

# ASHLAND SOUTH MF LAND



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

Multi-Family Land  
(Ashland South)

Interstate Dr. & Neil St.  
Champaign, IL 61822

**TAG**  
THE ATKINS GROUP

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## PROPERTY OVERVIEW

Ashland South Multi-Family land is one of the last remaining large Multi-Family tracts available in the heart of Champaign's retail corridor. Currently Lots 1 & 2 are available for sale and are shovel ready. Lot 1 is a 2.947 Acre lot that has frontage on Interstate Dr & Toalson Lane (entrance to Ashland Park). Lot 2 is a 9.848 Acre lot that has frontage on Interstate Dr., Toalson Lane, and Neil St. (to be completed). The properties are currently zoned MF1, Multifamily Low Density District which provides for low density multifamily dwellings which The multifamily buildings are generally low-rise, lower density apartments of two (2) to three (3) stories. Open space and recreational amenities should be provided for residents. The MF1 District is appropriate next to areas with low density single-family development patterns and may serve as a transitional use. Density is controlled by the floor area ratio and open space ratio. The average density will range from twelve (12) to thirty (30) units per acre.

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 Multi-Family Lots are located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. 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 1	Lot 2
<b>Sale Price</b>	\$385,114	\$1,286,937
<b>Price Per SF</b>	\$3.00	\$3.00
<b>Lot Size</b>	2.947 Acres	9.848 Acres
<b>Tax Pins</b>	41-14-36-100-014	
<b>Zoning</b>	MF1, Multifamily Low Density District	



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## AERIAL VIEW







## DEVELOPER – THE ATKINS GROUP

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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.



# INTERSTATE EAST SUB



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## CONTACT



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## INVESTMENT HIGHLIGHTS

- Great Interstate Access
- Shovel Ready
- Adjacent to Major Shopping District
- All Utilities to Site

