

LAND FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

APPLEWOOD VALLEY

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



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OVERVIEW



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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 – 34.02 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

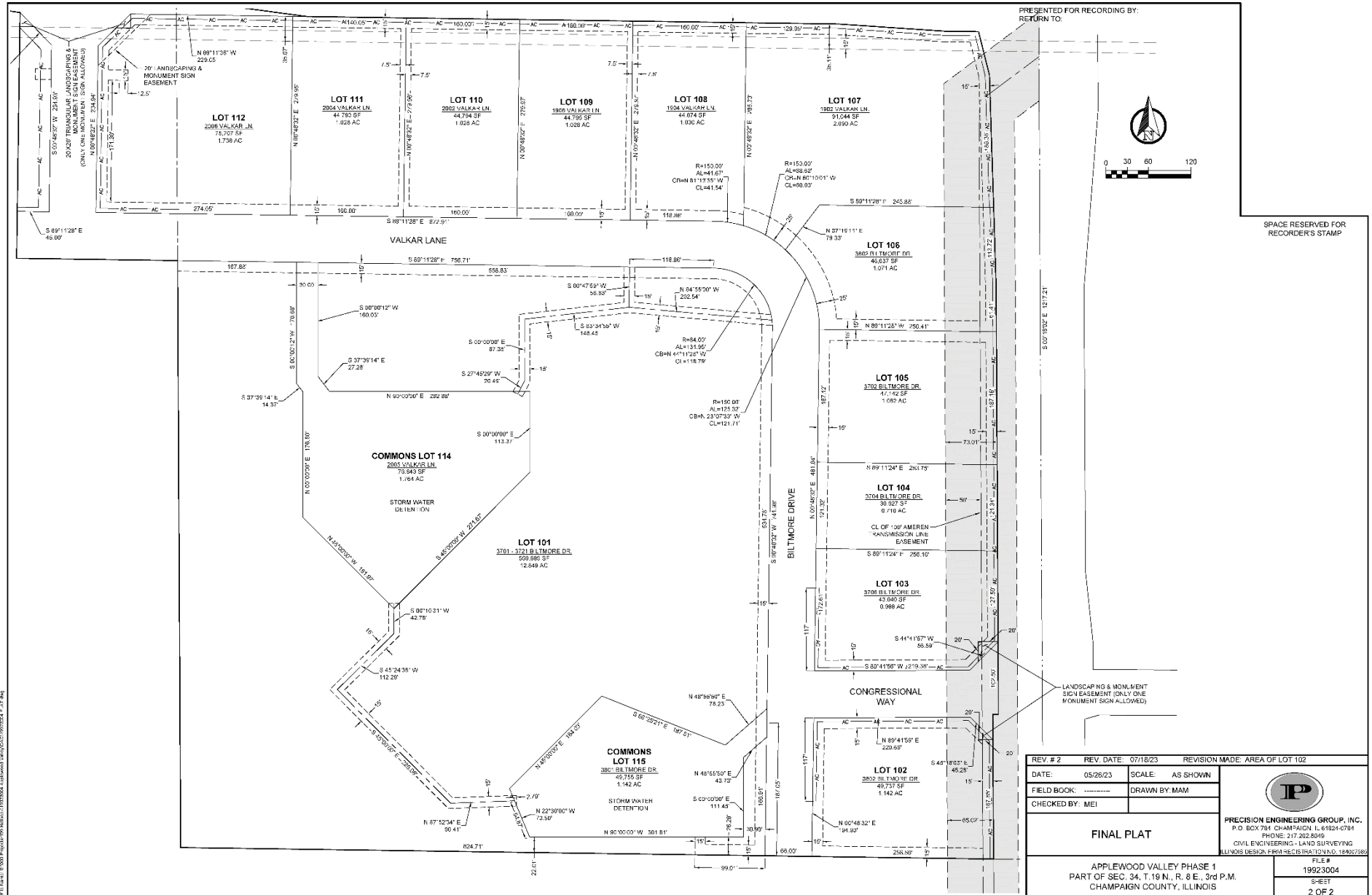
Sale Price	Contact Broker
Lot Size	0.7 – 34.02 AC
Zoning	CN – Commercial Neighborhood
Traffic Counts	Curtis Road: 9,350 Vehicles Per Day Mattis Avenue: 5,950 Vehicles Per Day

Lot #	Lot Size (SF)
101	686,288
102	49,737
103	43,040
104	30,927
105	47,142
106	46,637
107	91,044
108	44,874
109	44,795
110	44,794
111	44,793
112	75,707

SITE PLAN



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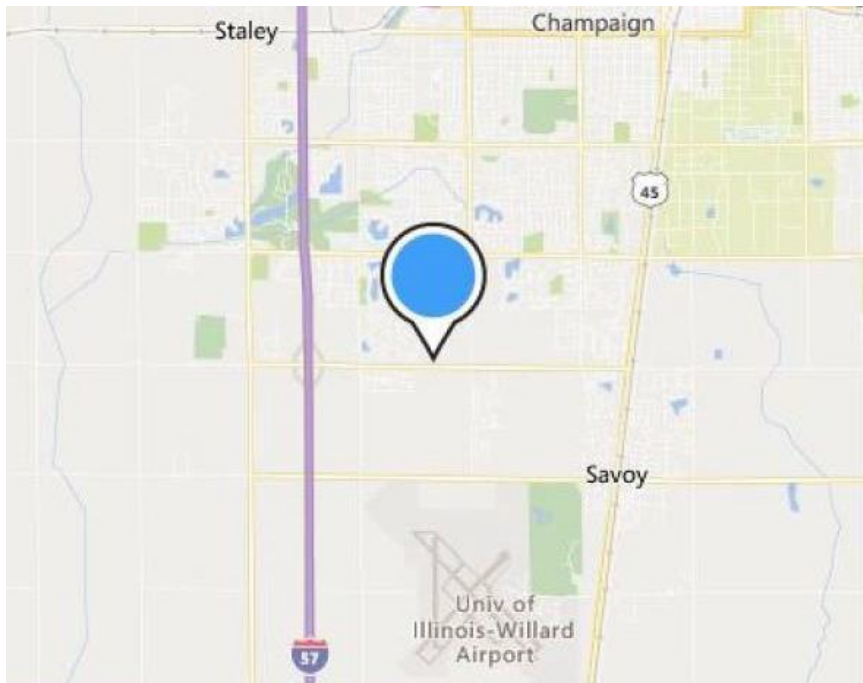
AREA OVERVIEW



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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	2-MILES	3-MILES
2020 Population (Census)	3,425	15,314	40,618
2026 Population	3,605	15,485	40,989
2031 Population (Projected)	3,852	15,971	40,989
HOUSHOLDS	1-MILES	2-MILES	3-MILES
2026 Households	1,396	6,527	17,358
2031 Households (Projected)	1,494	6,727	17,879
INCOME	1-MILES	2-MILES	3-MILES
2026 Per Capita Income	\$60,291	\$63,045	\$55,858
2031 Per Capita HH Income	\$155,632	\$149,568	\$131,904

CONTACT



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