



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 26.93 ACRES AT AIRPORT RD, VANCE RD, AND CUNNINGHAM AVE, URBANA

\$1,250,000



**FOR SALE**

### 2410 N. Cunningham Ave, 2502 N. Cunningham Ave, Lots 31, 34, & 37 Vance Rd, and 1801 Airport Rd

Urbana, IL 61802

**26.93 AC**

**LAND**

**7 TRACTS**

**SALE PRICE**

\$1,250,000

**2410 N. Cunningham Ave**

PIN: 91-21-04-201-017 &  
91-21-04-201-036  
1.22 AC in the City of Urbana,  
Zoned B3 (City)

**Lots 31, 34, 37 Vance Rd**

PIN: 91-21-04-201-031,  
91-21-04-201-034, &  
91-21-04-201-037, 3.42 AC  
Zoned: B4(County) & B3(City)

**LOT SIZE**

26.93 Acres

**2502 N. Cunningham Ave**

PIN: 30-21-04-201-014  
10 AC in Champaign County,  
Zoned: R4 (County)

**1801 Airport Rd**

PIN: 30-21-04-201-041  
12.29 Acres in Champaign  
County, Zoned: R5 (County)

#### PROPERTY DESCRIPTION

26.93 acres consisting of 7 different tracts with varied zoning, including AG and residential to business. One parcel is a residential site with the others offering development potential. Located on the far north side of Urbana, lying both in the city limits and outside of city limits. East 12.29 acres are currently being used as agricultural ground. 10 acre parcel is developed with a single family dwelling (3 bedrooms/2 baths) and a detached garage. On this tract 6 acres are developed as small ponds. The west three parcels are vacant commercial ground and the 1.22 acres lie west of the main parcel with good visibility and front Napleton Way, Vance Road and Rt. 45.

#### AREA DESCRIPTION

Property is located along Route 45/N. Cunningham Ave just North of Interstate 74



**RICHARD HARRINGTON**

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**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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**AERIAL PHOTO**



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## PLAT MAP



**RICHARD HARRINGTON**  
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