

LAND FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

APPLEWOOD VALLEY

West Curtis Rd. &
South Mattis Ave.,
Champaign, IL 61822



Zach Wetherell
217.403.3374
Zach.Wetherell@cbcdr.com

Tim Harrington
217.369.0226
tph@cbcdr.com



OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY DESCRIPTION

Office/Retail lots available for sale on the growing south side of Champaign. Lots include all utilities to the site, individual lot sizes vary to accommodate any size of development ranging from 0.7 – 35.35 acres.

Tenant improvement allowance: \$45/SF for any build-to-suit opportunities. Applewood Valley is the next premier Class A Office/Retail development located in southwest Champaign at the intersection of Curtis Road and Mattis Avenue.

Applewood Valley offers a wide range of opportunity that can be individually tailored to meet each client’s needs. This development plans to be pedestrian friendly with large sidewalks stretching throughout the development.

PROPERTY INFORMATION

Sale Price See Price Sheet

Lot Size 0.7 – 35.35 AC

Zoning CN – Commercial Neighborhood

Traffic Counts **Curtis Road:** 9,600 Vehicles Per Day
Mattis Avenue: 5,800 Vehicles Per Day

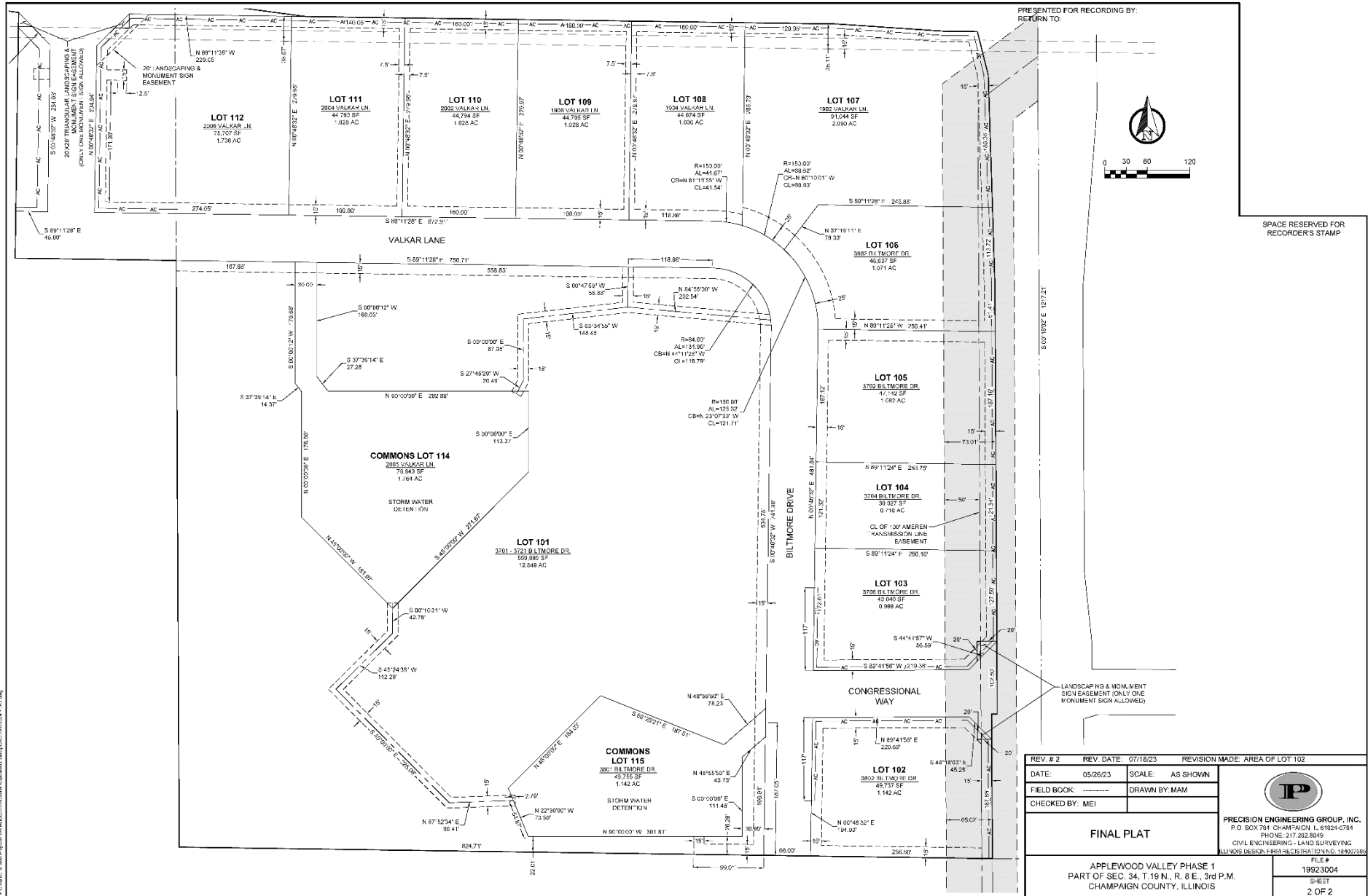
THE GATES AT APPLEWOOD VALLEY PRICING SUMMARY

LOT #	LOT SIZE (SQ. FT.)	PRICE PER SQUARE FOOT	LIST PRICE	RESERVED
101	686,288	\$6.12	\$4,200,000	
102	49,737	\$13.03	\$648,000	
103	43,040	\$12.96	\$558,000	
104	30,927	\$13.19	\$408,000	
105	47,142	\$13.28	\$626,000	
106	46,637	\$14.69	\$685,000	
107	91,044	\$15.16	\$1,380,000	
108	44,874	\$14.44	\$648,000	
109	44,795	\$14.47	\$648,000	
110	44,794	\$14.47	\$648,000	
111	44,793	\$14.47	\$648,000	
112	75,707	\$15.65	\$1,185,000	
Entire 35.35 acre purchase "as is" without utilities and infrastructure				
35.35 Acres	1,539,846	\$2.47	\$3,800,000	

SITE PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



REV. # 2	REV. DATE: 07/18/23	REVISION MADE: AREA OF LOT 102
DATE: 05/26/23	SCALE: AS SHOWN	
FIELD BOOK: _____	DRAWN BY: MAM	
CHECKED BY: MEI		
FINAL PLAT		
APPLEWOOD VALLEY PHASE 1 PART OF SEC. 34, T.19 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS		19923004 SHEET 2 OF 2

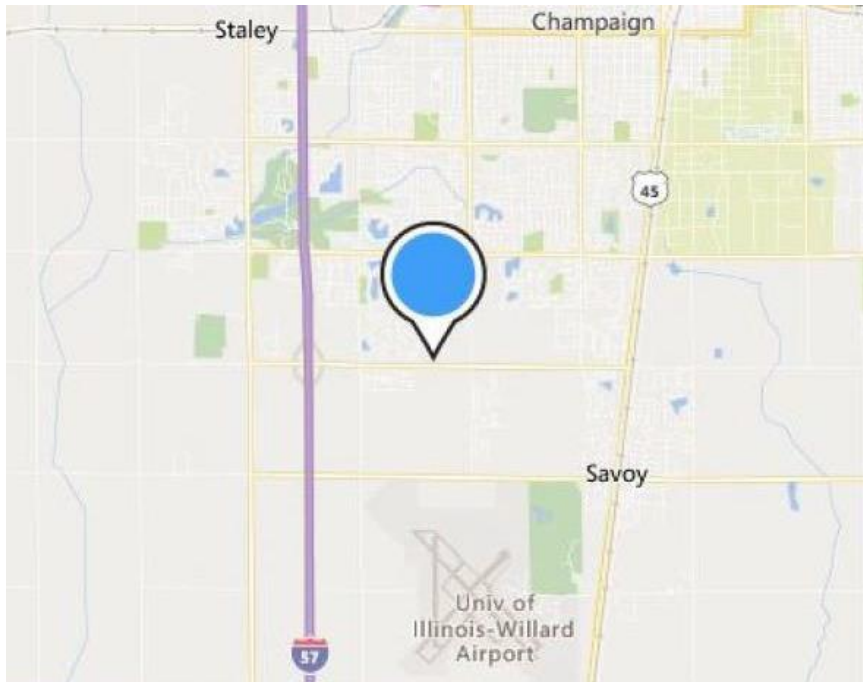
AREA OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

AREA OVERVIEW

Applewood Valley development is located on the southwest corner of the intersection of Curtis Road and Mattis Avenue in southwest Champaign. The site offers easy access to I-57. The 80,000 SF Carle Clinic medical facility located east of the development and the Liberty on the Lake subdivision are both a major employer draw. The Carle at the Fields development has added 1,200 - 1,500 new employees to the area two miles west of the Applewood Valley development.



DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,101	40,403	113,305
2018 Population	3,185	41,496	118,373
2023 Population (Projected)	3,529	44,654	123,423

HOUSHOLDS	1-MILES	3-MILES	5-MILES
2018 Households	1,207	17,915	46,678
2023 Households (Projected)	1,338	19,180	49,113

INCOME	1-MILES	3-MILES	5-MILES
2018 Median HH Income	\$116,112	\$74,910	\$45,968
2018 Per Capita Income	\$58,540	\$46,520	\$30,010

CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Contact Information:

Zach Wetherell
217.403.3374
Zach.Wetherell@cbcdr.com

Tim Harrington
217.369.0226
tph@cbcdr.com

