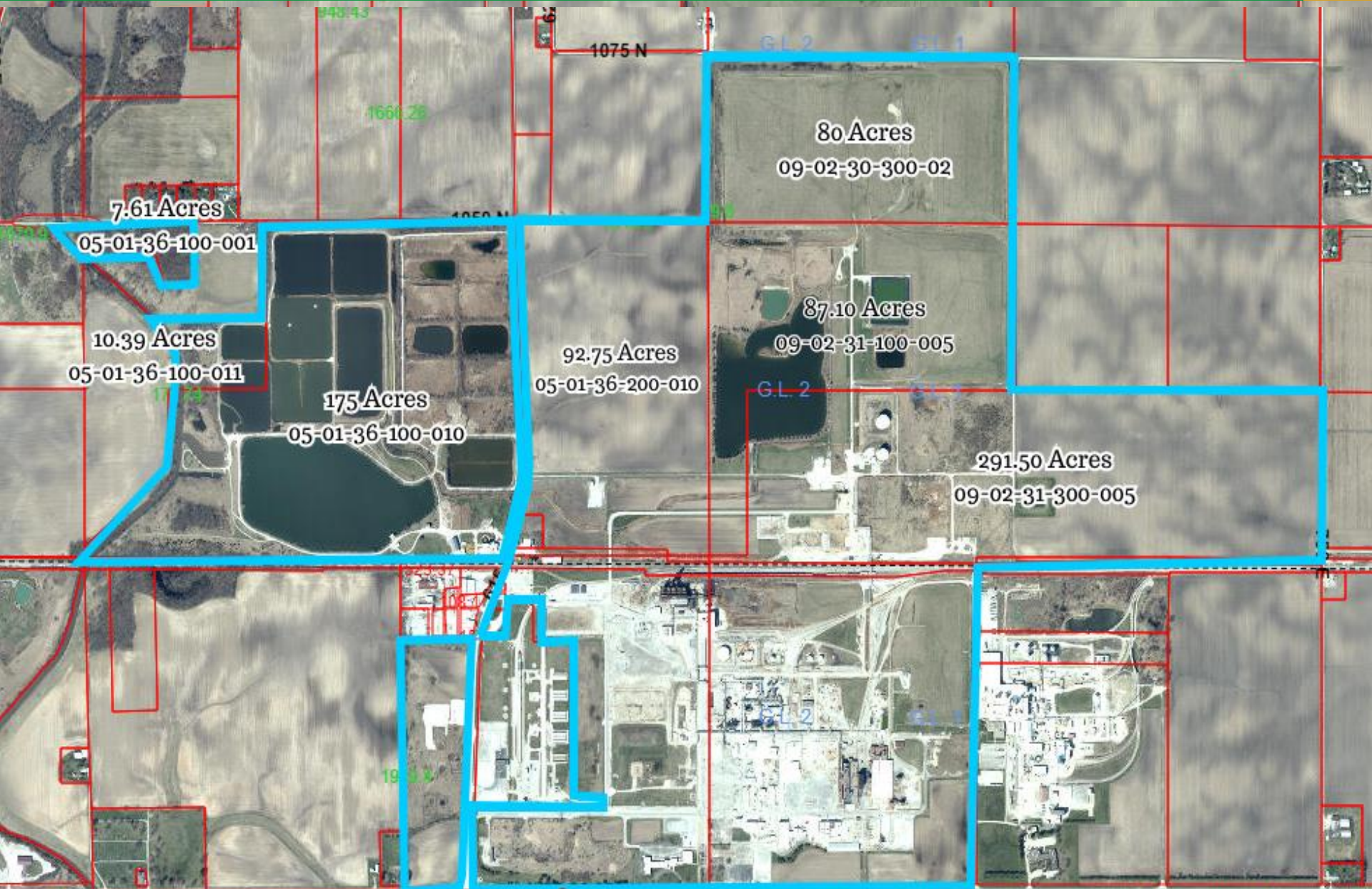
858 acres of prime industrial land comprised of ten parcels with rail service available, situated in rural Tuscola, Illinois directly off U.S. Route 36. The property has historically been used by a synthetic ethanol manufacturer and is scheduled to be fully decommissioned by fourth quarter of 2024. As 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.





Total Land Area - 858 Acres

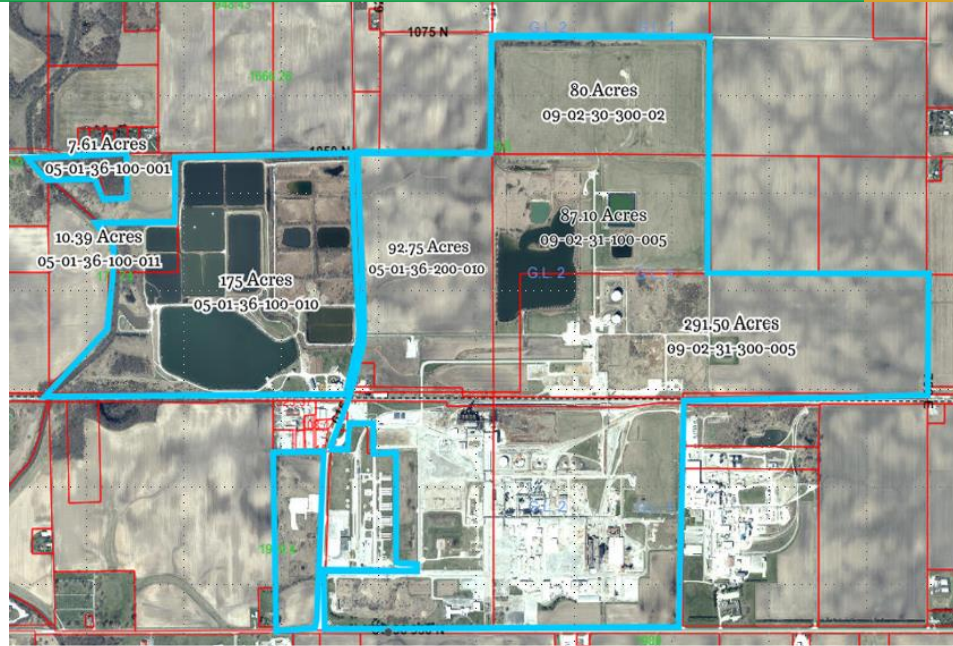
- Total Farmland - 153 acres (+/-)
 - East Tract - 78 acres
 - West Tract - 75 acres
- Landfill Area - 287 acres (+/-)

Site Utilities - None

(water, electric, and gas available)

Property Taxes - \$45,828.66 (2022 tax year)

Pricing Guidance - \$14,500,000 (\$17,000 per acre)





TCO Site Boundary ————
~ 6' & 8' Chain-link fence - - - - -
~ 4' 2-3 strand barb wire
Riverfront/no fence
Watco Mainline Rail ————

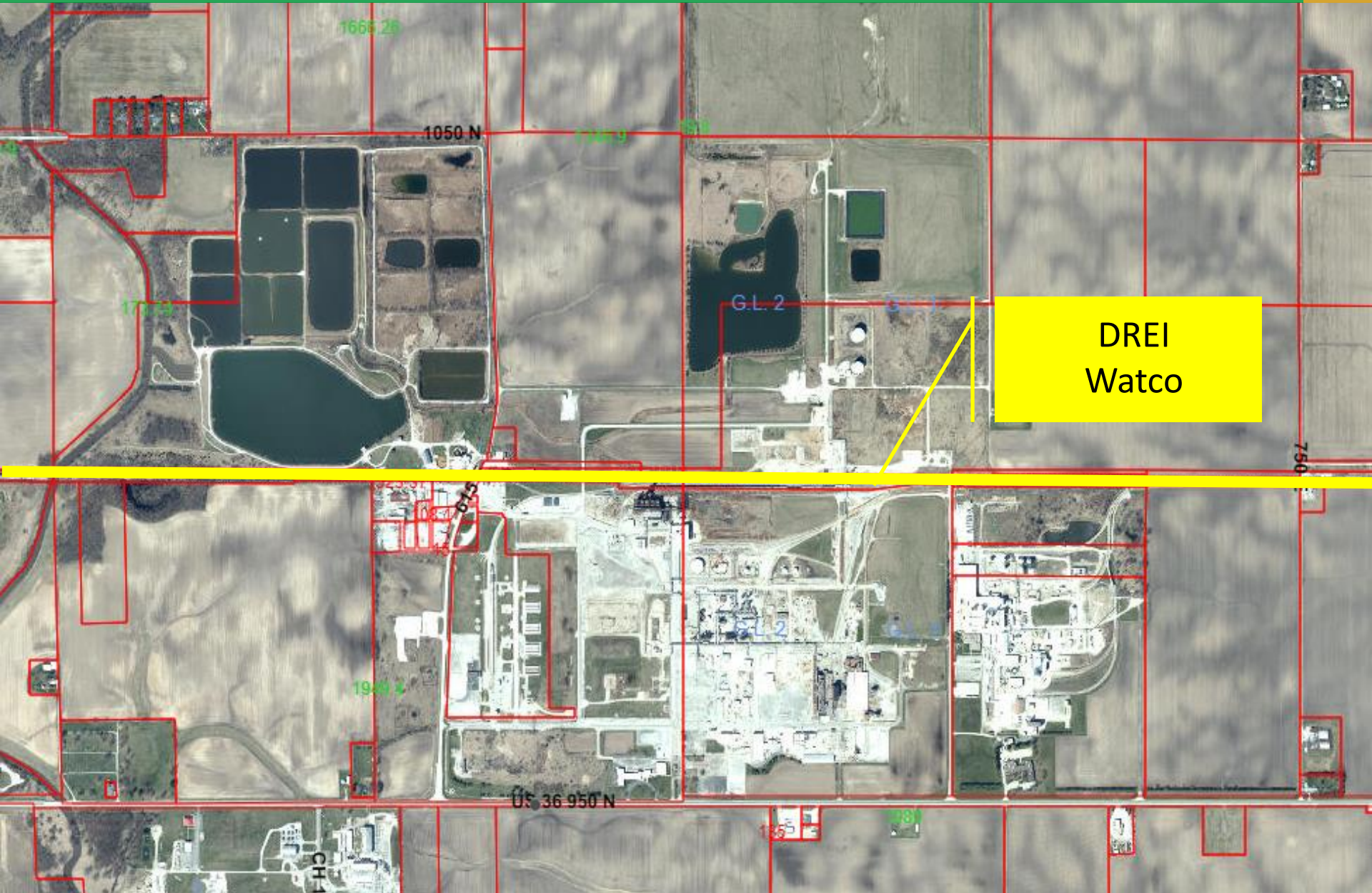
Kaskaskia River

TCO Influent Waterway

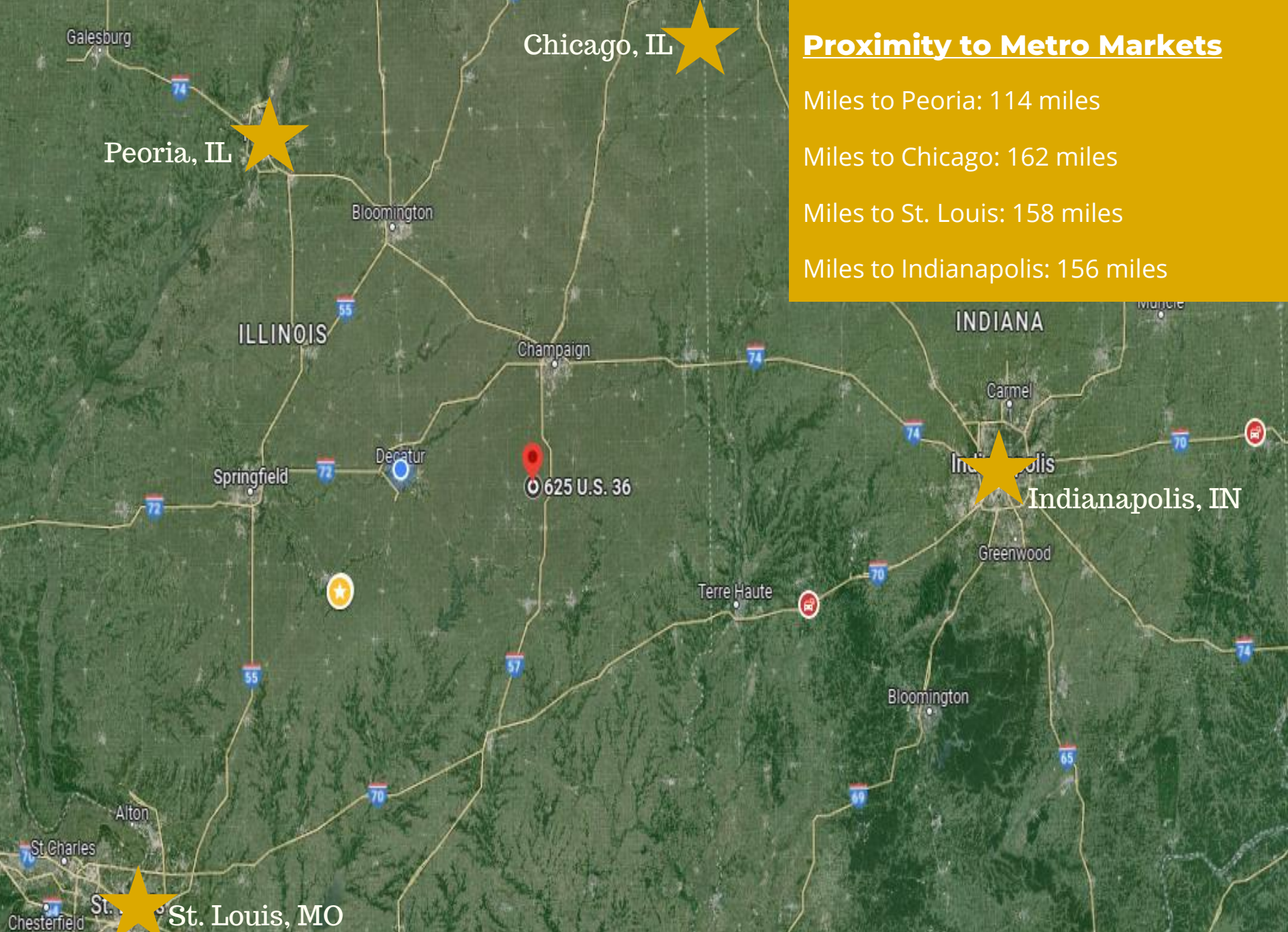
TCO Effluent Waterway

Parcel	Parcel No.	Parcel Description
1	05-01-36-403-006	1.65 Acres
2	05-01-36-100-011	10.39 Acres
3	09-02-30-300-002	80 Acres
4	05-01-36-100-001	7.61 Acres
5	05-01-36-100-010	282.412 Acres
6	05-01-36-200-007	1.25 Acres
7	05-01-36-200-009	0.5 Acres
8	05-01-36-200-010	92.75 Acres
9	09-02-31-100-005	90 Acres
10	09-02-31-300-005	291.5 Acres

858.062 Acres



DREI
Watco



Chicago, IL



Peoria, IL



Proximity to Metro Markets

Miles to Peoria: 114 miles

Miles to Chicago: 162 miles

Miles to St. Louis: 158 miles

Miles to Indianapolis: 156 miles

625 U.S. 36

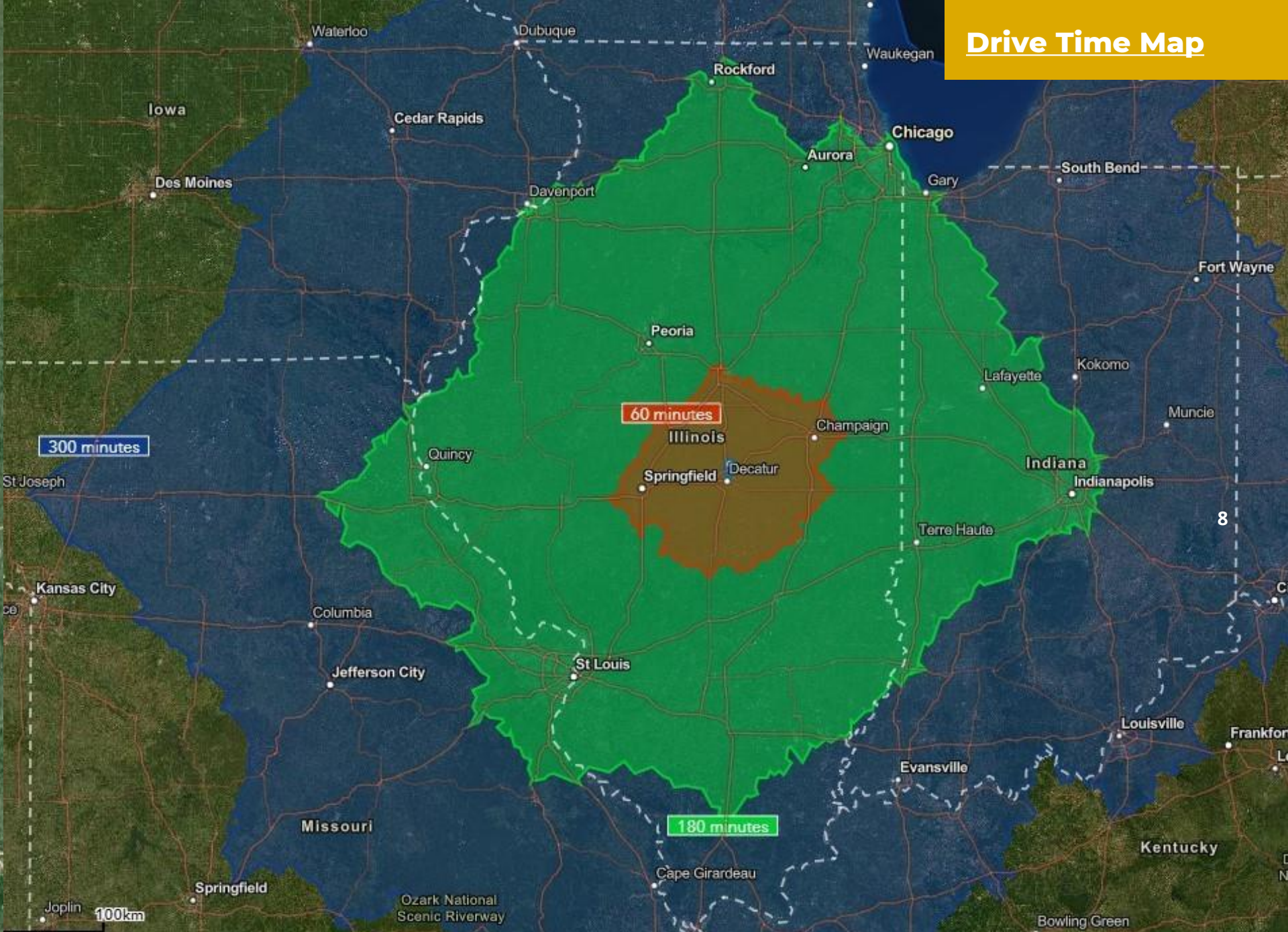
INDIANA

Indianapolis

Indianapolis, IN

ILLINOIS

Drive Time Map



300 minutes

60 minutes

180 minutes

60mi

100km



The property is sold with no utilities connecting to the site, however there are utilities available including electric, natural gas, and cooperative water.

Prior to the sellers decommissioning of the property, there was ample electric supply, natural gas, and a custom water system.

There is currently an Ameren Illinois electric substation directly north of the property boundary line. Prior to the decommissioning of the site, the seller pumped water from and to the neighboring Kaskaskia River. There is a natural gas pipeline located directly south of the property boundaries on the south side of U.S. Route 36.



- https://www.watco.com/service/rail/decaturn_and_eastern_illinois/
- <https://tuscola.org/business/chamber-and-economic-development>
- <https://www.intersectillinois.org/why-illinois/>
- <https://dceo.illinois.gov/whyillinois/keyindustries.html>



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Helping Navigate the Central Illinois
Commercial Real Estate Market