



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

APPLEWOOD VALLEY LAND

\$3,800,000.00

FOR SALE



CURTIS & MATTIS (SOUTHWEST QUAD)

CHAMPAIGN, IL 61822

32.86 AC

LAND

LOT SIZE - AC

32.86

SALE PRICE

\$3,800,000.00

LOT SIZE - SF

1,431,164

RE TAX

\$1,977.99

TAX PINS

03-20-34-200-005
03-20-34-200-007
46-20-34-200-007
46-20-34-200-009
46-20-34-200-005

ZONING

CN -
COMMERCIAL
NEIGHBORHOOD
MF1 - MULTIFAMILY LOW
DENSITY

PROPERTY DESCRIPTION

The 32.855 acres of undeveloped Applewood Valley land is being zoned Commercial Neighborhood (CN) along Curtis Road and Mattis Avenue, which allows for a variety of commercial uses. The interior acreage is being zoned as Multifamily Low Density (MF1), which allows for two to three story apartment buildings. The CN zoning will encompass +17.1 acres, and the MF1 zoning will have +15.755 acres. The acreage is being sold "as is" without utilities and infrastructure developed out. Utilities are located across Mattis Avenue and can easily be brought to the site. Seller has development plans that can be shared and come with the sale of the land.

AREA DESCRIPTION

The Applewood Valley development land is located on the southwest corner of the intersection of Curtis Road and Mattis Avenue in southwest Champaign. The site offers easy access to I-57 and south Champaign and Savoy area. The 80,000 SF Carle Clinic medical facility and Liberty on the Lake subdivision are both located east of the land. The Carle at the Fields development has added 1,200 – 1,500 new employees to the area two miles west of the land along with other multi-family developments.



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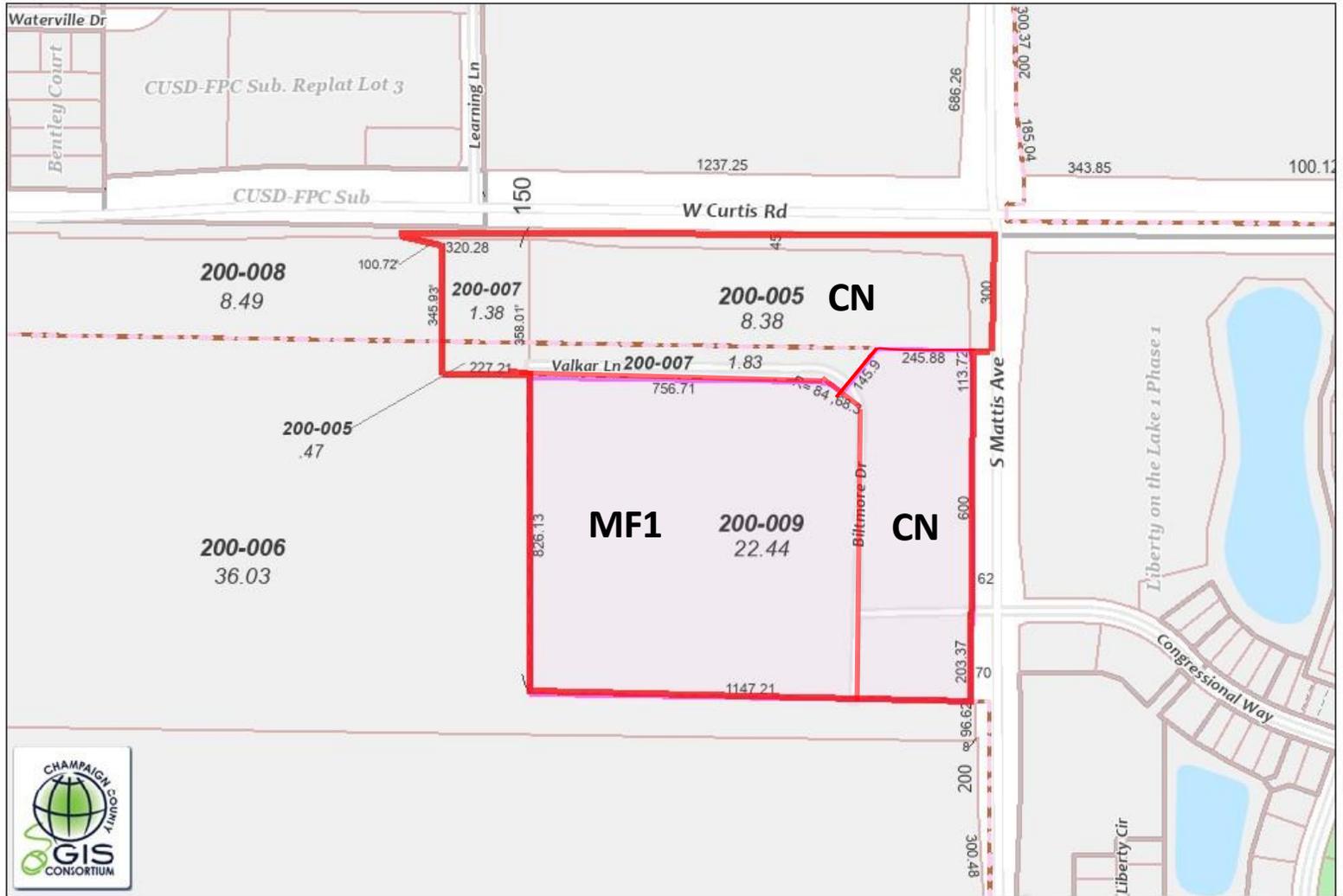
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GIS AERIAL

GIS Webmap Public Interface Champaign County, Illinois



230
Feet

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