



Eureka is ideally located in Central Illinois between two metropolitan cities: Peoria and Bloomington/Normal both with full service regional airports. The amenities of a larger town are found in Eureka with the full complements of regional cities –shopping centers, cultural opportunities, employers, restaurants and entertainment. There are three interstate highways a short drive with direct routes to Chicago and St Louis.

The City is working with developers to provide additional business opportunities and services to the community and have assisted with the expansion of the West Side Business Park. The City is looking to the future taking a proactive approach to growth and development. The City has recently acquired the option to purchase an additional 100+ acres, demonstrating the City’s commitment for commercial and residential growth.

The 100+ acres is located on State Route 24 on the West side of Eureka. There is rail service running through the parcel with a stop at the Cruger Grain Elevator located just west of the property. City water and sewer run along State Route 24 on the North side and are available. The City water plant was renovated in 1995 and can pump two million gallons of water daily. We are currently operating at half capacity. The waste water treatment plant underwent an upgrade in 1996 giving the city additional processing capabilities. Other utilities available are gas, electric, telephone, DSL, broadband cable with fiber optic running through Eureka.

In addition West Side Business Park is located along State Route 24: 7 miles from I-74, 20 minutes from Peoria and 25 minutes from Bloomington. The property has access from Route 24 via a turn lane to allow for heavy traffic. There are twelve acres, with water, sewer, electric, gas, and rail service all on site.

We believe Eureka is the best-kept secret in Illinois with amenities not found in other communities its size. Eureka Community Hospital, a part of the BroMen Health Care System, offers a wide range of emergency, surgical, inpatient and outpatient services. Eureka is home to a four-year liberal arts college, Eureka College “Alma mater of President Ronald Reagan.” Eureka has a beautiful 240-acre park with paved and primitive trails through timbered areas, a 36-acre lake, lighted ball diamonds, soccer fields. A community supported Youth and Recreation Program with numerous planned activities.

The City has an investor ready to build to meet specifications with the option to lease or purchase. If you need additional information on the available properties listed on the following page, telephone 309-467-2113 or email- anne@eurekaillinois.net. Visit [www: eurekaillinois.net](http://www.eurekaillinois.net).

The City of Eureka located in Woodford County strives to promote quality of life and supports local businesses and residential growth.

Scott Punke, Mayor

Community Profile

Population

Eureka	-	5,000
Woodford County	-	35,469

Eureka's businesses are utilized by the incorporated communities and surrounding rural areas along with the neighboring Tazewell County communities.

Eureka is the Woodford County seat.

Location

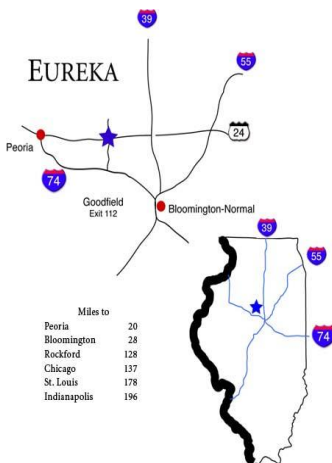
Eureka is centrally located between two Metropolitan Communities.

Bloomington	-	25 miles
Peoria	-	20 miles
Interstate 74	-	7 miles
Interstate 39	-	13 miles
Interstate 55	-	25 miles

Railroad service runs through town – T.P. & W.

Major Employers

Eureka Community Hospital– Medical-Emergency-Surgery	-	150
Eureka College – four-year liberal arts	-	123
Apostolic Christian Home & Retirement Center	-	190
Maple Lawn Nursing home & Retirement Complex	-	240
Washington Equipment (overhead cranes)	50	
Cox Transfer Trucking Company	-	125
Woodford County Court House –	-	161
Unit District 140 – Congerville-Goodfield-Eureka	-	220



Available Land

100 + Acres on State Route 24 West

Access to Municipal Water and Sewer, Natural gas and electric Rail Service
Can be divided

40 Acres on State Route 24 West

Access to Municipal Water and Sewer
Rail Service
Can be divided

Eureka Plaza

New Building
Located along State Route 117
8 Units with 1100 to 2000 sq. ft. available for Lease. (12,000 sq ft)
Municipal water and sewer.
Natural gas and electric

403 E. Center

Business building new in 2001
Located on State Highway—Route 24
Layout meets the needs for office, retail, etc. Each floor has 1500 square ft. with its own heating/AC system and private entrances for each level.
Municipal water and sewer.
Leases available- \$950 main floor
\$750 upper floor.

Former Libby Canning Factory – All City Services

281 N. Major, Eureka, IL 61530

Building Total : 44,800 Sq. Ft.
Last Use: Warehouse
Truck Docks: One
Can be Subdivided: Yes
Zoning: Industrial
City Utilities: Water-Sewer-Electric
Rail Access: T P & W

COMMERCIAL PROPERTY AVAILABLE

West Side Business Park

Located on State Highway - Route 24
15 acres — zoned for commercial development
Municipal services — 8" water main/ 8" sanitary sewer supplies the property
Natural Gas and Electric
Construction of turn lane access from Route 24
Rail Road Service — T.P. & W.
May be subdivided

South Lake Trust

Located along State Route 117
15 acres – zoned commercial development
Municipal water and sewer
Natural gas and electric
Developed; property, streets/curbs
Access from Route 117 and 4H Road
May be subdivided

South Lake Trust #1

Cruger Road — Out of City Limits
Site # of Acres: 92.0
Current Use: Agriculture
Located in Business Park: No
Enterprise Zone : No
TIF District: No
Can it be Subdivided
Zoning Classification: Agriculture
Zoned By Woodford County
Utilities : None
Rail Company T. P. & W. through City, some sites
Rail Access to Site: No
River: Illinois River
Highway Route 117 & Route 24 intersect
Air: Peoria and Bloomington
Selling Price: Total=\$550,000, \$6,000 Per Acre

Community Amenities:

The City currently has three new residential developments, with the capacity of bringing 115 new homes. The ongoing current development of 50 homes expresses the growth and interest being experienced by the city. We would like to invite you to come take a look at this thriving community.



For health care needs the Eureka Community Hospital with its affiliation with BroMenn Health Care is just one of our many assets. Located in downtown Eureka, they provide personalized technologically advanced treatment that goes beyond the ordinary. The Eureka Community Hospital provides numerous specialized services in the areas of emergency, surgical, diagnostic, inpatient or outpatient care.



The educational opportunities in Eureka include our highly rated School District Unit 140, encompassing the communities of Eureka, Congerville, and Goodfield, providing K through 12 educational experiences, in which caring teachers prepare their students for the future.



If recreation is of importance to you, the City of Eureka can boast about what we believe to be one of the best kept-secrets in Central Illinois. Our 240-acre park with outdoor recreational facilities provides for a wide variety of family enjoyment. Lighted ball diamonds, basketball courts, soccer and football fields, a skate

park, paved or primitive rustic nature trails are but a few of the outdoor activities one can enjoy visiting our park. The Eureka Youth and Recreation organization along with the Junior Football League, area churches, civic groups and our schools athletic programs provide for solid structured activities for our youth to participate in.



Eureka College features the Ronald Reagan Museum and Peace Garden with a portion of the Berlin Wall.



For those wishing to receive a higher education Eureka College provides an accredited four-year liberal arts program. Eureka College, founded in 1855 and college home of President Ronald Reagan, continues the tradition of impacting American life by promoting excellence in learning, service, and leadership.



Eureka has two retirement centers offering independent living in beautiful spacious cottages, duplexes or apartments. There are planned activities and personal care provided to meet the needs of their residents.



Kaufman Park Golf Course provides a beautiful nine-hole golfing experience.



The old Latin Proverb says it best “HE MAKES HIS HOME WHERE THE LIVING IS BEST”

If you would like additional information telephone 309-467-2113 or email- anne@eurekaillinois.net or visit our web site at **eurekaillinois.net**.

