



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

COMMERCIAL DEVELOPMENT LAND

\$3,800,000.00



FOR SALE

Curtis & Mattis (southwest quad)

Champaign, IL 61822

35.35 AC

LAND

LOT SIZE – AC

35.35

SALE PRICE

\$3,800,000.00

LOT SIZE – SF

1,539,846

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

Approved CN –
Commercial Neighborhood

PROPERTY DESCRIPTION

The 35.35 acres of undeveloped Applewood Valley land has already been approved for commercial neighborhood zoning which allows for a variety of commercial uses. 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. Dedicated access to Curtis Road and Mattis Avenue. Development plan concept available.

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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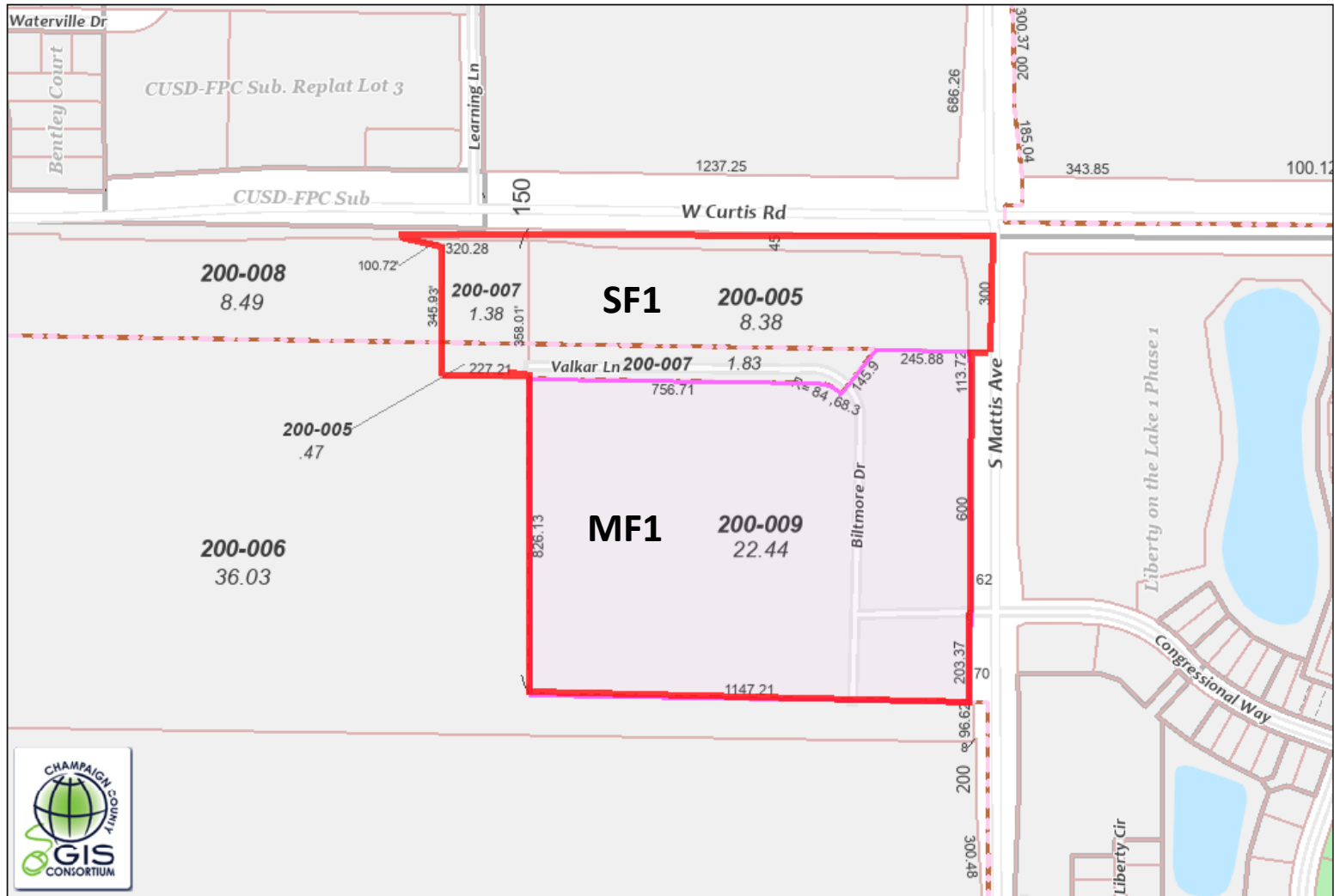
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GIS AERIAL

GIS Webmap Public Interface Champaign County, Illinois



230
Feet

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