



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT DEVELOPMENT Opportunity

\$195,000

FOR SALE



1806 S. PHILO ROAD,

Urbana, IL 61802

0.73 AC

SALE

LAND

SALE PRICE

\$195,000

LOT SIZE

0.73

TAX PIN

93-21-21-201-016

ZONING

B3

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.



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