



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# MULTIFAMILY LAND FOR SALE

\$790,000.00

FOR SALE



## 1208 Bradley Ave.

Urbana, IL 61801

14.51 AC

LAND

SALE

### SALE PRICE

\$790,000.00

### LOT SIZE

14.51 AC

### TAX PIN

91-21-06-476-013

### ZONING

R4 Medium Density  
Multifamily

### TRAFFIC COUNTS

**Bradley Ave** – 8,450

AADT

**Lincoln Ave** – 16,200

AADT

## PROPERTY DESCRIPTION

Excellent development opportunity just off the intersection of Lincoln Avenue and Bradley Avenue in Urbana, IL. Spanning approximately 14.51 acres, this piece of development land is zoned R-4, Medium Density Multiple Family Residential, making it a great location for low and medium-density multifamily development. The property has utilities pulled to the edge of the site, and benefits from its location within a Qualified Opportunity Zone (QOZ) and the Urbana and Champaign County Enterprise Zone.

### Setbacks and Development Overview:

- Setbacks: 15' (F), 5' (S), 10' (R)
- FAR: 0.5
- OSR: 0.35
- Max Height: 35'
- Parking: 0.5 Spaces / Bedroom (Min. 1 / Unit)

## AREA DESCRIPTION

Ideally located off the intersection of Bradley Avenue and Lincoln Avenue, 1208 Bradley Avenue offers quick and easy access to key destinations such as the University of Illinois, downtown Urbana, and Interstate 74. The surrounding area is characterized by a mix of property uses, encompassing various multifamily developments, single-family residential neighborhoods, as well as restaurants, hotels, and other commercial businesses.



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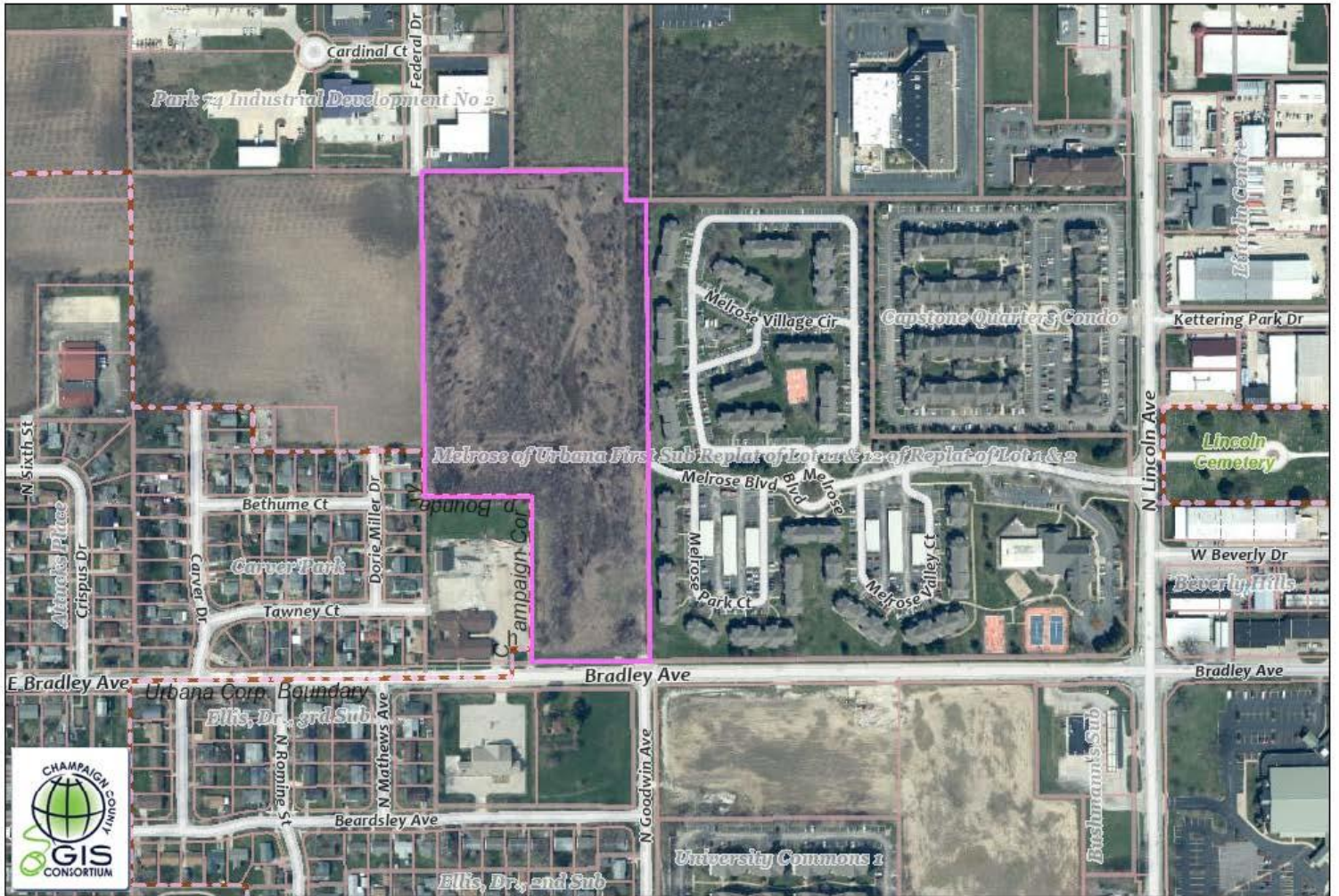
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## PLAT MAP AERIAL

FOR SALE

### GIS Webmap Public Interface Champaign County, Illinois



230 Feet  
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Date: Monday, March 4, 2024



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