



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DEVELOPMENT LOT FOR SALE AT LEGENDS

\$400,000

FOR SALE



4401 Nicklaus Dr.

Champaign, IL 61822

1.56 AC

LAND

LOT SIZE (AC)

1.56 AC

LOT SIZE (SF)

68,346 SF

TAX PIN

46-20-29-427-005

RE TAXES

\$49.94 (2025)

TRAFFIC COUNTS

Nicklaus Dr– 1,900 AADT
Staley Rd– 5,650 AADT

ZONING

CN- Commercial
Neighborhood

PROPERTY DESCRIPTION

1.569-acre commercial development site located within The Legends, a premier 157-acre mixed-use development in southwest Champaign featuring more than 500 apartment units, The Legends Golf Course, and additional commercial development. The fully platted site offers frontage along Nicklaus Drive with public utilities adjacent to the property. Extensive due diligence has already been completed, including a topographic survey, geotechnical investigation, and Phase I Environmental Site Assessment, allowing a purchaser to significantly reduce the time, cost, and uncertainty associated with pre-development activities.

Zoned Commercial Neighborhood (CN), the property is ideally suited for office, medical, financial, and other neighborhood commercial uses, subject to applicable zoning and development approvals.

AREA DESCRIPTION

Located in southwest Champaign, The Legends is a premier mixed-use development surrounded by established residential, multifamily, educational, and neighborhood commercial uses. The property offers frontage along Nicklaus Drive approximately 600 feet west of Staley Road, providing convenient access to Mattis Avenue, Curtis Road, Windsor Road, and Interstate 57.

The immediate area includes CU Pediatric Dentists, Little Legends Learning Center, The Legends and The Landing Apartments and Homes, and the 210-acre Carle at The Fields medical campus.



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AERIAL



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