

LAND

**FOR SALE**  
**\$600,000**

**COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



**2003 W. Springfield Ave,**

## PROPERTY INFORMATION

**LOT SIZE**  
50,000 SF

**ZONING**  
CG

**TAX PIN**  
44-20-15-226-003

**RE TAXES**  
\$14,816.32

**TRAFFIC COUNTS**  
Springfield Ave – 16,800 AADT  
Mattis Ave – 22,300 AADT

## PROPERTY DESCRIPTION

There are presently no buildings on this site, the site is densely wooded and served by public utilities.

## AREA DESCRIPTION

This property is located on Springfield avenue, an east-west traffic land use patterns within the subject area of a retail nature, with Round Barn shopping center to the south and County Fair shopping to the north east.



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



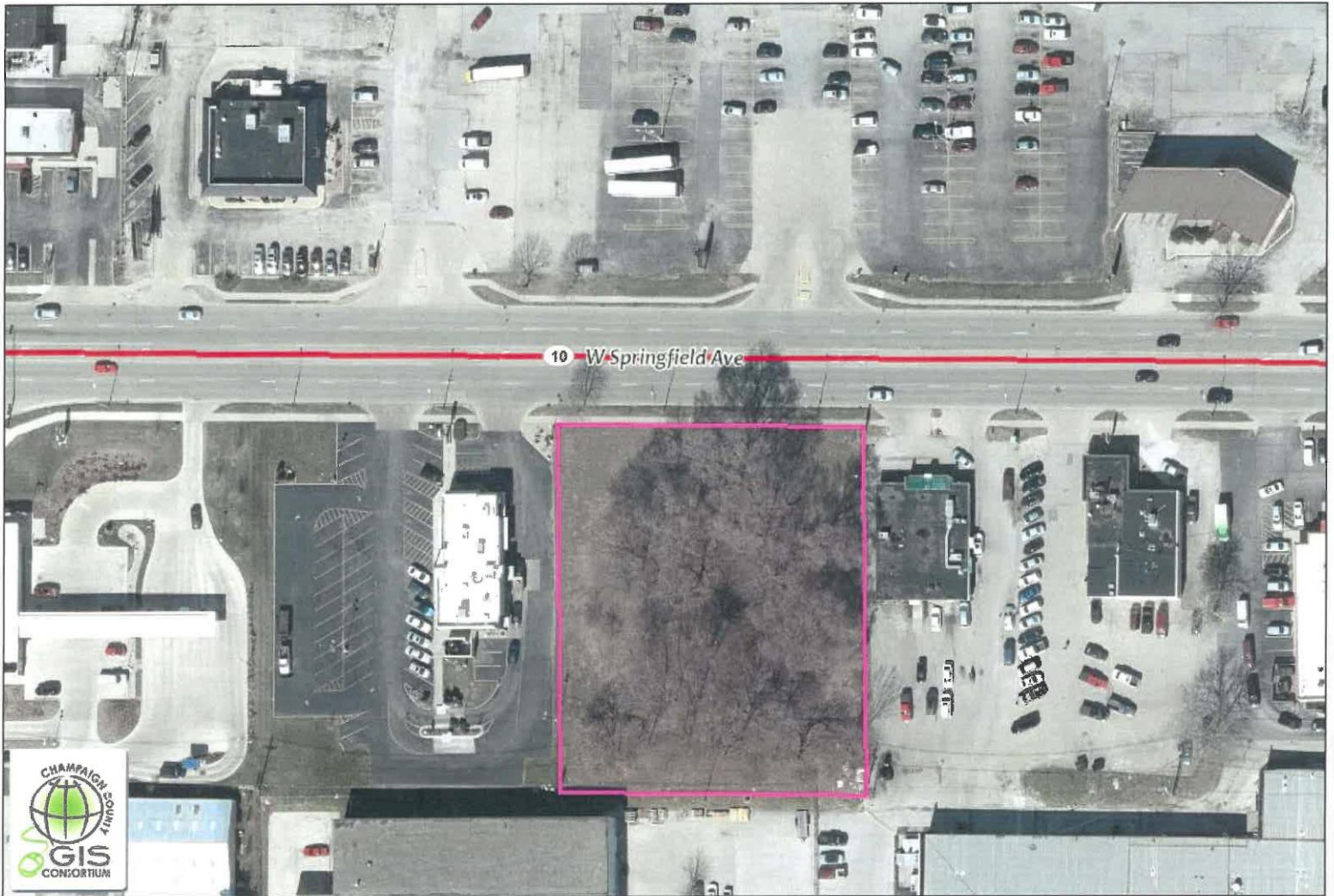
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# PLAT

## GIS Webmap Public Interface Champaign County, Illinois



50  
Feet

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NORTH



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