



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

COMMERCIAL LOTS FOR SALE

\$423,000 & \$815,000



FOR SALE

2401 & 2409 Fields South Drive

Champaign, IL 61822

1.21 AC & 2.50 AC

LAND

LOT 301

1.21 AC @ \$423,000

RE: LOT 301

\$3,570.02

TAX PIN

46-20-28-126-005, 007

LOT 303

2.50 AC @ \$815,000

RE: LOT 303

\$7,374.98

ZONING

CO- Commercial Office

PROPERTY DESCRIPTION

Excellent development opportunity in growing southwest Champaign. Commercial lots are ideally located at the corner of Windsor Road and Fields South Drive, at the entrance to Carle at the Fields and the Champaign County YMCA. Lots are development ready with all utilities to the site, and are zoned CO – Commercial Office, which allows for a wide variety of uses.

Lot 301 is +/- 1.214 acres, and offers approximately 235 feet of frontage along Windsor Road. – \$423,000

Lot 303 is +/- 2.50 acres, and offers approximately 296 feet of frontage along Windsor Road. – \$815,000

AREA DESCRIPTION

The subject property is located at the southwest corner of Windsor Road and Fields South Drive between Interstate 57 and Staley Road in growing southwest Champaign. The site is adjacent to the 210-acre Carle at the Fields development, which includes numerous medical office buildings, restaurants, retail shops, and luxury apartments, and the Champaign County YMCA. Additional surrounding uses include professional office space and high-end residential subdivisions including Windsor West (316-units), the Legends Apartments (324-units) and the Landing at Legends (214-units).



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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Champaign, IL 61820
217-352-7712

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FOR SALE

PLAT

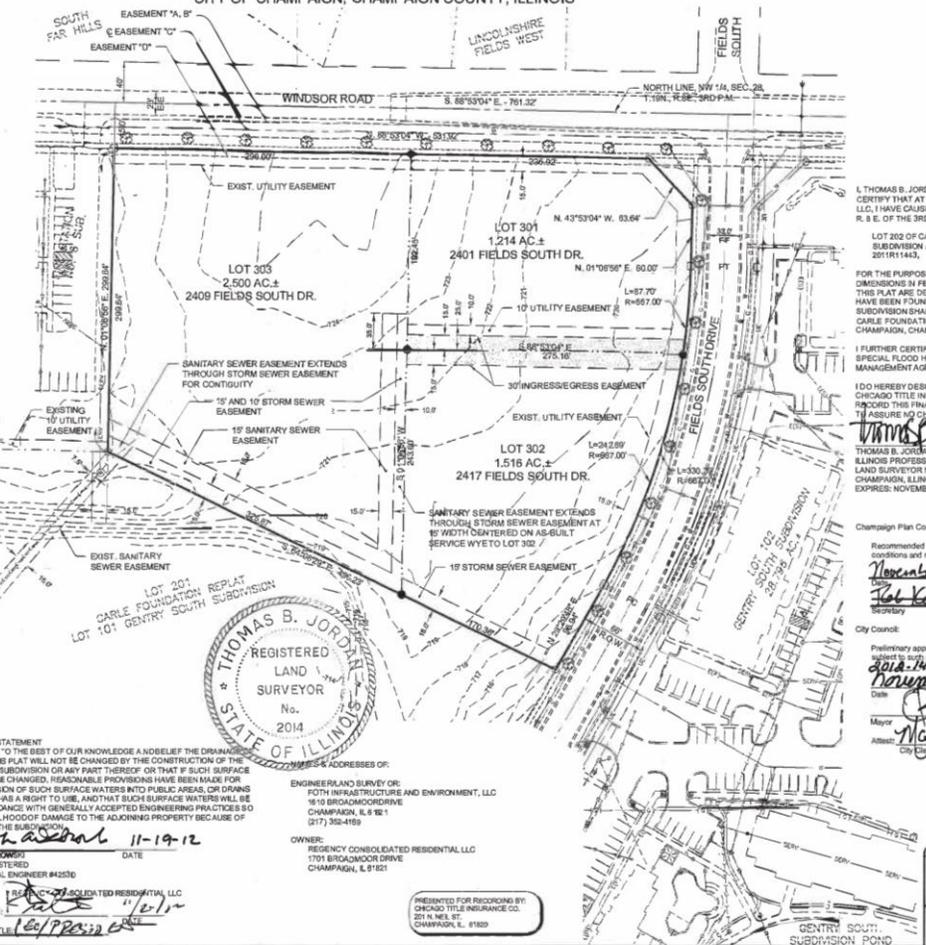


REGENCY CENTER A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 GENTRY SOUTH SUBDIVISION PART OF THE N.W. 1/4 OF SECTION 28, T.19N., R.8E., 3RD P.M. CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS



2012R30225
REC ON: 11/29/2012 11:57:00 AM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 82.00
RHS# 2: 10.00
PAGES 20
PLAT ACT: PLAT PAGE: 1

- NOTES:
- REFER TO OWNER'S CERTIFICATE OF DEDICATION FOR GENTRY SOUTH SUBDIVISION RECORDED JULY 6, 2006 AS DOCUMENT NO. 2006R17560 FOR LOT 101 RESTRICTIONS.
 - EXISTING WINDSOR ROAD RIGHT-OF-WAY (ON THE DATE OF PLATING GENTRY SOUTH SUBDIVISION) WAS ESTABLISHED BY PETITION AND ACCEPTED IN JUNE, 1937. RIGHT-OF-WAY WIDTH ASSIGNED TO BE 20 FEET WHICH HAS THE STATUTORY REQUIREMENT ON THAT DATE. AFFECTS EASEMENTS A, B AND D, BELOW.
 - EASEMENTS OF RECORD (ON THE DATE OF PLATING GENTRY SOUTH SUBDIVISION):
 - EXISTING TELEPHONE EASEMENT, RECORDED IN BOOK 211 AT PAGE 391, "ALONG THE ROAD" OVER THE PROPERTY.
 - EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 229 AT PAGE 365 "ACROSS LARKE OF THE GRANTOR, WITHIN 6 INCHES OF NORTH PROPERTY LINE."
 - EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 1639 AT PAGE 517 AS DOCUMENT NO. 1783122, 16 FEET ON EACH SIDE OF CENTERLINE OF EASEMENT, SAID CENTERLINE LYING 24 NORMAL DISTANCE SOUTH OF THE NORTH LINE OF THE N.W. 1/4 OF SECTION 28.
 - EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 2342 AT PAGE 984 AS DOCUMENT NO. 1992296, EASEMENT 30 FEET IN WIDTH, THE CENTERLINE LYING 1.9 FEET SOUTH OF SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD.
 - APPROXIMATE AREA OF REGENCY CENTER IS 2.26 ACRES.
 - THE SITE IS WITHIN THE EXISTING DRAINAGE DISTRICT.
 - THE SITE IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND FIRST METHODIST CHURCH IN ACCORDANCE WITH COUNCIL BILL 98-189, RECORDED AUGUST 5, 1999 AS DOCUMENT NO. 99R3572 AND SUBJECT TO AN ANNEXATION AGREEMENT IN ACCORDANCE WITH COUNCIL BILL 2004-197 RECORDED OCTOBER 23, 2004 AS DOCUMENT NO. 2004R34425.
 - THE TRACT IS CURRENTLY ZONED CO.
 - POTABLE WATER WILL BE SUPPLIED BY ILLINOIS AMERICAN WATER COMPANY. WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE DETERMINED AS DIRECTED AND APPROVED BY THE ILLINOIS AMERICAN WATER COMPANY AND THE CITY OF CHAMPAIGN. EASEMENTS WILL BE PROVIDED WHEN REQUESTED.
 - REQUIRED YARDS WILL MEET THE MINIMUM STANDARDS OF THE CITY OF CHAMPAIGN ZONING ORDINANCE.
 - REASONABLE UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY UTILITY COMPANIES.
 - CONTOURS SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO FIELD VERIFICATION.
 - VEHICULAR ACCESS TO WINDSOR ROAD SHALL BE LIMITED TO FIELDS SOUTH DRIVE.
 - THE STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN ZONING ORDINANCE.
 - STORMWATER DETENTION (APPROVED FOR ON LOT 102 OF GENTRY SOUTH SUBDIVISION, RECORDED ON JULY 6, 2006 AS DOCUMENT NO. 2006R17560).
 - DETENTION BASIN AND OUTFALL DRAINAGE SYSTEM FOR GENTRY SOUTH SUBDIVISION HAS BEEN PROVIDED BY THE CITY OF CHAMPAIGN ENGINEERING DIVISION, DATED JUNE 24, 2004 AND DOT DATED JUNE 26, 2004 UNDER PERMIT NO. 5-28943 DATED AUGUST 26, 2003.
 - TREES WILL BE REPLANTED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN ZONING ORDINANCE. APPROVED SPECIES LIST:
 - SIDEWALKING NORTH SIDE OF PRIVATE DRIVE SHALL BE CONSTRUCTED AT A LATER DATE IN CONJUNCTION WITH APPROVAL OF A BUILDING PERMIT FOR LOT 101.



SURVEYORS CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, CERTIFY THAT AT THE REQUEST OF REGENCY CONSOLIDATED RESIDENTIAL LLC, I HAVE MADE A SURVEY OF PART OF THE N.W. 1/4 OF SECTION 28, T. 19 N., R. 8 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 OF GENTRY SOUTH SUBDIVISION AS RECORDED ON JUNE 9, 2011 AS DOCUMENT NO. 2011R11443.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO THREE (3) LOTS WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE UTILITY EASEMENTS OF THIS PLAT ARE DEDICATED OR RE-DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REGENCY CENTER A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 OF GENTRY SOUTH SUBDIVISION, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS NOT LOCATED WITHIN A PUBLISHED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH P.A. 87-076, (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

Thomas B. Jordan 11-19-12
DATE
THOMAS B. JORDAN
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS
EXPIRES: NOVEMBER 30, 2014



DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BE CAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER: *John Markiewicz* 11-19-12
DATE
ILLINOIS REGISTERED PROFESSIONAL ENGINEER #42530

OWNER: REGENCY CONSOLIDATED RESIDENTIAL LLC
1701 BROADMOOR DRIVE
CHAMPAIGN, IL 61821

OWNER & SUBDIVIDER: REGENCY CONSOLIDATED RESIDENTIAL LLC
BY: *John Markiewicz* 11-19-12
DATE
TITLE: *John Markiewicz*

- LEGEND**
- EXIST. RIGHT OF WAY LINE
 - EXIST. LOT LINE
 - PROP. BOUNDARY LINE
 - PROP. LOT LINE
 - EXIST. EASEMENT LINE
 - PROP. EASEMENT LINE
 - CONC. MON. FOUND
 - IRON PIPE FOUND
 - IRON PIPE BEP
 - PROP. INGRESS / EGRESS EASEMENT
 - EASEMENT TO BE PROCURED FROM ADJACENT PROPERTY BY SEPARATE DOCUMENT.

Champaign Plan Commission:

Recommended to the City Council for preliminary review and recommendations, if any, as hereby approved:

November 21, 2012
John Kovachik
Secretary

City Council:

Preliminary approval is hereby granted by the Champaign City Council on:

2012-11-19
November 28, 2012
Date

Mayor: *Mark L. Banks*
Address: *Mark L. Banks*

PRELIMINARY / FINAL PLAT

Rev. July 19, 2012 Illinois Professional Surveyor Form No. 184.054933
Date of Preparation: July 12, 2012 PREPARED BY: 2012R30225

Foth
Professional Surveyors & Engineers, LLC
1000 N. Lincoln Ave., Champaign, IL 61820
TEL: 217-244-8800 FAX: 217-244-8801

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