

MATTIS AVE INDUSTRIAL LAND



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

**INDUSTRIAL LOT
FOR SALE**
(2401 N. Mattis Ave)
Champaign, IL 61822

TAG
THE ATKINS GROUP

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



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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.

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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.

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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 North Mattis Ave between I-74 & I-57 in a 27.82 Acre tract. Currently the seller is offering the parcel as one tract that can be further subdivided if necessary. The property is currently located outside the city limits, however would be easily annexed into the City of Champaign. The property is currently located in the Champaign County Enterprise Zone. All utilities are to site.

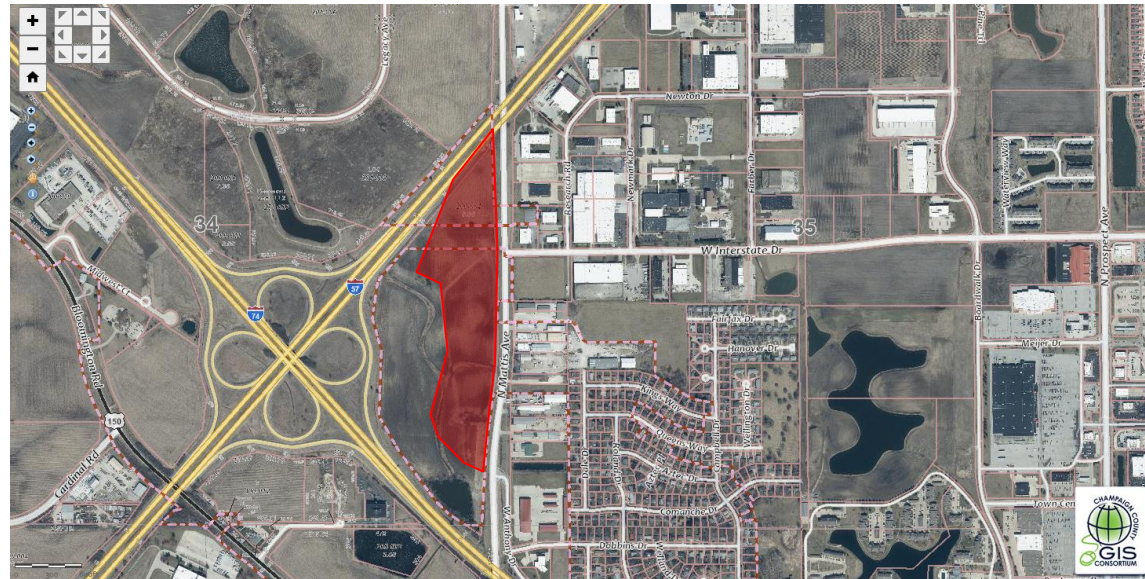
The Atkins Group (TAG) is prepared to sell lots and/or offer build-to-suite (BTS) solutions for companies of all sizes.

This industrial Lot is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 4 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

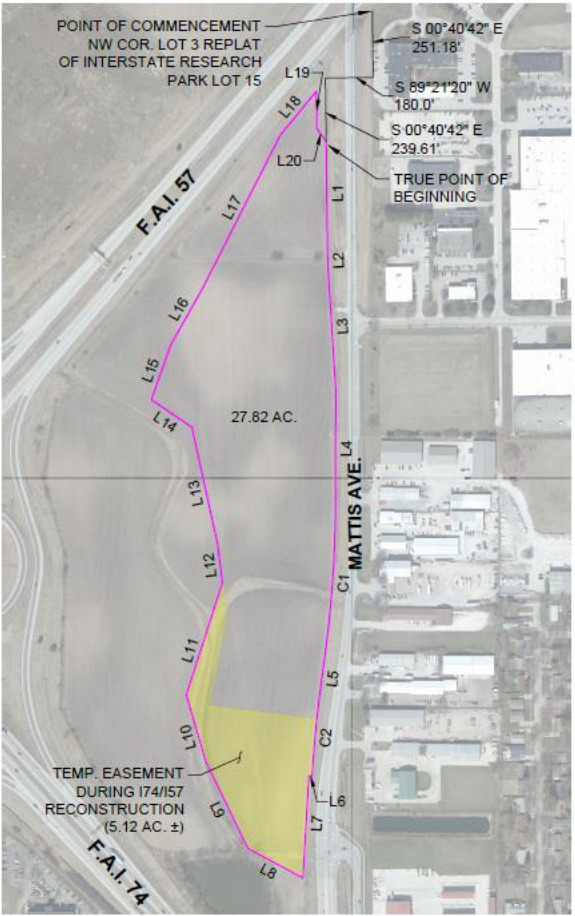
Address	2401 N. Mattis Ave Champaign, IL 61822
Sale Price	\$1,249,000.00
Lot Size	27.82 Ac
Tax Pin	12-14-34-400-008 12-14-34-200-004 41-14-34-400-009
Zoning	TO BE ANNEXED into City Either CI or I-1
RE Tax	\$3,491.52-2021



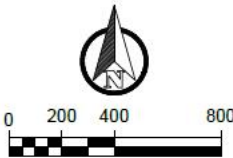
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SITE PLAN

Line Table		
Line #	Direction	Length
L1	S 00°40'41" E	445.12
L2	S 00°50'14" E	3.70
L3	S 03°32'39" E	488.80
L4	S 00°08'53" W	376.67
L5	S 07°33'56" W	177.24
L6	N 87°01'20" W	12.32
L7	S 03°14'07" W	385.76
L8	N 61°37'17" W	236.37
L9	N 25°53'14" W	365.93
L10	N 16°13'38" W	259.38
L11	N 17°51'34" E	444.00
L12	N 07°10'51" W	149.62
L13	N 12°25'09" W	448.98
L14	N 55°51'20" W	184.79
L15	N 19°18'55" E	217.76
L16	N 29°28'05" E	245.63
L17	N 26°54'34" E	647.99
L18	N 39°23'28" E	214.95
L19	S 00°37'58" E	140.00
L20	S 35°33'26" E	60.98



Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	599.51'	4227.18'	N 3°27'45" E	599.01'
C2	307.49'	4162.56'	S 5°16'38" W	307.42'



LEGAL DESCRIPTION

West Side Mattis Avenue

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

Commencing at a Right of Way marker at the Northwest corner of Lot 3 in Replat of Interstate Research Park Lot 15 as recorded as Document No. 2003R03446 in the Office of the Recorder for Champaign County, Illinois, proceed South 00° 40' 42" East along the East Right of Way line of Mattis Avenue 251.18 feet; thence South 89° 21' 20" West 180.0 feet to a point on the former West Right of Way line of Mattis Avenue; thence South 00° 40' 42" East 239.61 feet along said former Right of Way line to the current Right of Way line of Mattis Avenue and for the True Point of Beginning; thence South 00° 40' 41" East 445.12 feet along said Right of Way to the Northeast corner of a tract of land shown on a Plat of Survey prepared by William E. Sheridan, Illinois Professional Land Surveyor No. 2031 for the Harris Estate dated January 27, 1995; thence South 00° 50' 14" East 3.70 feet along said Right of Way line as shown on said Plat of Survey; thence South 03° 32' 39" East 488.80 feet along said Right of Way line as shown on said Plat of Survey; thence South 00° 08' 53" West 376.67 feet along said Right of Way line as shown on said Plat of Survey; thence continue Southerly along said Right of Way 599.51 feet on the arc of a curve concave to the West having a radius of 4227.18 feet a chord bearing of South 03° 27' 45" West and a chord length of 599.01 as shown on said Plat of Survey; thence South 07° 33' 56" West 177.24 feet along said Right of Way line as shown on said Plat of Survey; thence continue Southerly along said Right of Way 307.49 feet on the arc of a curve concave to the East having a radius of 4162.56 feet a chord bearing of South 05° 16' 38" West and a chord length of 307.42 feet as shown on said Plat of Survey; thence North 87° 01' 20" West 12.32 feet along said Right of Way line as shown on said Plat of Survey; thence South 03° 14' 07" West 385.76 feet along said Right of Way line as shown on said Plat of Survey to the current Right of Way line of FAI 74 and FAI 57 Interchange; thence North 61° 37' 17" West 236.37 feet along said Right of Way; thence North 25° 53' 14" West 365.93 feet along said Right of Way; thence North 16° 13' 38" West 259.38 feet along said Right of Way; thence North 17° 51' 34" East 444.00 feet along said Right of Way; thence North 07° 10' 51" West 149.62 feet along said Right of Way; thence North 12° 25' 09" West 448.98 feet along said Right of Way; thence North 55° 51' 20" West 184.79 feet along said Right of Way; thence North 19° 18' 50" East 217.76 feet along said Right of Way; thence North 29° 28' 05" East 245.63 feet along said Right of Way; thence North 26° 54' 34" East 647.99 feet along said Right of Way; thence North 39° 23' 28" East 214.95 feet along said Right of Way; thence South 00° 37' 58" East 140.00 feet along said Right of Way; thence South 35° 33' 26" East 60.98 feet along said Right of Way to the True Point of Beginning, encompassing 27.82 acres, more or less.

FILE # 10719021	SHEET 1 OF 1
2401 NORTH MATTIS 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: -----	
DRAWN BY: MAM	
CHECKED BY: SJP	

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AERIAL



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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.



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INVESTMENT HIGHLIGHTS

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