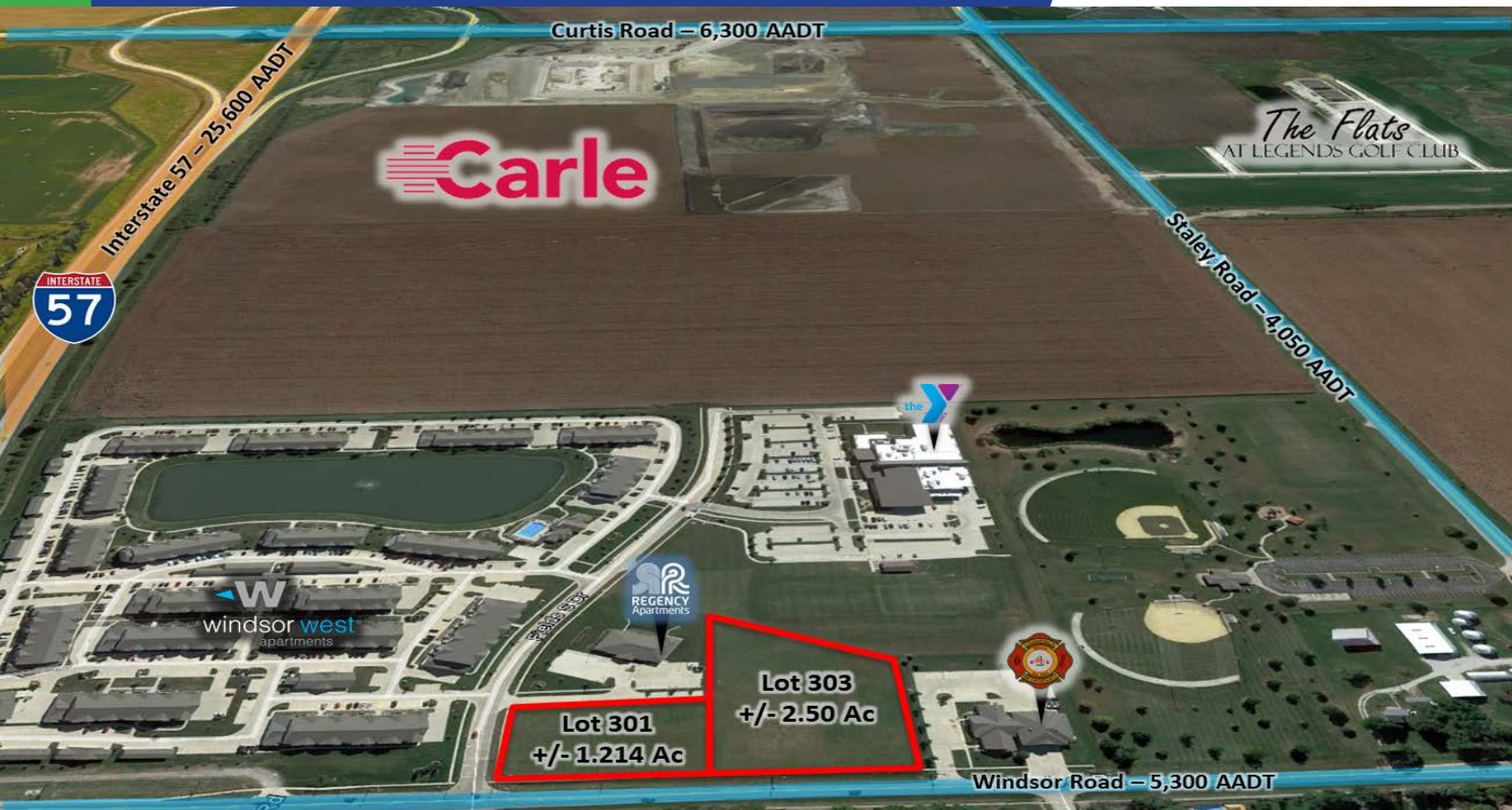


# FOR SALE

## \$423,000



## Property Information

### LOT SIZE

1.21 ac

### ZONING

CO – Commercial Office

### PRICE

\$423,000

### RE

\$3,570.02 & \$7,374.98

### AREA

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, and the \$18 million Champaign County YMCA that was completed in 2012. Additional surrounding uses include professional office space and high-end residential subdivisions.

## 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.

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

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Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712



# FOR SALE

## \$423,000



Demographics	1 Mile	3 Mile	5 Mile
Population	4,892	37,295	103,697
Avg. HH Size	2.56	2.34	2.28
Median HH Income	\$122,537	\$72,026	\$44,966
Per Capita Income	\$62,281	\$42,518	\$28,548

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