

RETAIL/OFFICE LOT FOR SALE OR BTS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2002 E. Windsor Rd.
Urbana, IL 61802**

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CHAMPAIGN, IL | 217.352.7712**

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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, 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 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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

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PROPERTY OVERVIEW

Subject property is a 3.56 Ac pad site in Southeast Urbana that has frontage on Windsor Rd. The site is zoned B-3, General Business District which allows for a wide variety of Retail and Office users. This pad site is ready for development with curb cuts and drive (shared via access easement) already in place. The site is shovel ready with all utilities in place. The property is currently located in the Champaign County Enterprise Zone. The property is part of a multi-use subdivision with existing detention basin.

The Atkins Group (TAG) is prepared to sell the lot and/or offer build-to-suit (BTS) solutions for companies of all sizes.

Urbana-Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

PROPERTY INFORMATION

Address	2002 E. Windsor Rd. Urbana, IL 61802
Sale Price	\$785,000
Price/Ac	\$220,500/Ac
Lot Size	3.56 Ac
PIN	93-21-21-404-005
Zoning	B-3, General Business District
RE Tax	\$36,452.24 (2025 payable 2026)



REPLAT OF LOT 205 & 206 EASTGATE SUBDIVISION NO. 2

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER
TAG COMMERCIAL, LLC
SERIES URBANA COMMERCIAL
2805 BOULDER DRIVE
URBANA, IL 61802-6988
PH: 217-357-2121

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 754
CHAMPAIGN, IL 61824-0754
PH: 217-607-9489

LOCATION MAP
NOT TO SCALE

LEGEND

- BOUNDARY OF TRACT(S) SURVEYED
- EXISTING SURVEY LINE
- EASEMENT LINE
- EASEMENT LINE EXISTING
- FOUND IRON ROD
- SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PLS 3176/PLS 3950"

LOT 205R DATA
REQUIRED MAXIMUM FAR = 4.0
REQUIRED MINIMUM OSR = NONE
FAR = 0.29 AC/2.43 AC = 0.12

SURVEYOR'S NOTES

- Field work was completed during the month of September 2020.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- I set or found the corner monuments as shown on this Plat.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- These tracts of land are located in Zone "X", areas determined to be outside the 0.2% annual chance floodplain on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17015C450D, with an effective date of October 2, 2013.
- A strip of land along the South side of the tracts of land is used by the public for a roadway.
- All bearings of record shown are established from the recorded plat for Eastgate Subdivision No. 2 recorded as document No. 96R30132 in the Office of the Recorder of Deeds for Champaign County, Illinois. Measured bearings are Illinois State Plane (East) datum.
- There has been no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose. There may exist other documents of record which would affect this parcel.
- Storm water detention for these lots was part of the Eastgate Subdivision No. 1 improvements.
- The property subdivided is within the corporate limits of the City of Urbana.
- Lots are zoned R-9-B, setback are as follows:
Front Yard = 15'
Side Yard = 5'
Rear Yard = 5'

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) s.s.
COUNTY OF CHAMPAIGN)

I, Stephen J. Pearl, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of the owner, TAG Commercial LLC, Series Urbana Commercial, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tracts of land:

A tract of land being part of the South Half of the Southeast Quarter of Section 22, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Lot 205 and Lot 206 of Eastgate Subdivision No. 2 as recorded by document No. 96R30132, in the Office of the Champaign Recorder.

For said owner who desire to facilitate the sale of said land by subdividing it into lots, street rights-of-ways and other areas into which said lands have been so subdivided, and have numbered the lots which numbers are shown in larger size on said plat, and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments shown on the plat; and the Subdivision shall be known as "Replat of Lot 205 & Lot 206 Eastgate Subdivision No. 2"

Signed and sealed this 6th day of October, 2020.

Stephen J. Pearl
Illinois Professional Land Surveyor No. 3176
License Expires 11/30/2020

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision or an part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with the generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Mark A. Miller
Illinois Licensed Professional Engineer No. 052.056290
License Expires 11/30/21

Owner: TAG Commercial LLC, Series Urbana Commercial

APPROVALS

Approval of the minor subdivision plat is hereby recommended under the authority of:

Date: 11/7/20 By: [Signature]
Date: 10/21/20 By: [Signature]
Date: 11/19/20 By: [Signature]

ATTEST: [Signature] Secretary (Chicago Plat Commission)
Date: 11/19/20

PRECISION ENGINEERING GROUP, INC.
P.O. BOX 754 CHAMPAIGN, IL 61824-0754
PHONE: 217.607.9489
CIVIL ENGINEERING - LAND SURVEYING

PLAT OF SURVEY

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AERIAL



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DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.



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CONTACT

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Executive Broker Associate

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INVESTMENT HIGHLIGHTS

- Shovel Ready Site
- Strong Demographic in immediate area
- Enterprise Zone
- All Utilities to Site