

INTERSTATE EAST SUB

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

INDUSTRIAL LOTS FOR SALE (Interstate East Sub)

1102 Newton Dr. & 2902-
2906 Boardwalk Dr.,
Champaign, IL 61820



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INTERSTATE EAST SUB

PROPERTY OVERVIEW

Interstate East Subdivision (IE Sub) is a light industrial subdivision in Northern Champaign and features close proximity to the Regional Shopping District as well as great Interstate Access via 3 Interstates (I-57, I-72, and I-74). Individual lots range from 2 - 4.5 Acres, however can be combined for up to 6.2 Ac.

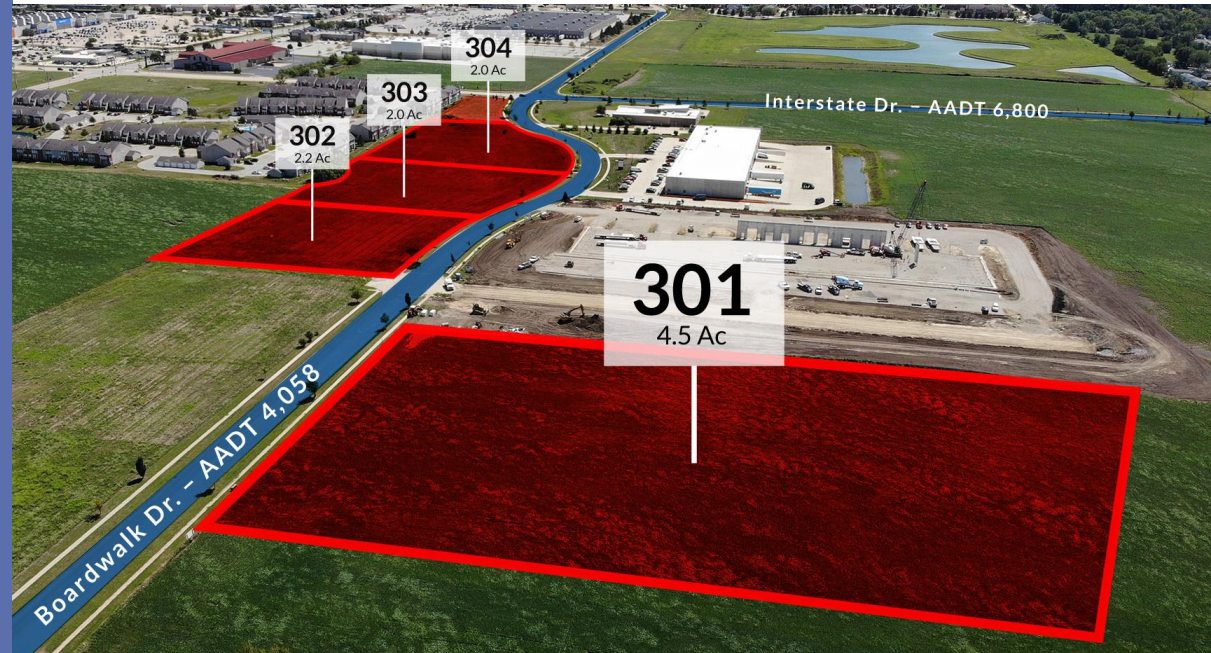
Currently available for sale are Lot 301, Lot 302, Lot 303, and Lot 304. Lot 301 is on the Northwest corner of Boardwalk Dr. and the newly constructed Newton Dr.. Lots 302 - 304 are along Boardwalk Dr. between Interstate Dr. and Newton Dr. All utilities are to site and located in the City of Champaign Enterprise Zone. Lot 304 is allowed to use the adjacent detention pond. All other lots would be responsible to storm water detention. The Atkins Group (TAG) is prepared to sell lots, pursue tenant improvements, or offer build-to-suite (BTS) solutions for companies of all sizes.

These industrial Lots are located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Prism Warehouse (2018) & Newton Warehouse (2019) are the first two warehouses in Interstate East Subdivision and adjacent to Interstate Research Park.

Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

PROPERTY INFORMATION

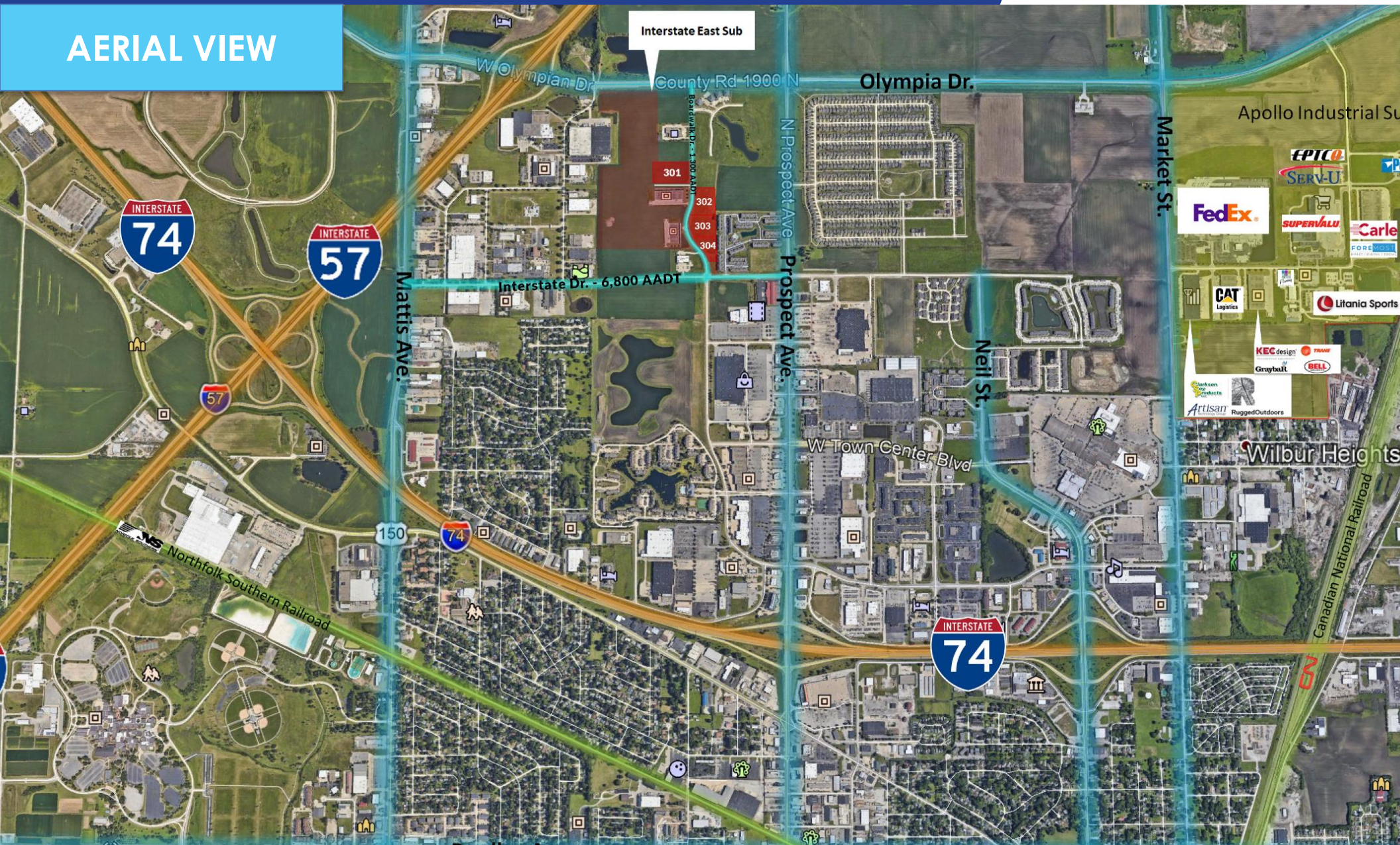
	Lot 301	Lot 302	Lot 303	Lot 304
Sale Price	\$980,100	\$479,160	\$435,600	\$435,600
Price Per SF	\$6.00	\$5.00	\$5.00	\$5.00
Lot Size	4.5 Acres (Expandable)	2.2 Acres (Up to 6.2 Ac)	2.0 Acres (Up to 6.2 Ac)	2.0 Acres (Up to 6.2 Ac)
Tax Pins	41-14-35-200-021 & 41-14-31-200-023			
Zoning	I-1, Light Industrial			



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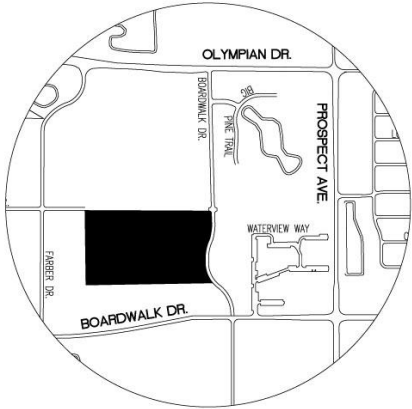
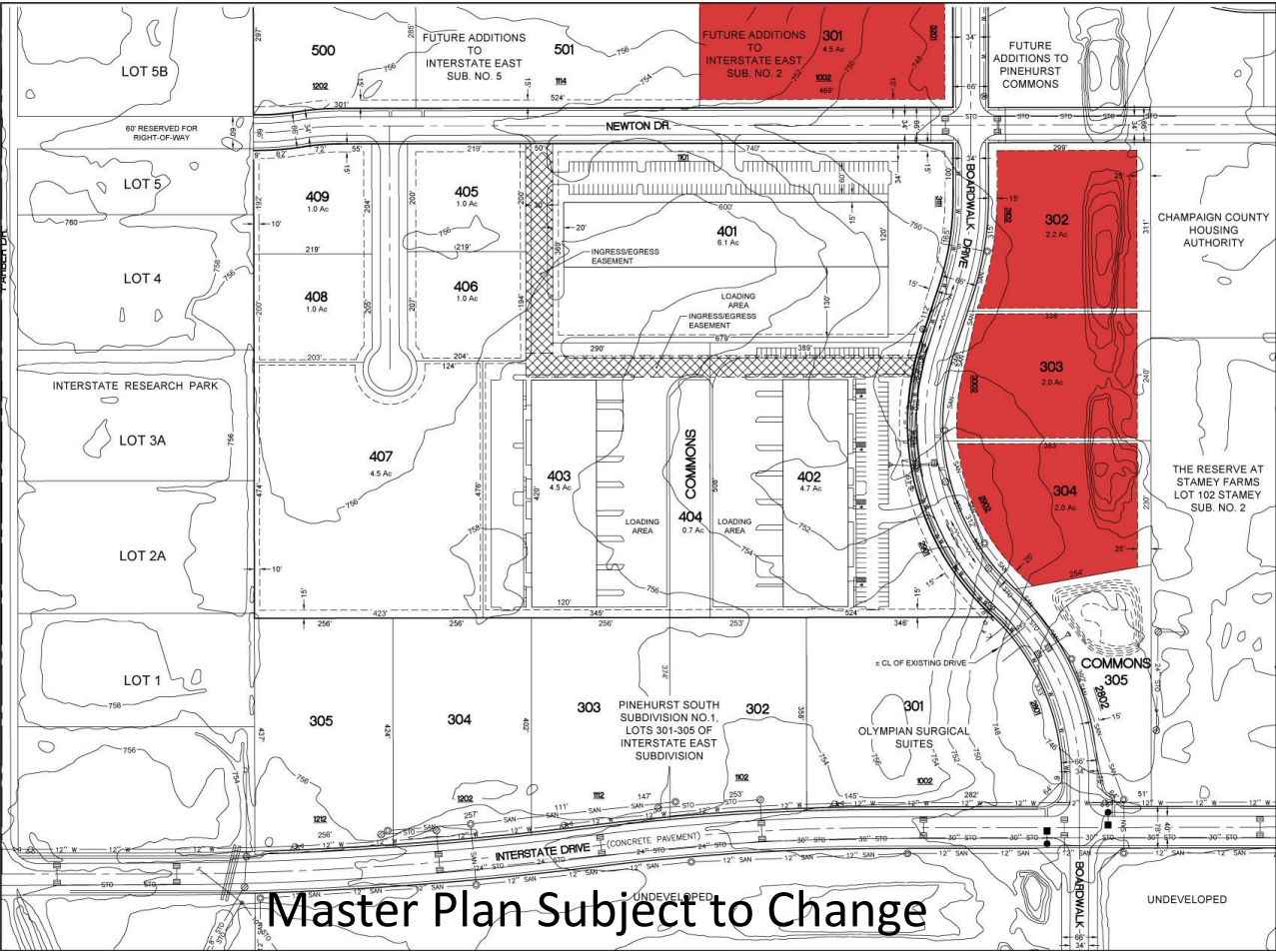
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AERIAL VIEW



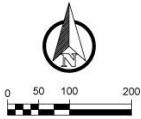
INTERSTATE EAST SUB

SITE PLAN



LOCATION MAP

- LEGEND**
- BOUNDARY OF TRACT(S) SURVEYED
 - EXISTING SURVEY LINE
 - EASEMENT LINE
 - CENTERLINE OF STREET
 - STO STORM SEWER LINE
 - SAN SANITARY SEWER LINE
 - W WATER MAIN
 - (100') DIMENSION OF RECORD
 - 100' MEASURED DIMENSION
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - LOT NUMBER
 - STREET ADDRESS



INTERSTATE EAST SUB

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	48,992	119,651	159,117
2018 Population	54,425	127,274	171,194
2023 Population (Projected)	57,907	132,418	178,828
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	48,992	119,651	159,117
2018 Households	54,425	127,274	171,194
2023 Households (Projected)	57,907	132,418	178,828
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$27,571	\$38,814	\$47,788
2018 Avg. HH Income	\$43,246	\$61,752	\$76,751
2010 Per Capita Income	\$20,054	\$26,964	\$32,591



DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.



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INVESTMENT HIGHLIGHTS

- Great Interstate Access
- Close Proximity to Major Shopping District
- Several Lot Sizes Available
- All Utilities to Site