



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DEVELOPMENT LOT FOR SALE

\$815,000



FOR
SALE

2409 Fields South Drive

Champaign, IL 61822

2.50 AC

LAND

LOT 303

2.50 AC @ \$815,000

RE: LOT 303

\$9,984.02

TAX PIN

46-20-28-126-005, 007

ZONING

CO- Commercial Office

PROPERTY DESCRIPTION

Excellent development opportunity in growing southwest Champaign. Commercial lots are ideally located at the corner of Windsor Road and Fields South Drive, at the entrance to Carle at the Fields and the Champaign County YMCA. Lots are development ready with all utilities to the site, and are zoned CO – Commercial Office, which allows for a wide variety of uses.

Lot 303 is +/- 2.50 acres, and offers approximately 296 feet of frontage along Windsor Road. – \$815,000

AREA DESCRIPTION

The subject property is located at the southwest corner of Windsor Road and Fields South Drive between Interstate 57 and Staley Road in growing southwest Champaign. The site is adjacent to the 210-acre Carle at the Fields development, which includes numerous medical office buildings, restaurants, retail shops, and luxury apartments, and the Champaign County YMCA. Additional surrounding uses include professional office space and high-end residential subdivisions including Windsor West (316-units), the Legends Apartments (324-units) and the Landing at Legends (214-units).



JOSH MARKIEWICZ

217.403.3424

joshm@cbcdr.com

cbcdr.com



COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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