

# FOR SALE

## VARIOUS PRICING



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



### North Prospect Avenue, Champaign, IL 61822

#### PROPERTY DESCRIPTION

**Lot 1:** This 5.35 acre parcel is fully improved with all utilities to the site, and ready for development. The lot is zoned CG – Commercial General, which offers a wide variety of development options.

**Lot 4:** This 6.25 acre multifamily lot is fully improved with all utilities to the site, and ready for development. The lot is zoned MF3 – Multifamily High Density.

**Lot 6:** This 3.79 acre parcel is fully improved with all utilities to the site, and ready for development. The lot is zoned CN – Commercial Neighborhood, and offers approximately 330 feet of frontage along North Prospect Avenue.

**Lot 8:** This 8 acre parcel can be subdivided as small as 1 acres, is fully improved with all utilities to the site, and ready for development

**Lot 9:** This 5.35 acre parcel is fully improved with all utilities to the site, and ready for development.

**Outlots 3&4:** This 2.94 acre outlot can be divided in half to 1.47 acres, and is fully improved with all utilities to the site, and ready for development. The center is anchored by Walmart, and Aldi, Starbucks, Sprint, and H&R Block are located in adjoining outlots. The lot is zoned CG – Commercial General, which offers a wide variety of development options.

**SALE PRICE**  
Various Pricing

**LOT SIZE**  
1 AC – 8 AC

**ZONING**  
MF3, CN, CG

#### AREA DESCRIPTION

These lots are ideally located on and around North Prospect Avenue, and provide easy access to the North Prospect retail corridor, Interstate 57 and Interstate 74, and are just minutes from the University of Illinois, Carle Hospital, and Presence Medical Center. Countless amenities surround the property, including numerous shopping, dining, business, and entertainment options.



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**Coldwell Banker Commercial**  
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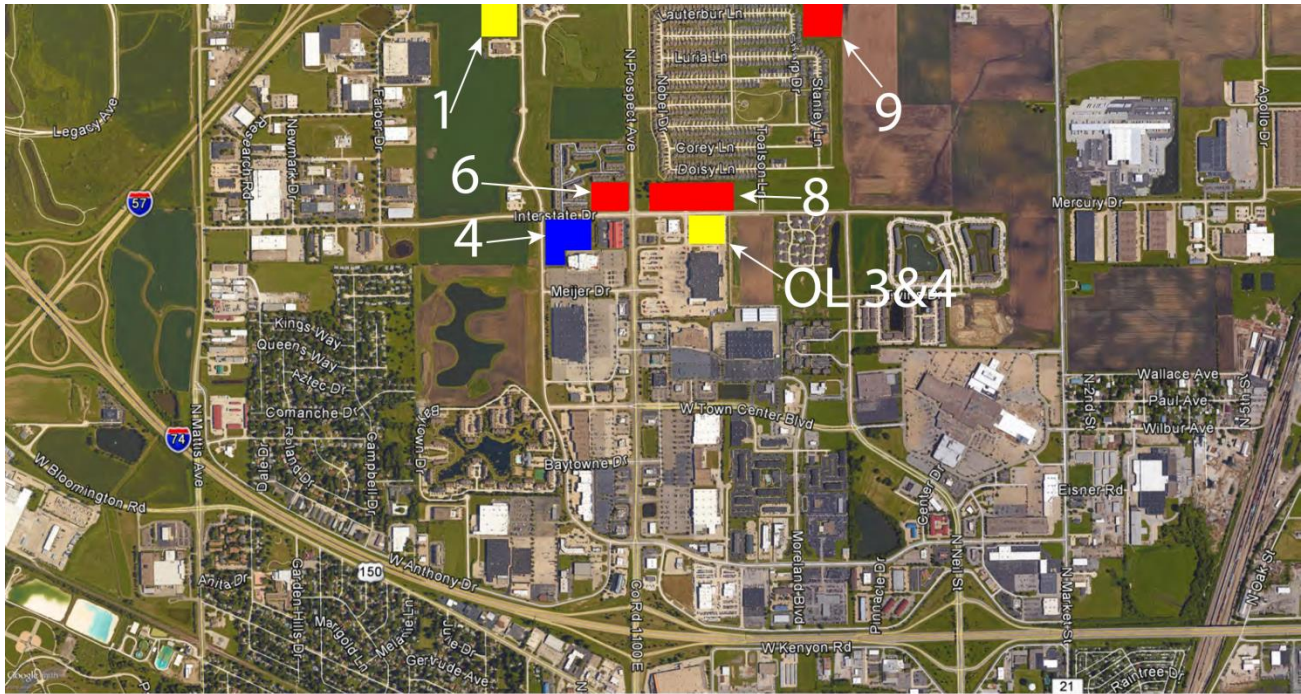


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■ CN - Commercial Neighborhood

■ MF1 - Multifamily Low Density

■ CG - Commercial General

Lot 1 - 5.35 Acres

Outlot 3/4 - 1.47 Acres (ea.)

Lot 4 - 6.25 Acres

Lot 6 - 3.79 Acres

Lot 8 - (5) 1.6 Acres (ea.) (Flexible)

Lot 9 - 5.35 Acres

Lot	Size (ac)	Price	Price/SF	Zoning
1	5.35	\$2,330,460	\$10.00	CG
OL 3	1.47	\$819,625	\$12.80	CG
OL 4	1.47	\$742,785	\$11.60	CG
OL 3&4	2.94	\$1,562,410	\$12.20	CG
4	6.25	\$811,305	\$2.98	MF1
6	3.79	\$2,311,293	\$14.00	CN
8B	1.6	\$899,078	\$12.90	CN
8C	1.6	\$850,291	\$12.20	CN
8D	1.6	\$829,382	\$11.90	CN
8E	1.6	\$829,382	\$11.90	CN
8F	1.6	\$808,474	\$11.60	CN
9	5.35	\$2,330,460	\$10.00	CG



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