



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 4.9 ACRES OF RETAIL DEVELOPMENT OPPORTUNITY

\$5.14/SF



**FOR SALE**

**1202 W Anthony Dr.,**  
Champaign, IL 61821

**4.91 AC**

**SALE**

**LAND**

### SALE PRICE

\$5.14/ SF

### LOT SIZE

4.91 AC

### TAX PIN

41-20-02-251-022

### TRAFFIC COUNTS

W. Anthony Dr – 1,400 AADT  
I-74 – 48,900 AADT

### ZONNING

CG- Commercial  
General

### PROPERTY DESCRIPTION

This 4.63-acre commercially zoned land presents a prime investment opportunity in Champaign's vibrant retail district. Strategically situated adjacent to Walmart, a prominent hotel, and various restaurants, the property benefits from high visibility and foot traffic, ideal for diverse business ventures. With its commercial zoning, there are endless possibilities for development, from retail outlets to hospitality establishments, tapping into the city's thriving retail sector. As Champaign continues to grow, investing in this property promises long-term profitability and serves as a valuable addition to any investor's portfolio or entrepreneur's expansion plans.

### AREA DESCRIPTION

Located on a corner lot with excellent visibility from the interstate, the property boasts access to all utilities, making it highly desirable for development. Its strategic positioning adjacent to major retailers adds to its appeal for potential businesses. With its prime location and available utilities, this property presents a compelling investment prospect for those looking to capitalize on Champaign's growing commercial landscape.



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## AERIAL



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