

# RETAIL/OFFICE LOT FOR SALE OR BTS

**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

2002 E. Windsor Rd.  
Urbana, IL 61802

**TAG**  
THE ATKINS GROUP

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712



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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).

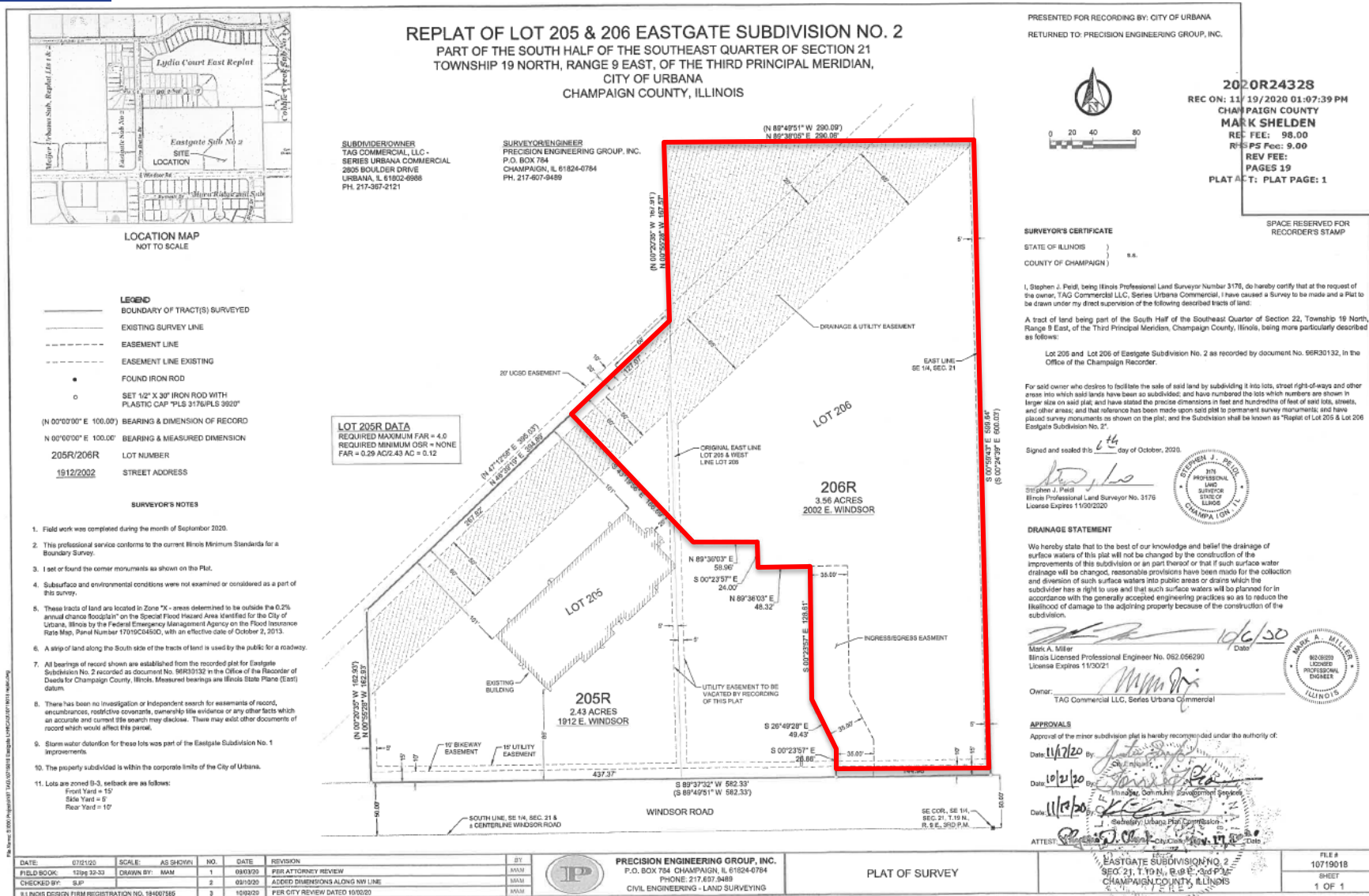
## PROPERTY INFORMATION

<b>Address</b>	2002 E. Windsor Rd. Urbana, IL 61802
<b>Sale Price</b>	\$785,000
<b>Lot Size</b>	3.56 Ac
<b>Tax Pin</b>	93-21-21-404-005
<b>Zoning</b>	B-3, General Business District
<b>RE Tax</b>	\$33,066.18-2023



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## SITE PLAN





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## AERIAL



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## DEVELOPER – THE ATKINS GROUP

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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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## INVESTMENT HIGHLIGHTS

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