



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

COMMERCIAL LAND

\$2,212,848.00 (PREVIOUSLY \$3,765,762.00)



FOR SALE

WOOD DUCK LANE

CHAMPAIGN, IL 61820

+/- 818,928 SF

LAND

SALE PRICE

\$2,212,848.00
(PREVIOUSLY \$3,765,762)

BUILDING SIZE

+/- 818,928
(DIVISIBLE)

LOT SIZE

18.80 AC

ZONING

CG, CO

TAX PIN

41-14-36-400-029

RE TAX

\$1019.36

PROPERTY DESCRIPTION

This +/- 18.8 acre (divisible) development site is mixed-zoned Commercial Office (CO) and Commercial General (CG) and benefits from nearly 1,500 feet of frontage along Market Street. The property is naturally divided by Wood Duck Drive with +/- 3.8 acres (zoned CG) to the south and +/- 15 acres to the north (+/- 7.4 acres CG and +/- 7.6 acres CO).

Lot 107 (CO): +/- 7.6 Acres @ \$2.50/SF

Lot 108 (CG): +/- 7.4 Acres @ \$2.50/SF

Lot 109 (CG): +/- 3.8 Acres @ \$3.50/SF

The site further benefits from being adjacent to the 570-unit Hunters Pond Apartments and just northeast of Costco. The site has not been final platted.

AREA DESCRIPTION

The subject site is located along Market Street in north Champaign at the northwest corner and southwest corner of Market Street and Wood Duck Drive. Surrounding property uses include Market Place Shopping Center (887,071 SF regional mall) to the south, Hunters Pond Apartments (570 units) to the west, Apollo Subdivision (1.5M SF industrial park) to the east and farmland to the north. The site also benefits from easy accessibility to I-57 and I-74 and is located just east of the North Prospect commercial corridor and Costco.



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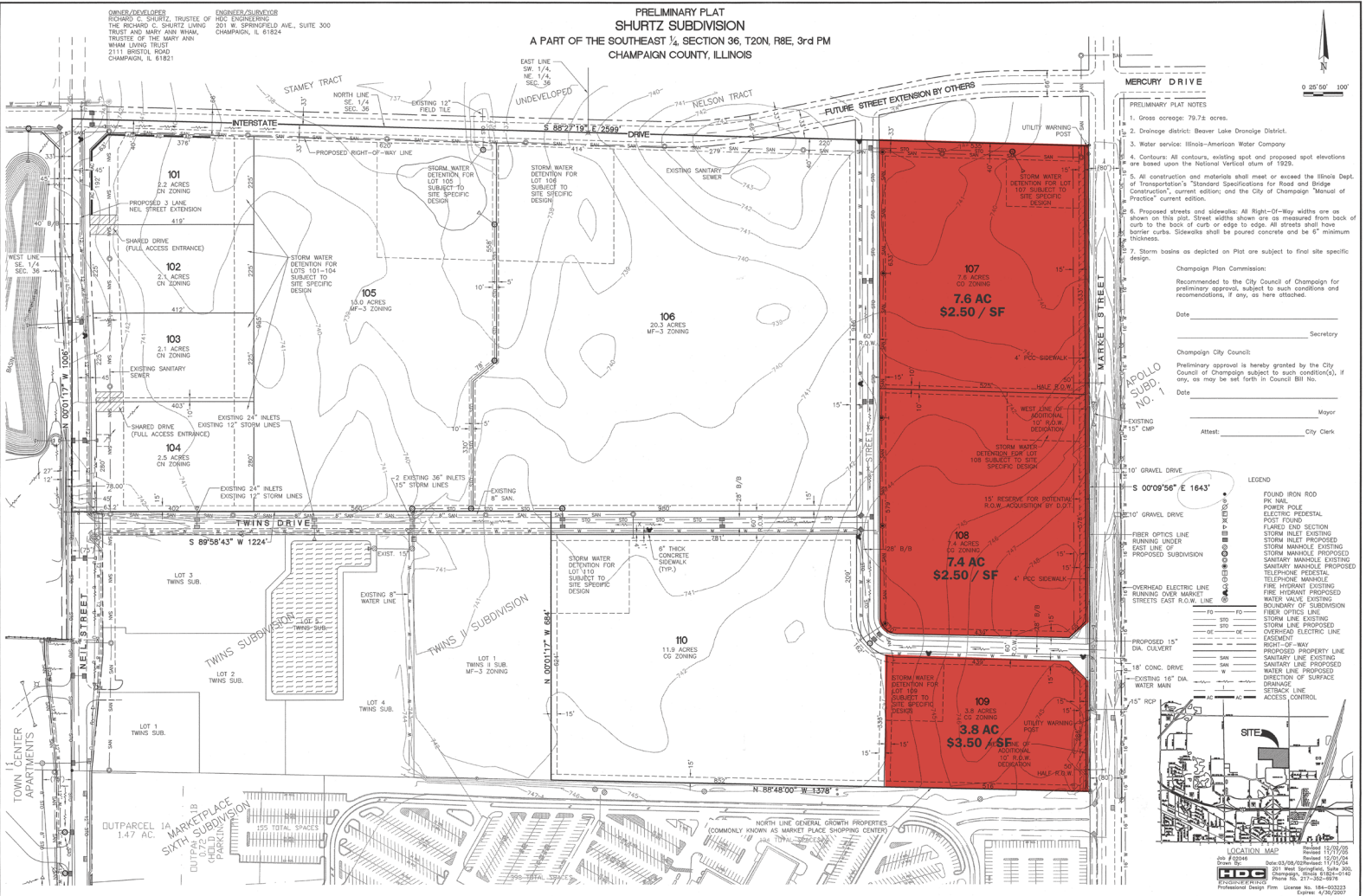
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PRELIMINARY PLAT

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