

Multi-Family Land (Ashland South)

Interstate Dr. & Neil St. Champaign, IL 61822

THE ATKINS GROUP

AJ THOMA III, CCIM

217.403.3425

ajt@cbcdr.com





CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") 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 CIS 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 CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS 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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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 CIS, 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 CIS 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 CIS 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 CIS and/or any other Information concerning the Property; (5) you will not provide this CIS 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.





PROPERTY OVERVIEW

Ashland South Multi-Family land is one of the last remaining large Multi-Family tracts available in the heart of Champaign's retail corridor.

Currently Lots 1 & 2 are available for sale and are shovel ready. Lot 1 is a 2.947 Acre lot that has frontage on Interstate Dr & Toalson Lane (entrance to Ashland Park). Lot 2 is a 9.848 Acre lot that has frontage on Interstate Dr., Toalson Lane, and Neil St. (to be completed). The properties are currently zoned MF1, Multifamily Low Density District which provides for low density multifamily dwellings which The multifamily buildings are generally low-rise, lower density apartments of two (2) to three (3) stories. Open space and recreational amenities should be provided for residents. The MF1 District is appropriate next to areas with low density single-family development patterns and may serve as a transitional use. Density is controlled by the floor area ratio and open space ratio. The average density will range from twelve (12) to thirty (30) units per acre.

The Atkins Group (TAG) is prepared to sell lots, pursue tenant improvements, or offer build-to-suite (BTS) solutions for companies of all sizes.

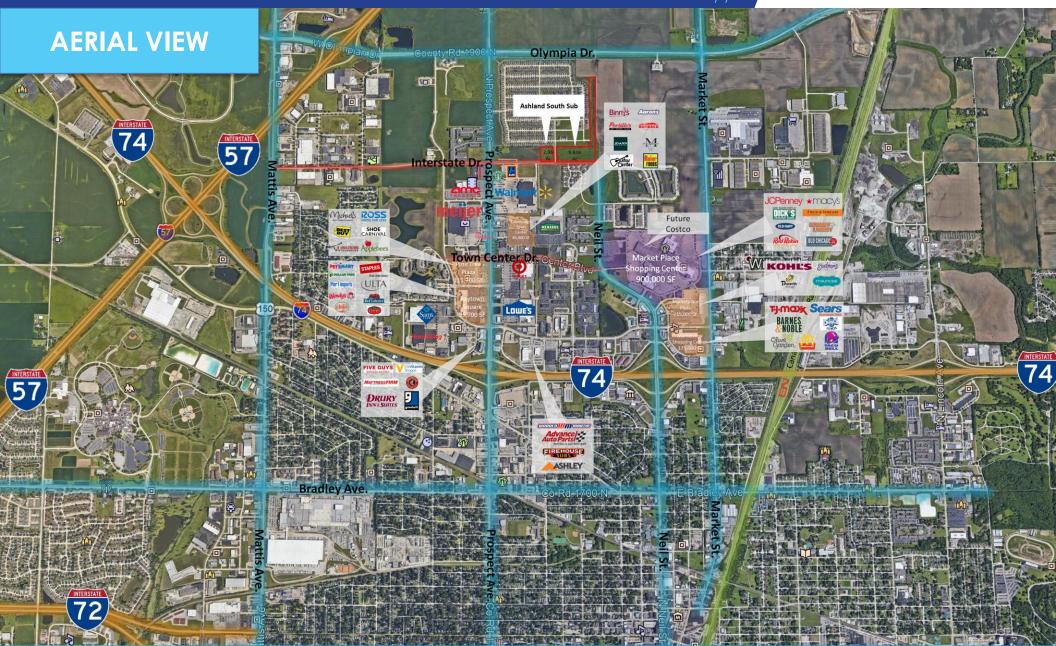
These Multi-Family Lots are located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72.

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		
	Lot 1	Lot 2
Sale Price	\$385,114	\$1,286,937
Price Per SF	\$3.00	\$3.00
Lot Size	2.947 Acres	9.848 Acres
Tax Pins		41-14-36-100-014
Zoning	MF1, Multifamily Low Density District	
TOOO AND I		
MARILE		
WI INT	ERSTATE DR 6,800 AADT	
Lot 2		
	12012111111	Lot 1
	THE STATE OF THE S	THE FA
	OALSON LN	
	z	



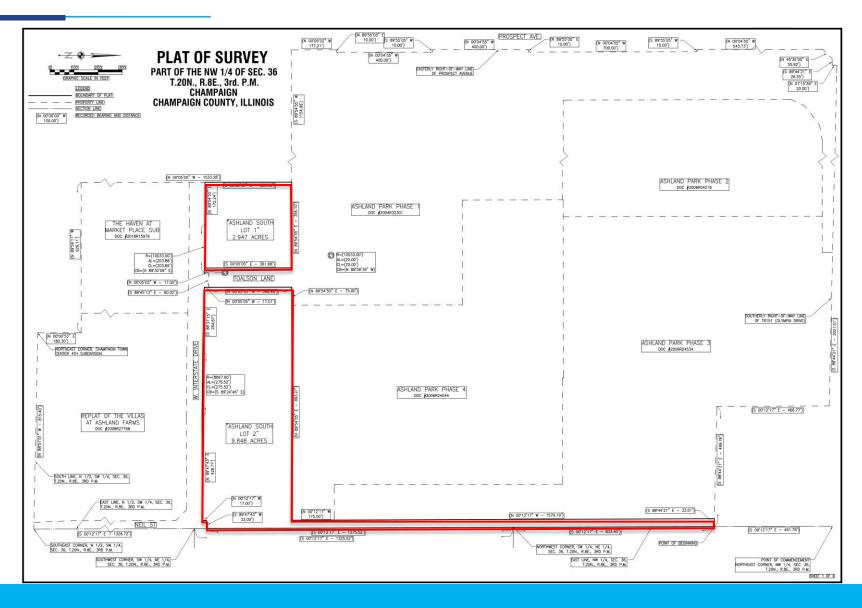








SITE PLAN







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.







CONTACT



AJ THOMA III, CCIM
Vice President
Commercial Brokerage
217.403.3425
ajt@cbcdr.com







INVESTMENT HIGHLIGHTS

- Great Interstate Access
- Adjacent to Major Shopping District
- Shovel Ready
- All Utilities to Site