



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# COMMERCIAL LOTS FOR SALE

\$423,000 & \$815,000



FOR SALE

## 2401 & 2409 Fields South Drive

Champaign, IL 61822

1.21 AC & 2.50 AC

LAND

### LOT 301

1.21 AC @ \$423,000

### RE: LOT 301

\$3,570.02

### TAX PIN

46-20-28-126-005, 007

### LOT 303

2.50 AC @ \$815,000

### RE: LOT 303

\$7,374.98

### ZONING

CO- Commercial Office

## PROPERTY DESCRIPTION

Excellent development opportunity in growing southwest Champaign. Commercial lots are ideally located at the corner of Windsor Road and Fields South Drive, at the entrance to Carle at the Fields and the Champaign County YMCA. Lots are development ready with all utilities to the site, and are zoned CO – Commercial Office, which allows for a wide variety of uses.

**Lot 301** is +/- 1.214 acres, and offers approximately 235 feet of frontage along Windsor Road. – \$423,000

**Lot 303** is +/- 2.50 acres, and offers approximately 296 feet of frontage along Windsor Road. – \$815,000

## AREA DESCRIPTION

The subject property is located at the southwest corner of Windsor Road and Fields South Drive between Interstate 57 and Staley Road in growing southwest Champaign. The site is adjacent to the 210-acre Carle at the Fields development, which includes numerous medical office buildings, restaurants, retail shops, and luxury apartments, and the Champaign County YMCA. Additional surrounding uses include professional office space and high-end residential subdivisions including Windsor West (316-units), the Legends Apartments (324-units) and the Landing at Legends (214-units).



**JOSH MARKIEWICZ**  
217.403.3424  
[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
cbcdr.com



**TIM HARRINGTON**  
217.369.0226  
[tph@cbcdr.com](mailto:tph@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



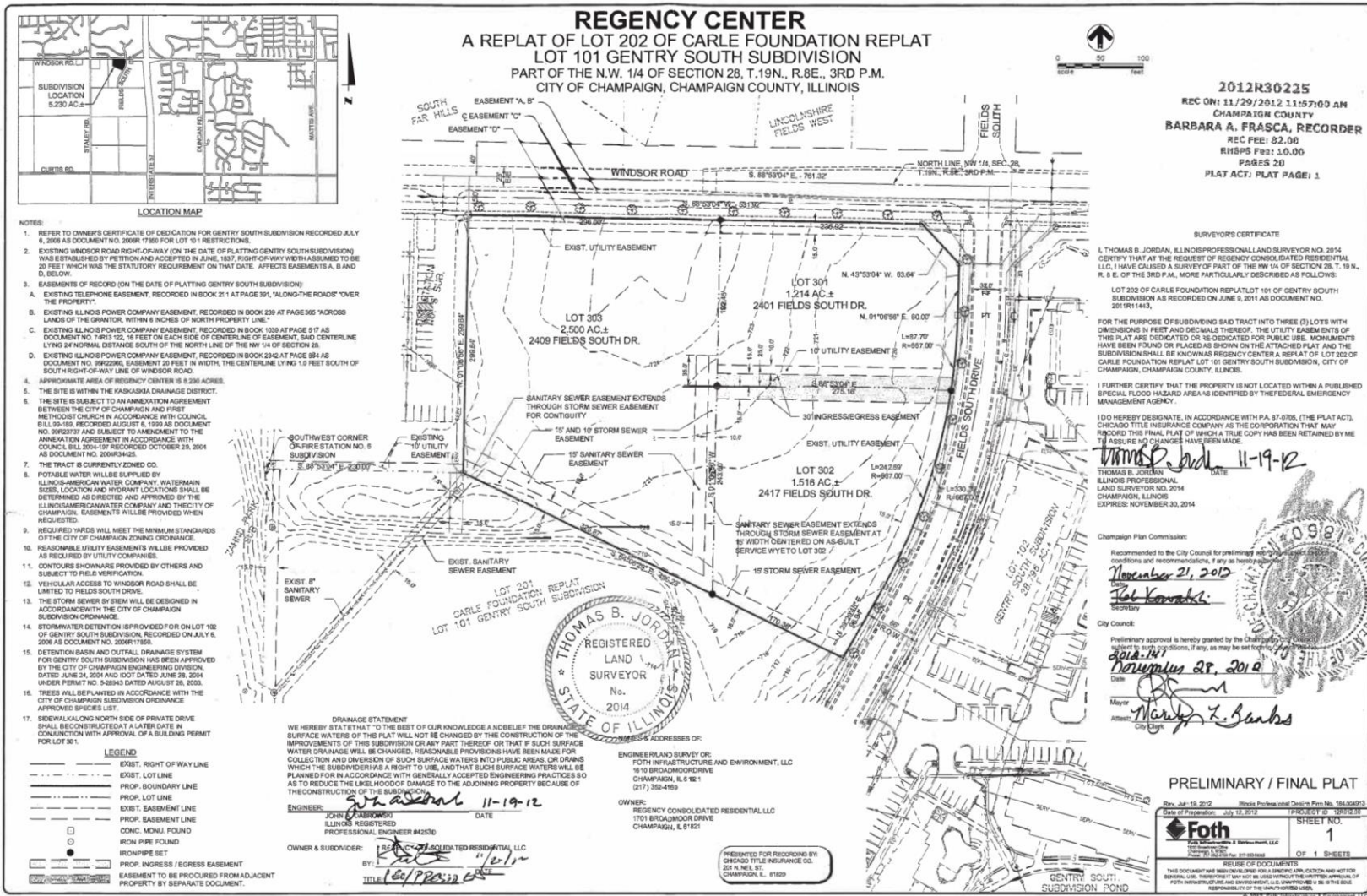
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# COMMERCIAL LOTS FOR SALE

\$423,000 & \$815,000

## PLAT

FOR SALE



**JOSH MARKIEWICZ**  
217.403.3424  
[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**TIM HARRINGTON**  
217.369.0226  
[tph@cbcdr.com](mailto:tph@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.