

ALBANY PLACE TOWNHOMES



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



Albany Place Decatur, IL

15 Duplex Lot Development
Opportunity **For Sale**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) and Main Place Properties are proud to exclusively offer for sale this 15 Duplex Lot Development Opportunity in Decatur, IL.

Albany Place Townhomes features 15 undeveloped duplex lots. The developer has 3BR/2BA and 2BR/2BA floor plans approved for the next phase. This is a great opportunity to oversee a community designed to offer adults (age 55 or better) the benefits of home ownership and the convenience of accessible living.

Albany Place is approximately 1 mile from Lake Decatur and the Decatur Airport and minutes away from US 36 (18,600 AADT) on the southeast side of Decatur, IL. It is near the Airport Plaza shopping district, anchored by Walmart and Kroger. The other notable businesses in the area include Walgreens, Rural King, Memorial Express Care, Fresenius Kidney Care, AMC Theatres, McDonald's, Taco Bell, and Aldi, among many more.

Decatur is approximately 40 miles east of Springfield, 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

PROPERTY INFORMATION

SITE	Albany Place Townhomes – Decatur, IL
ASKING PRICE	\$230,000
# OF UNDEVELOPED DUPLEX LOTS	15
TAX PIN	09-13-19-477-049
ZONING	R3 – Single Family Residence



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Springfield, IL
217-547-6650

We secured the following information from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. The buyer must verify the information and bears all risk for inaccuracies.



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SITE PLAN



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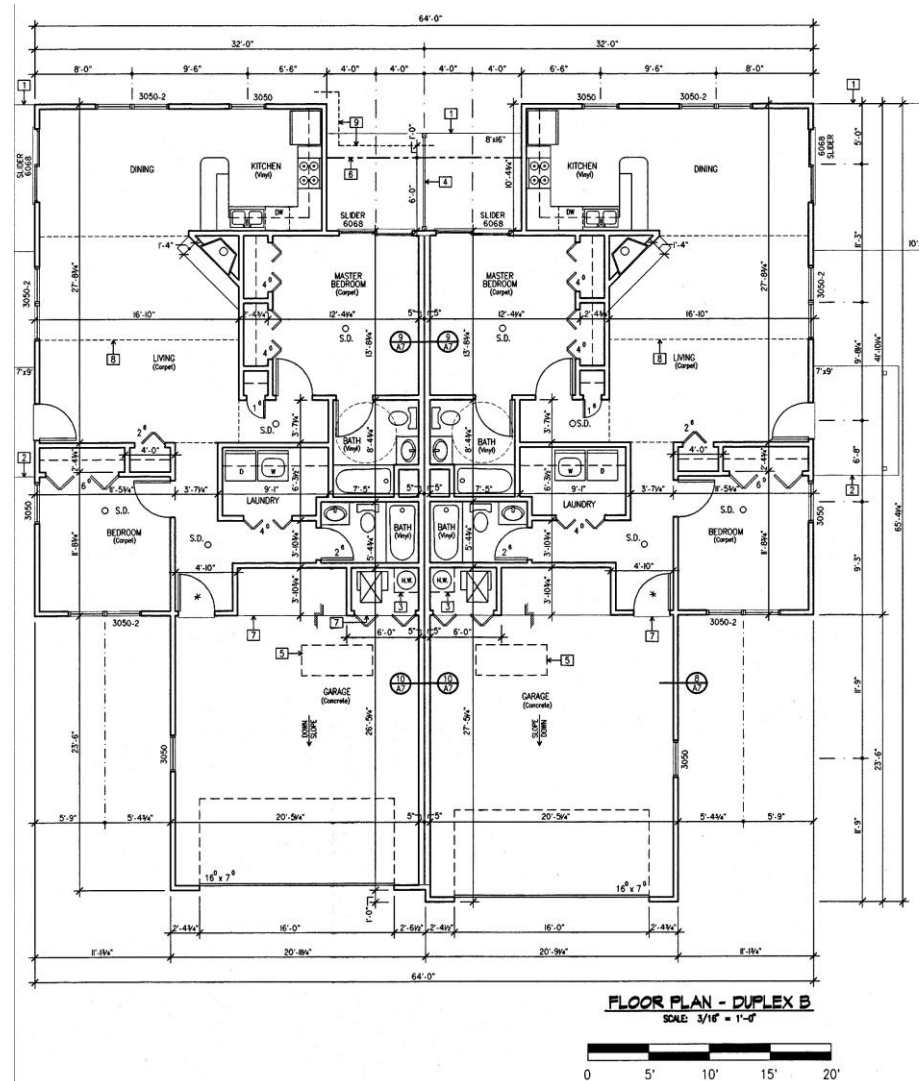
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FLOOR PLAN – 2BR/2BA

2 Bedroom Duplex

- 1,275 SF +/- living area
- 2 bedrooms/2 bathrooms
- 2-car garage



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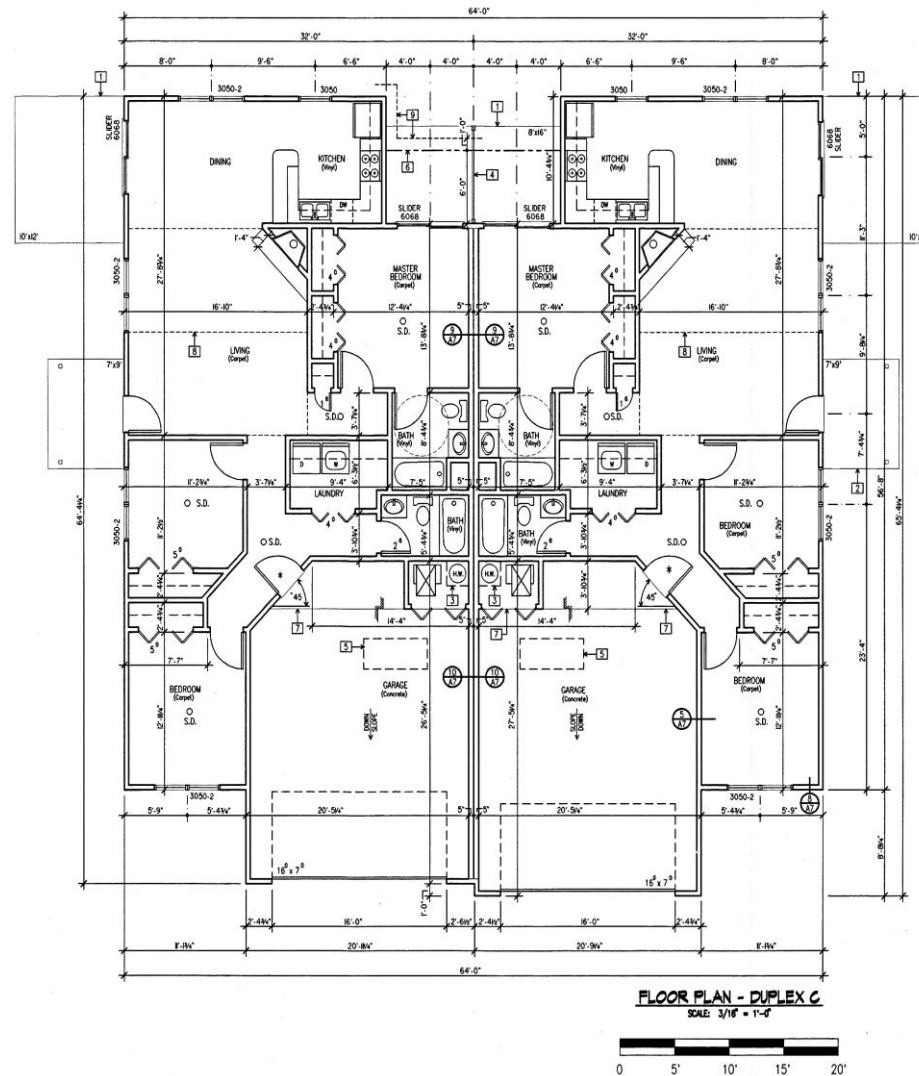
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FLOOR PLAN – 3BR/2BA

3 Bedroom Duplex

- 1,419 SF +/- living area
- 3 bedrooms/2 bathrooms
- 2-car garage



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POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,715	29,700	66,591
2022 Population	4,651	28,616	63,118
2027 Population (Projected)	4,575	28,239	62,137

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	2,139	12,109	25,837
2027 Households (Projected)	2,104	11,941	25,405

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$43,168	\$33,570	\$28,026
2022 Median Household Income	\$69,774	\$61,804	\$53,904
2022 Average Household Income	\$93,855	\$79,334	\$68,466



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Approved Floor Plans
- Ready for Next Phase
- Near Many Amenities and Shopping
- Adult Community