



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

3 ACRES IN FRONT OF WALMART

\$425,000



FOR SALE



516 S Murray Road,

Rantoul, IL 61866

131,116 SF

OFFICE

SALE PRICE

\$425,000

LOT SIZE (AC)

1.5 AC -3 AC

RE-TAXES

\$141.48

ZONING

AG1

LOT SIZE (SF)

131,116 SF

LOT DIMENSIONS

345x380

TAX PIN

20-09-04-227-010

TRAFFIC COUNTS

Champaign Ave – 11,100
AADT

PROPERTY DESCRIPTION

3.0 acres next door to proposed 60+ sports complex and in front of Walmart. Ready to go site with all utilities to the site. Ownership is going to divide in half.

AREA DESCRIPTION

This location is an out lot next to the proposed 60+ acre sports complex and at the entrance of Wal-Mart, all traffic needs to go by this property to get to the store. Future development opportunity with Tif district available. Rantoul is a small town located 20 miles north of Champaign. Plenty of blue collar workers within the community.

PROPERTY HIGHLIGHTS

- AG1 Zoning
- In front of Walmart
- Next to proposed 60+ AC Sports Complex
- Ready-To-Build
- Great Visibility



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CBCDR.COM

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201 W Springfield Ave. 11th Floor
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AERIAL



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HIGH AERIAL



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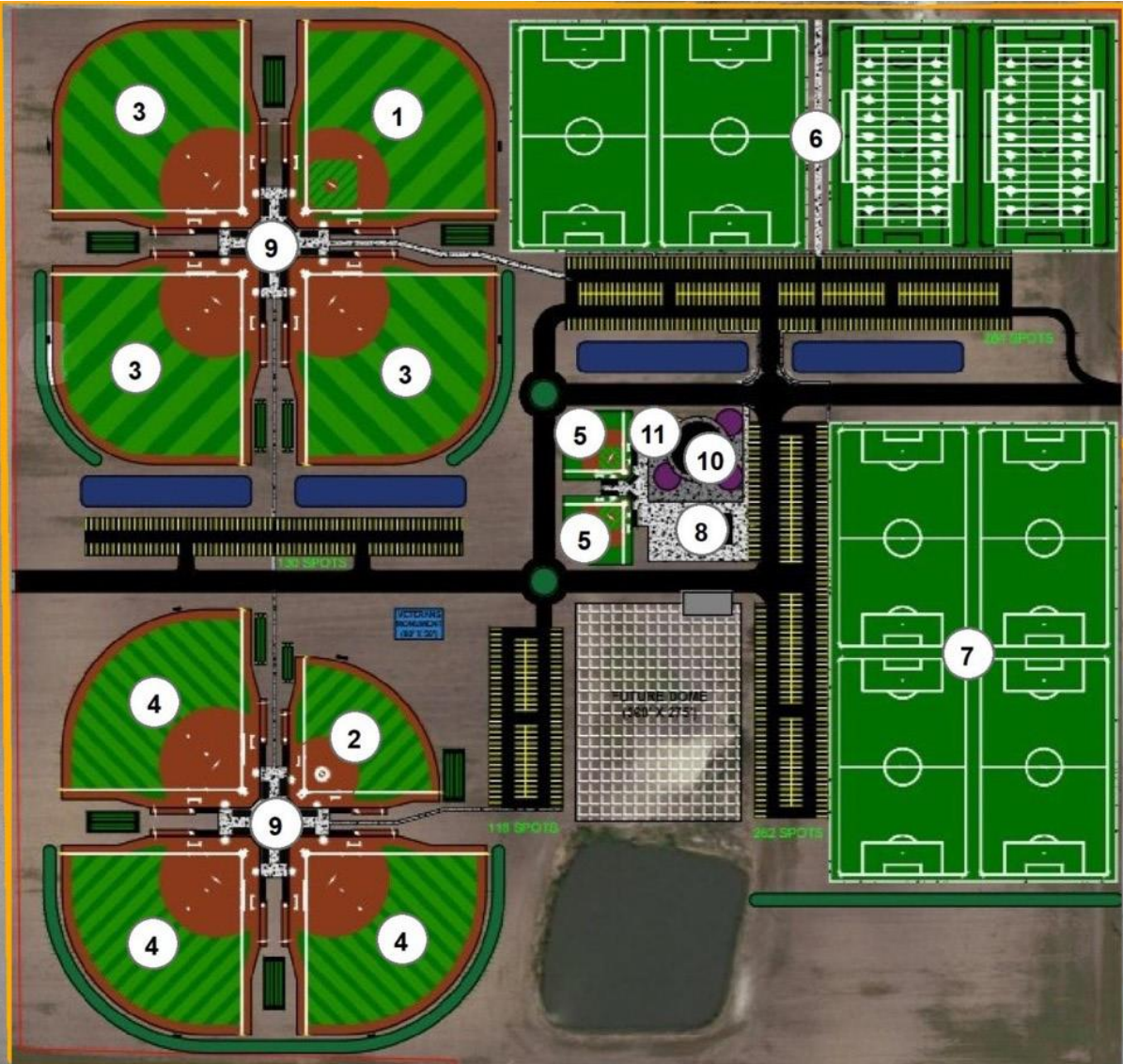
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FOR SALE

SPORTS COMPLEX LAYOUT

1. Championship Baseball Field
2. Championship Softball Field
3. Large Baseball/Softball Fields
4. Smaller Baseball/Softball Fields
5. T-Ball/Challenger Baseball Fields
6. Championship Multi-Purpose Quad
7. Standard Multi-Purpose Quad
8. Main Hospitality Building
9. Secondary Hospitality Buildings
10. Splash Pad
11. Playground



0 100 200 400 Feet



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