

INDUSTRIAL LAND FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



SE CORNER AIRPORT RD & WILLOW RD
Urbana, IL 61802

AJ Thoma III, CCIM, SIOR **Dana Flinn-Freeland**

O: 217.403.3425

O: 217.318.3496

E: AJT@CBCDR.com

E: DANA@CBCDR.com

©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.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS 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.

The Property may be sold/leased or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CS, 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 CS 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 CS 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 CS and/or any other Information concerning the Property; (5) you will not provide this CS 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.

INDUSTRIAL LAND FOR SALE

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty is pleased to offer for sale this **±28.97-acre development site** located at the southeast corner of Airport Road and Willow Road in Urbana, Illinois. The property is currently utilized as agricultural land and offers approximately 1,300 feet of frontage along Willow Road and 1,250 feet along Airport Road, providing substantial visibility, accessibility, and flexibility for future development.

The property is zoned **IN-1, Light Industrial/Office District**, which accommodates a variety of potential uses. With approximately **2,550 feet of combined road frontage**, significant acreage, and the potential to divide the property, the site provides flexibility for a single-user development or multiple development parcels. A full list of permitted uses can be found: [Urbana Zoning Ordinance](#)

The property is strategically positioned in **North Urbana, less than one-half mile from Interstate 74**, offering convenient access to the Champaign-Urbana market and the regional interstate network. The site is immediately adjacent to established commercial development along Cunningham Avenue, including Blain's Farm & Fleet and Napleton Auto.

Extensive frontage along both Airport Road and Willow Road provides flexibility for future site access and potential subdivision, while nearby roadway connections provide convenient access to I-74, I-72, & I-57 and the greater Champaign-Urbana area.

PROPERTY INFORMATION

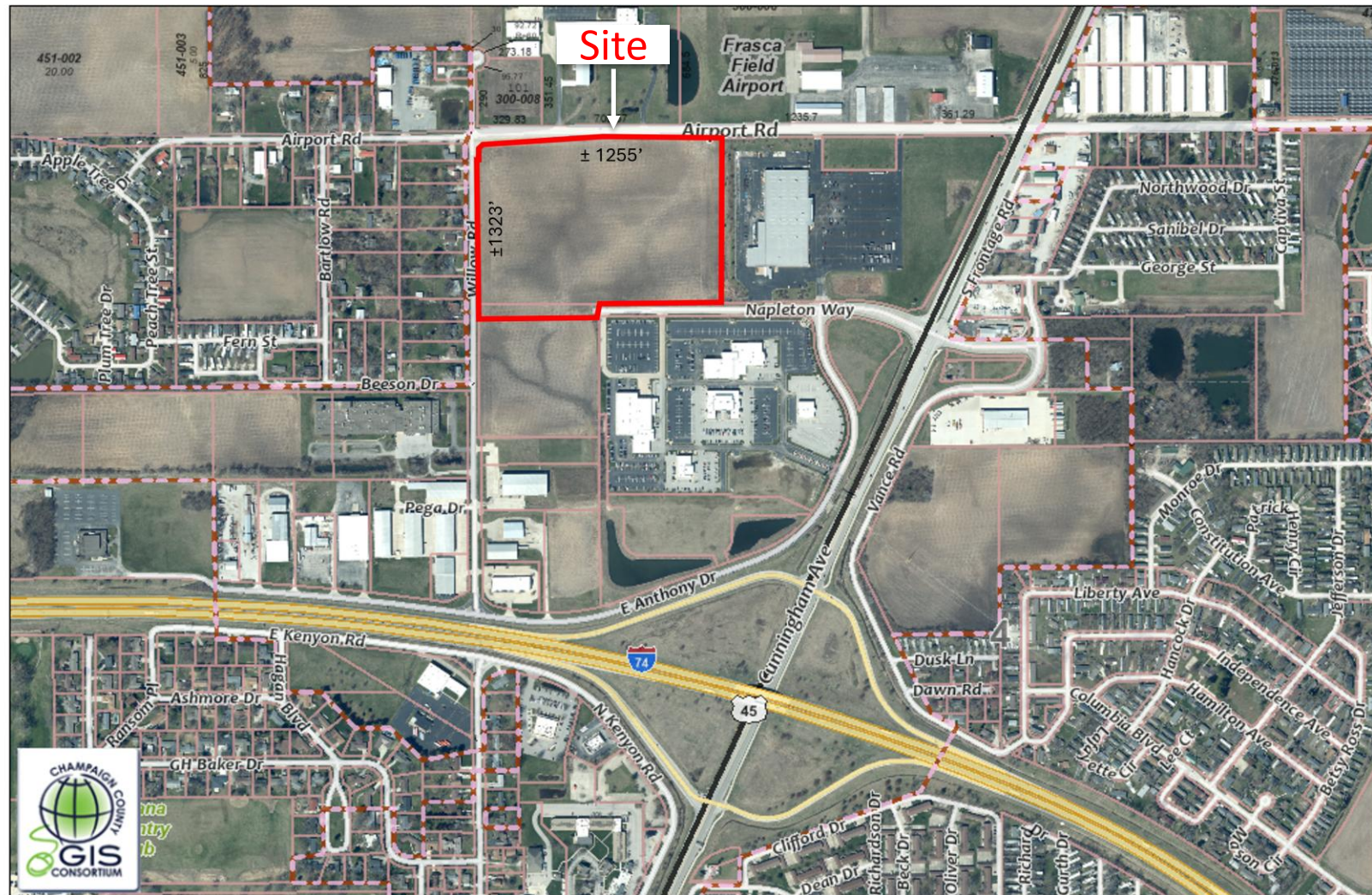
Address	SE CORNER AIRPORT RD. & WILLOW RD Urbana, IL 61802
Sale Price	\$4,345,500 (\$150,000/Ac)
Acreage	±28.97 Acres Potentially Divisible
Zoning	IN-1 Light Industrial/Office District
PIN(s)	91-21-04-100-011, -016
RE Taxes	\$2,483.70 (2025 payable 2026)



INDUSTRIAL LAND FOR SALE

AERIAL

GIS Webmap Public Interface Champaign County, Illinois



Date: Sunday, September 6, 2026

INDUSTRIAL LAND FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- ±28.97 Acres of Development Land
- Less Than ½ Mile from I-74
- ±2,550 Feet of Combined Road Frontage
- IN-1 Light Industrial/Office Zoning
- Potentially Divisible
- Adjacent to Established Commercial Development