

LAND

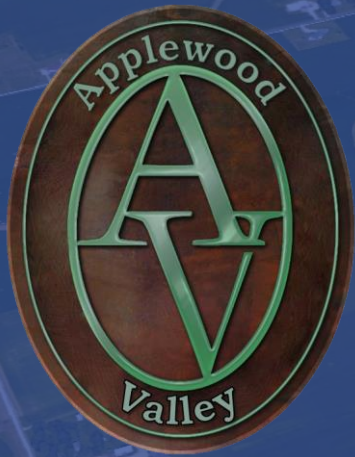
FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

APPLEWOOD VALLEY

West Curtis Rd. &
South Mattis Ave.,
Champaign, IL 61822



Zach Wetherell
217.403.3374
Zach.Wetherell@cbcdr.com

Tim Harrington
217.369.0226
thph@cbcdr.com



OVERVIEW



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PROPERTY DESCRIPTION

Office/Retail lots available for sale on the growing south side of Champaign. Lots include all utilities to the site, individual lot sizes vary to accommodate any size of development ranging from 0.7 – 32.855 acres. Tenant improvement allowance: \$45/SF for any build-to-suit opportunities. Applewood Valley is the next premier Class A Office/Retail development located in southwest Champaign at the intersection of Curtis Road and Mattis Avenue. Applewood Valley offers a wide range of opportunity that can be individually tailored to meet each client's needs. This development plans to be pedestrian friendly with large sidewalks stretching throughout the development.

PROPERTY INFORMATION

Sale Price

See Price Sheet

Lot Size

0.7 – 32.855 AC

Zoning

CN – Commercial Neighborhood

Traffic Counts

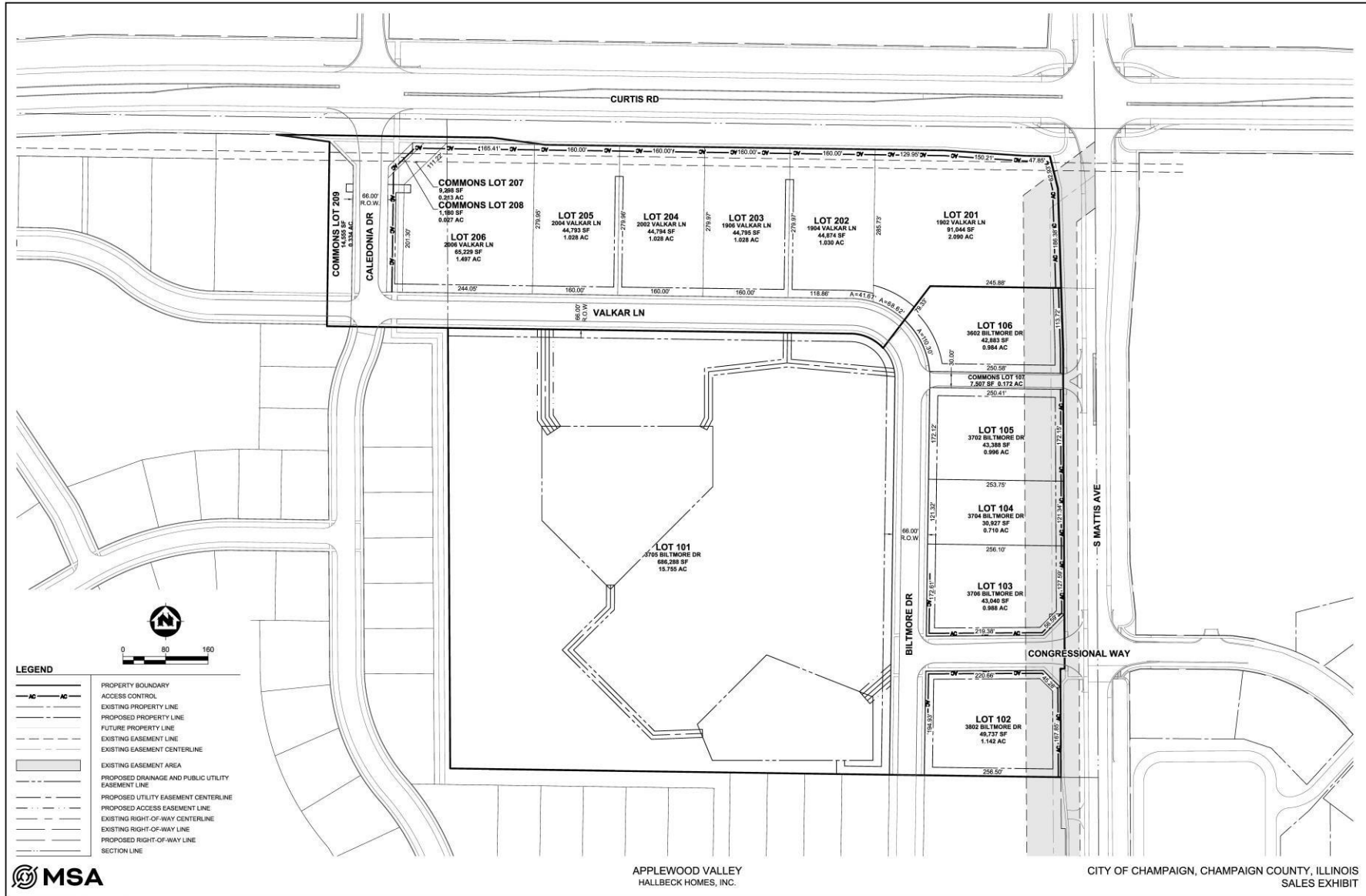
Curtis Road: 9,600 Vehicles Per Day
Mattis Avenue: 5,800 Vehicles Per Day

| LOT # | LOT SIZE (SQ. FT.) | PRICE PER SQUARE FOOT | LIST PRICE | RESERVED |
|---|-----------------------|--------------------------|-------------|----------|
| Phase 1 | | | | |
| 101 | 686,288 | \$6.12 | \$4,200,000 | |
| 102 | 49,737 | \$13.03 | \$648,000 | |
| 103 | 43,040 | \$12.96 | \$558,000 | |
| 104 | 30,927 | \$13.19 | \$408,000 | |
| 105 | 43,388 | \$13.28 | \$576,000 | |
| 106 | 42,883 | \$14.69 | \$630,000 | |
| Phase 2 | | | | |
| 201 | 91,044 | \$15.16 | \$1,380,000 | |
| 202 | 44,874 | \$14.44 | \$648,000 | |
| 203 | 44,795 | \$14.47 | \$648,000 | |
| 204 | 44,794 | \$14.47 | \$648,000 | |
| 205 | 44,793 | \$14.47 | \$648,000 | |
| 206 | 65,229 | \$15.64 | \$1,020,000 | |
| Entire 32.855 acre purchase "as is" without utilities and infrastructure | | | | |
| 32.855 Acres | 1,431,164 | \$2.66 | \$3,800,000 | |

SITE PLAN



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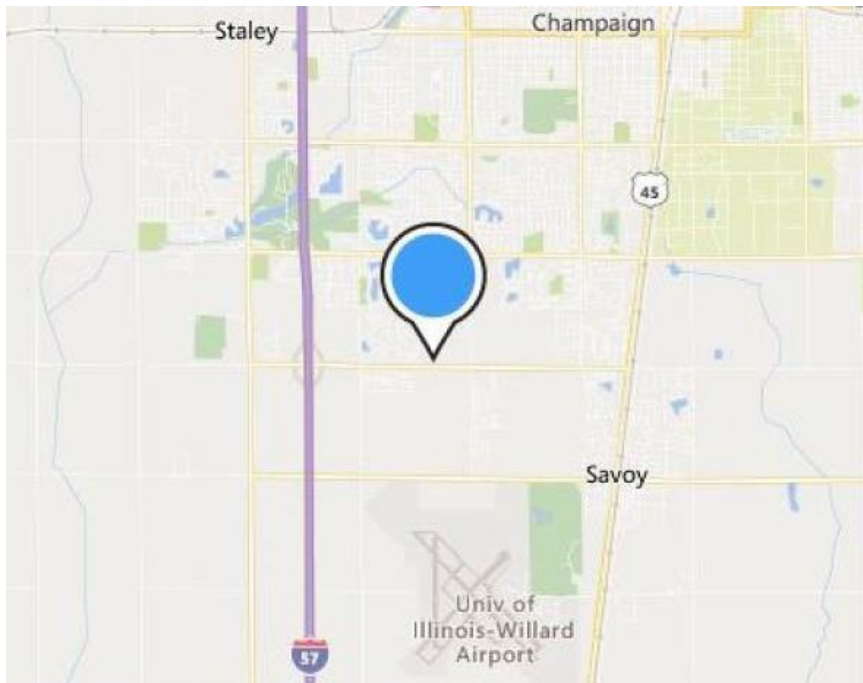
AREA OVERVIEW



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AREA OVERVIEW

Applewood Valley development is located on the southwest corner of the intersection of Curtis Road and Mattis Avenue in southwest Champaign. The site offers easy access to I-57. The 80,000 SF Carle Clinic medical facility located east of the development and the Liberty on the Lake subdivision are both a major employer draw. The Carle at the Fields development has added 1,200 - 1,500 new employees to the area two miles west of the Applewood Valley development.



DEMOGRAPHICS

| POPULATION | 1-MILES | 3-MILES | 5-MILES |
|------------|---------|---------|---------|
|------------|---------|---------|---------|

| | | | |
|--------------------------|-------|--------|---------|
| 2010 Population (Census) | 3,101 | 40,403 | 113,305 |
|--------------------------|-------|--------|---------|

| | | | |
|-----------------|-------|--------|---------|
| 2018 Population | 3,185 | 41,496 | 118,373 |
|-----------------|-------|--------|---------|

| | | | |
|-----------------------------|-------|--------|---------|
| 2023 Population (Projected) | 3,529 | 44,654 | 123,423 |
|-----------------------------|-------|--------|---------|

| HOUSHOLDS | 1-MILES | 3-MILES | 5-MILES |
|-----------|---------|---------|---------|
|-----------|---------|---------|---------|

| | | | |
|-----------------|-------|--------|--------|
| 2018 Households | 1,207 | 17,915 | 46,678 |
|-----------------|-------|--------|--------|

| | | | |
|-----------------------------|-------|--------|--------|
| 2023 Households (Projected) | 1,338 | 19,180 | 49,113 |
|-----------------------------|-------|--------|--------|

| INCOME | 1-MILES | 3-MILES | 5-MILES |
|--------|---------|---------|---------|
|--------|---------|---------|---------|

| | | | |
|-----------------------|-----------|----------|----------|
| 2018 Median HH Income | \$116,112 | \$74,910 | \$45,968 |
|-----------------------|-----------|----------|----------|

| | | | |
|------------------------|----------|----------|----------|
| 2018 Per Capita Income | \$58,540 | \$46,520 | \$30,010 |
|------------------------|----------|----------|----------|

CONTACT



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