

ATKINS 150 SUBDIVISION

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

**INDUSTRIAL LOTS
FOR SALE**
(Atkins 150 Sub)
(NW Quad Bloomington Rd. & I-57)
Champaign, IL 61820

TAG
THE ATKINS GROUP

AJ THOMA III, CCIM, SIOR
217.403.3425
ajt@cbcdr.com



ATKINS 150 SUBDIVISION



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

ATKINS 150 SUBDIVISION

PROPERTY OVERVIEW

Subject property is a light industrial subdivision in Northern Champaign and features close proximity to the Regional Shopping District as well as great Interstate Access via 3 Interstates (I-57, I-72, and I-74). The property is located along Bloomington Rd. (US 150) just southwest of the I-57/I-74 Interchange. The tract is currently 6.88 Acres and can be subdivided into two (2) parcels being roughly similar in size. This property is within the city limits of the City of Champaign and all utilities are currently to site. The property is located in an Enterprise Zone and has IBP – Interstate Business Park District zoning. For a full list of allowable uses in this district, please visit: [Champaign Municipal Code](#).

The Atkins Group (TAG) is prepared to sell lots, and/or offer build-to-suite (BTS) solutions for companies of all sizes.

These industrial Lots are located less than 2.5 miles from Interstate 57 and within 5 miles of Interstate 74 and within 6 miles of Interstate 72.

Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

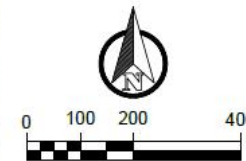
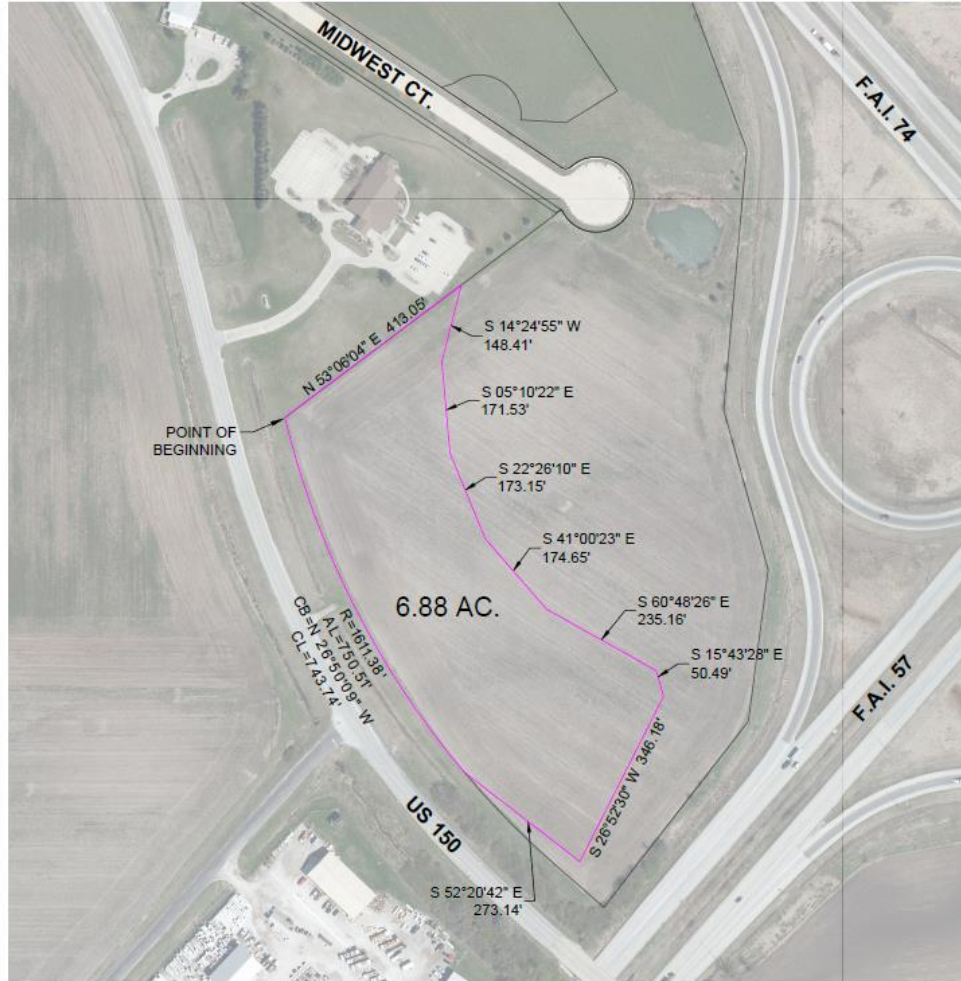
PROPERTY INFORMATION

Address	TBD
Sale Price	\$688,000
Lot Size	3.44 - 6.88 Ac
Tax Pin	41-14-34-300-013
Zoning	IBP- Interstate Business Park District
RE Tax	\$1,115.96-2021



ATKINS 150 SUBDIVISION

SITE PLAN



LEGAL DESCRIPTION US RTE 150

A Part of the Southwest Quarter of Section 34, Township 20 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois lying West of FAI 57 and South of FAI 74 being more particularly described as follows with bearings based on Illinois State Plane (East) Datum:

Beginning at the Southeast corner of Preliminary / Final Plat West Congregation of Jehovah's Witness Subdivision No. 1 recorded as Document No. 2008R10331 in the Office of the Recorder for Champaign County, Illinois, proceed North 53° 06' 04" East 413.05 feet along the East line of said Subdivision to the South Right of Way line of FAI 74 and the West Right of Way line of FAI 57 Interchange; thence South 14° 24' 55" West 148.41 feet along said Right of Way; thence South 05° 10' 22" East 171.53 feet along said Right of Way; thence South 22° 26' 10" East 173.15 feet along said Right of Way; thence South 41° 00' 23" East 174.65 feet along said Right of Way; thence South 60° 48' 26" East 235.16 feet along said Right of Way; thence South 15° 43' 28" East 50.49 feet along said Right of Way; thence South 26° 52' 30" West 346.18 feet along said Right of Way; thence North 52° 20' 42" West 273.14 feet to the Northerly Right of Way line of US Route 150; thence continue Northwesterly 750.51 feet along the arc of a curve concave to the Northeast having a radius of 1611.38 feet a chord bearing of North 26° 50' 09" West and a chord length of 743.74 feet to the Point of Beginning, encompassing 6.88 acres, more or less.

FILE # 10719021	SHEET 1 OF 1
U.S. RTE. 150 TRACT CHAMPAIGN, IL	
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784, CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
DATE: 03/14/22	FIELD BOOK: MAM
DRAWN BY: MAM	CHECKED BY: SJP

ATKINS 150 SUBDIVISION

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

AERIAL



ATKINS 150 SUBDIVISION



DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.



ATKINS 150 SUBDIVISION



CONTACT



AJ THOMA III, CCIM, SIOR

Senior Vice President

Commercial Brokerage

217.403.3425

ajt@cbcdr.com



INVESTMENT HIGHLIGHTS

- Great Interstate Access
- Close Proximity to Major Shopping District
- Enterprise Zone
- All Utilities to Site
- Divisible