



1.92  
ACRES - LAND  
DEVELOPMENT  
OPPORTUNITY

# 1.92 ACRES - LAND DEVELOPMENT OPPORTUNITY

4202 Nicklaus Drive - Champaign, IL 61822

1.92 ACRES - LAND DEVELOPMENT OPPORTUNITY - CHAMPAIGN, IL

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1.92 Acres of Land Located at 4202 Nicklaus Drive in Champaign, IL. This Deal Includes a Prime, Shovel-Ready, Corner Lot in the Legends Commercial Park in Southwest Champaign. The Lot Features 295 Feet of Frontage on Staley Road and All Utilities Are to Site. It is Zoned CN - Commercial Neighborhood.

Sale Price

\$1,200,000

## OFFERING SUMMARY

Price / Acre:

\$624,173

## BUILDING INFORMATION

Street Address:

4202 Nicklaus Dr

City, State, Zip:

Champaign, IL 61822

County:

Champaign

Lot Size:

83,746 SF



Actual Property Image



Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Located Less Than a 10-Minute Drive From the University of Illinois Urbana-Champaign, Illinois' Largest University, Featuring Over 55,000 Students
- The University of Illinois is Ranked as the #12 Best Public University in the Country (U.S. News 2023-2024 Report)
- The Property is Adjacent to the Recent Legends Golf Course and Housing Including 324 Single and Multifamily Homes
- The Carle at the Fields Out-Patient Medical Facility, Built in 2019, is Located Directly Across the Street
- Dense Population of Over 92,000 Within 5-Miles of the Lot



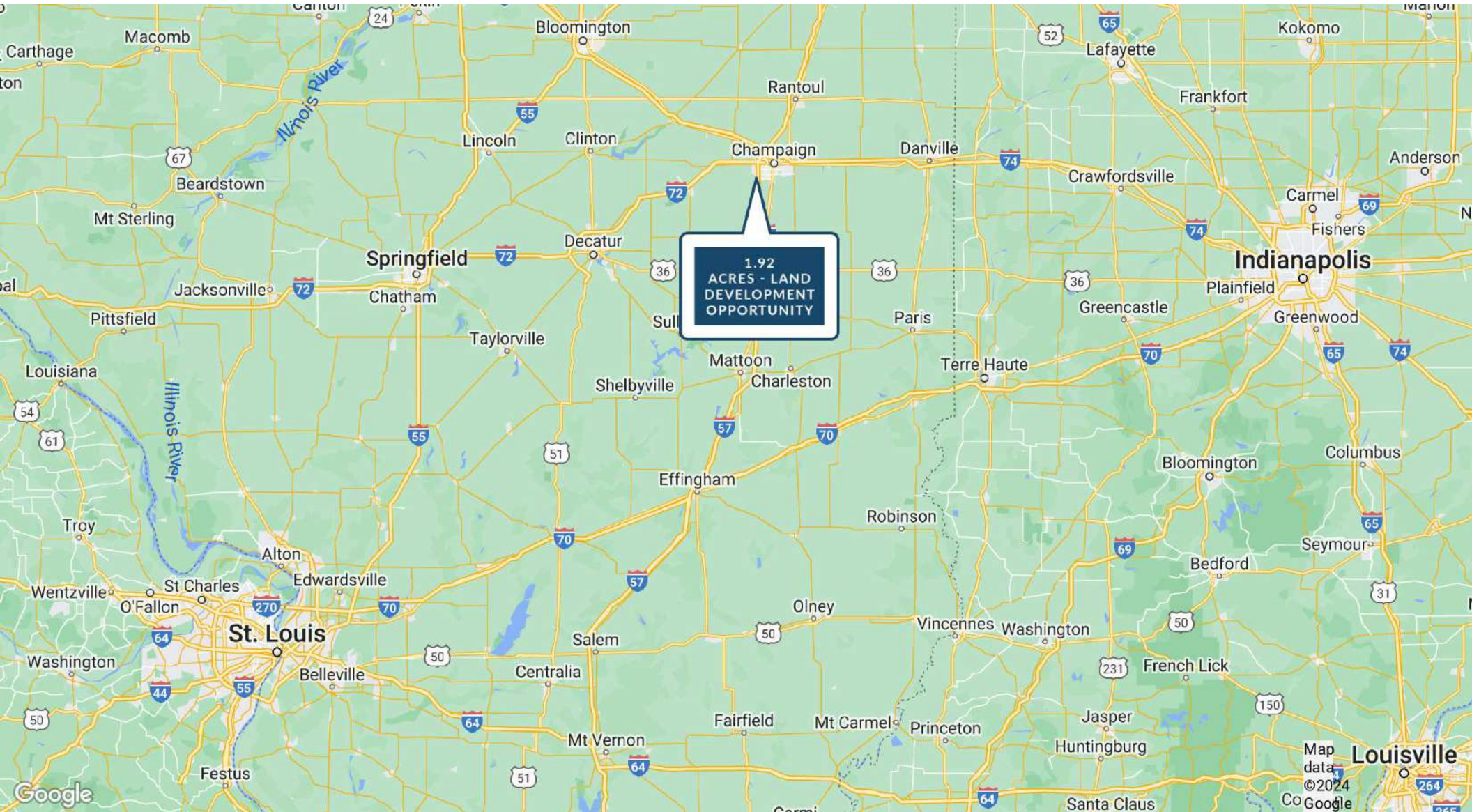


SECTION 2

# PROPERTY INFORMATION



# LOCATION MAP





# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

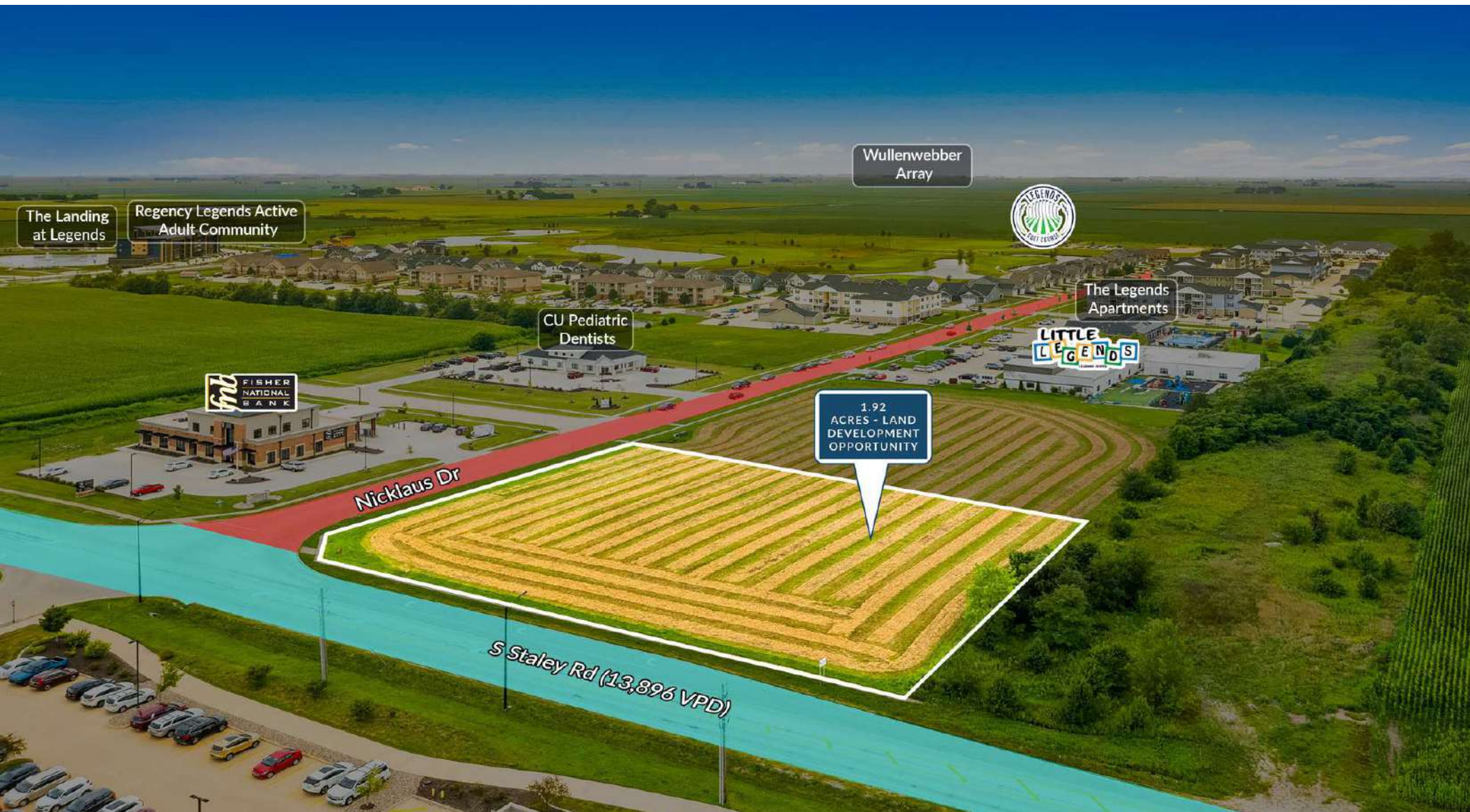


# AERIAL MAP





# AERIAL MAP



The Landing at Legends

Regency Legends Active Adult Community

Wullenwebber Array



CU Pediatric Dentists

The Legends Apartments



1.92 ACRES - LAND DEVELOPMENT OPPORTUNITY

Nicklaus Dr

S Staley Rd (13,896 VPD)

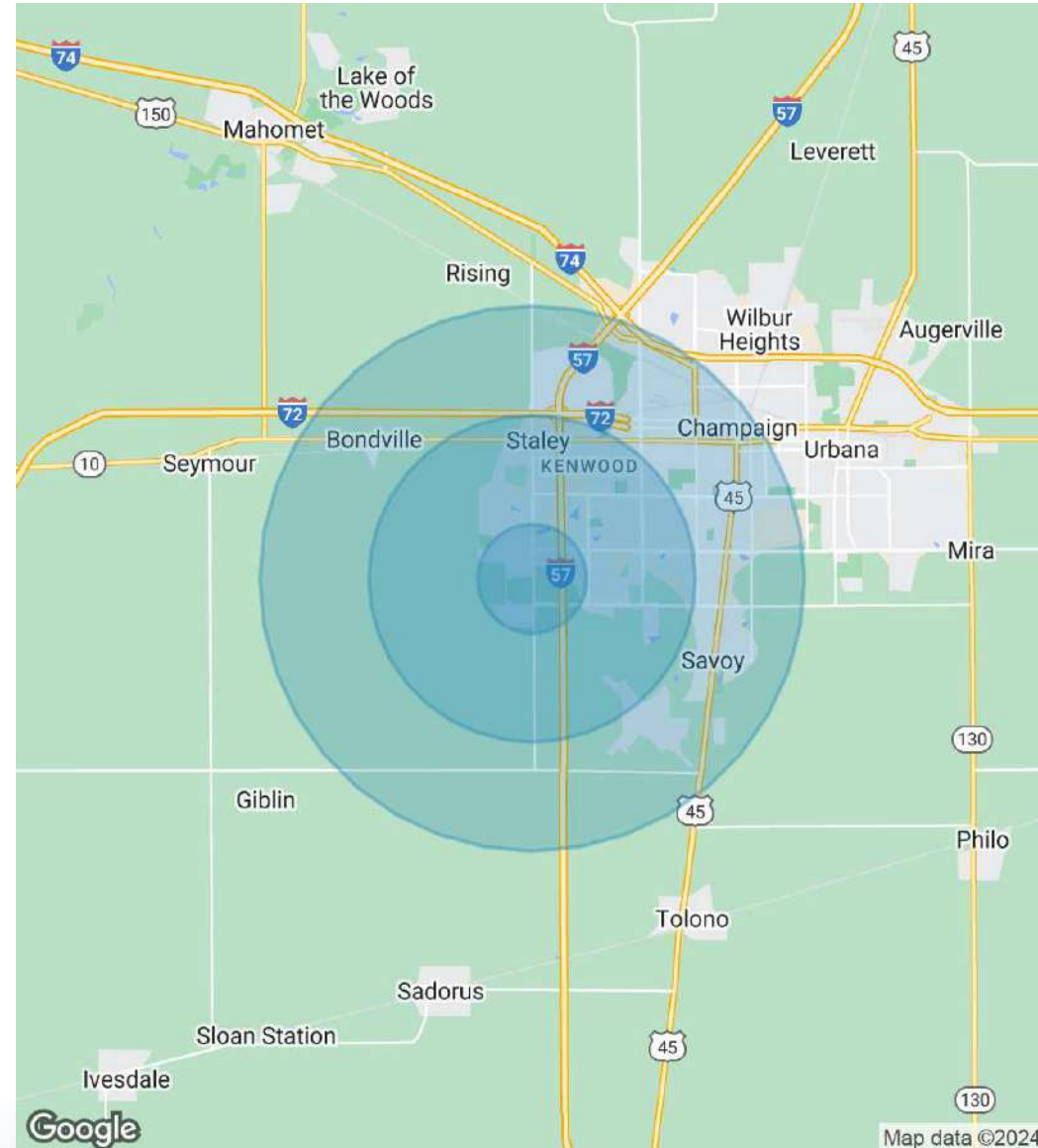


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,143	28,991	92,849
Average Age	40	41	35
Average Age (Male)	39	39	34
Average Age (Female)	41	42	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,697	12,170	36,319
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$137,109	\$121,344	\$90,574
Average House Value	\$335,469	\$276,811	\$219,581

TRAFFIC COUNTS	
S Staley Rd	13,896 VPD
W Springfield Ave	17,700 VPD
I-57	27,600 VPD
I-72	15,635 VPD







SECTION 3

# AREA OVERVIEW



# CITY OVERVIEW



University of Illinois Football Stadium



University of Illinois Urbana-Champaign Campus

## CHAMPAIGN, IL

Nestled amidst the prairies and farms of America's heartland, The Illinois city of Champaign is still only a little more than a 2-hour drive from Chicago (135 miles to the north). Serviced by three interstate highways (I-57, I-72, and I-74), Champaign is abutted by its "Twin City" Urbana, with which it shares the flagship campus of the University of Illinois. The City of Champaign is a home-rule municipality incorporated in 1861 under the laws of the State of Illinois. It is located in east-central Illinois and shares the distinction with its twin city, Urbana. The City of Champaign is the 9th largest city in Illinois with a population of 88,863 as of July 1, 2024.

The City of Champaign has one of the most consistently stable economic environments in the State of Illinois. It is situated within a significant regional transportation network, as its boundaries provide entrances to three major interstate highways with north-south and east-west access. University of Illinois at Urbana-Champaign is the largest employer in the region, a key economic driver. Carle Foundation Hospital plays a major role in healthcare provider and employer in the region. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo! And the State Farm Research Center. Champaign's economy is robust and diverse, heavily anchored by education and healthcare sectors, with significant contributions from manufacturing, technology, retail, and agriculture. The presence of the University of Illinois at Urbana-Champaign is a critical factor, driving innovation, attracting talent, and fostering a vibrant community.

Champaign's downtown area recently underwent a successful revitalization effort which increased the size of the downtown area while maintaining its distinctive turn-of-the-century architecture. Some of the city's downtown attractions include: Boardman's Art Theatre: Built in 1921 as the Park Theatre, this site features critically-acclaimed independent and foreign films. Historic Virginia Theatre: Dating back to the 1920s, the theater features an ornate interior and an elaborate Wurlitzer pipe organ, Orpheum Children's Museum, Verde Gallery, Springer Cultural Center. Market Place Shopping Center is a major retail hub featuring a variety of stores, restaurants, and services, providing a comprehensive shopping experience. Champaign Park District manages numerous parks with facilities for sports, picnics, and recreational activities. Curtis Orchard & Pumpkin Patch is a family-friendly attraction offering apple picking, pumpkin patches, a petting zoo, and a country store, popular in the fall season. Champaign, Illinois, offers a diverse array of attractions that cater to a wide range of interests. From cultural and historical sites to recreational parks and family-friendly venues, there is something for everyone in this vibrant city.



# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



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# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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