



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT DEVELOPMENT Opportunity

\$195,000



FOR SALE

1806 S. PHILO ROAD,

Urbana, IL 61802

0.74 AC

SALE

LAND

SALE PRICE

\$195,000

LOT SIZE

0.74

TAX PIN

93-21-21-201-016

ZONING

B3

RE TAXES

\$4,463.94

PROPERTY DESCRIPTION

Located in the Philo road business district, which offers many incentives for development, great visibility with easy access to many other businesses and University of Illinois, very versatile property, near by Businesses McDonalds, Burger King, Walgreens and many other.

AREA DESCRIPTION

The property is located in the Philo Road business district in Urbana, just south of Florida Avenue within the East Urbana commercial corridor. This area offers strong visibility and convenient access to surrounding neighborhoods and the University of Illinois.

Nearby national retailers include Meijer, McDonald's, Burger King, and Walgreens, along with additional service and neighborhood-oriented businesses that support consistent local traffic. The corridor serves as a primary commercial node for East Urbana and benefits from city-supported development incentives aimed at encouraging continued business growth.



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

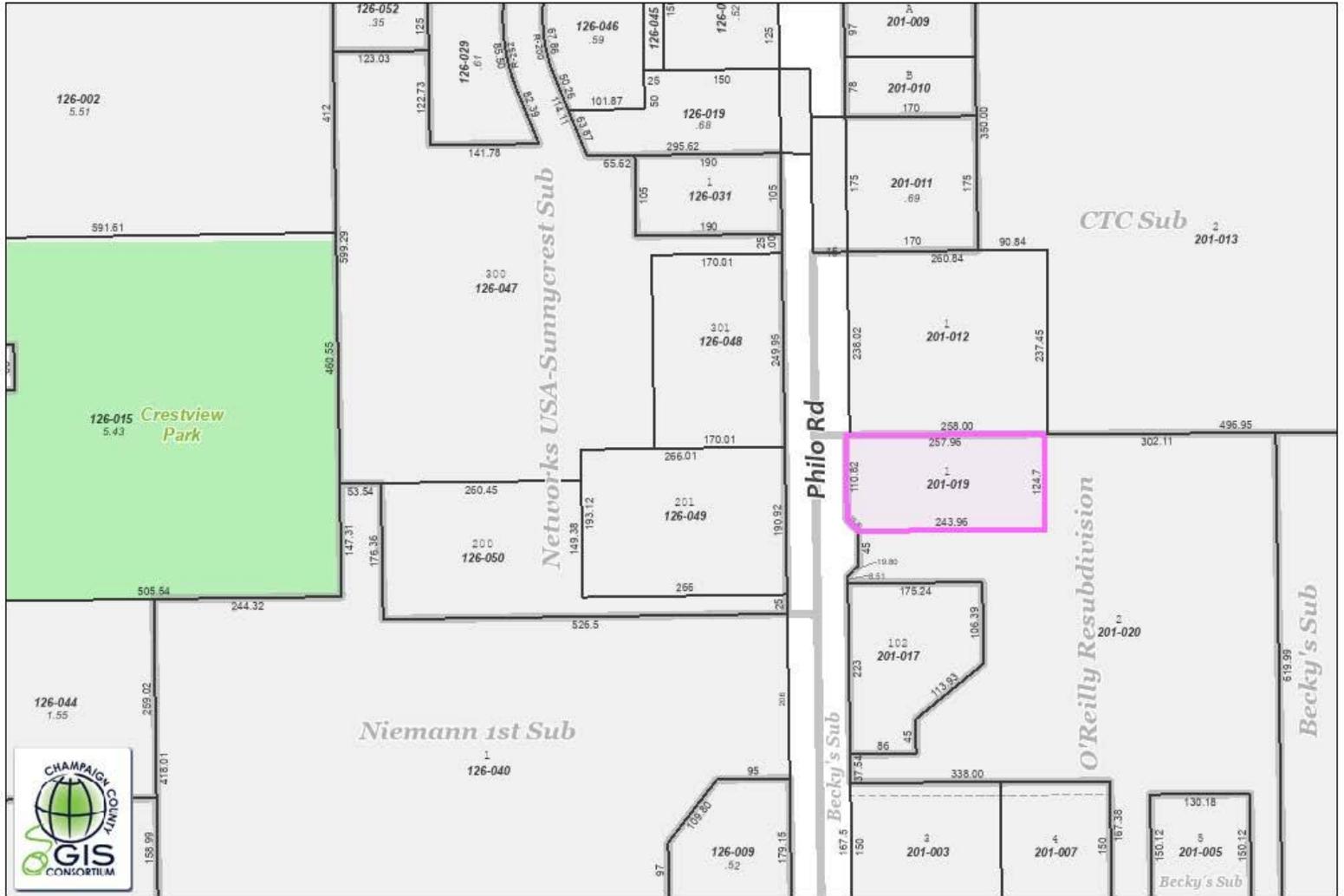
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



GIS MAP

GIS Webmap Public Interface Champaign County, Illinois



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CGISC), or other CGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

Date: Wednesday, February 18, 2026



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com

