

LAND **FOR SALE**
\$262,200

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



516 S Murray Road, Rantoul, 61866

PROPERTY INFORMATION

LOT SIZE (SF)

131,116 SF

LOT SIZE (AC)

3 AC

LOT DIMENSIONS

345x380

RE TAXES

\$141.48

TAX PIN

20-09-04-227-010

ZONING

AG1

TRAFFIC COUNTS

Murray Rd – 2,000 AADT

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.

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.



Jay Sikorski
217-352-7712
jas@cbcdr.com



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

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AERIAL



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