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Real Estate Marketers & Managers

REAL ESTATE

Clearlake - Champaign, IL

Available

47-Acre Upscale Development Park
For Sale ~ Build-To-Suit ~ Joint Venture

Location

West Bloomington Road and Mattis Avenue,
Champaign, IL

Size

+/- 47 Acres, Divisible

Tax Information

PIN - 41-20-03-200-011
41-20-03-200-002
41-14-34-400-012
41-14-34-479-015
41-14-34-479-016

2019 Taxes - \$4303.96

Zoning

IOP (Interstate Office Park)
CN (Commercial Neighborhood)



Legal Description

Site is located in the SE corner of S34, T20N-R8E and the NE corner of S3 T19N-R8E Champaign County, Illinois

Utilities

All utilities to site, including some of the highest bandwidth Internet service currently available in Champaign, outside of the University of Illinois.

General Description

SE corner of the I74 & I57 intersection with great visibility
Ingress/Egress off Route 150.

Amenities include:

Beautiful water retention area with a lighted fountain and walking trail in a park-like setting
An additional entrance from Bloomington Road, including turn lanes, has been designed and received preliminary approval
Bare ground reduced development costs
Located inside the Champaign-Urbana Mass Transit District service area
Close proximity to the major business corridor in Champaign, including shopping, restaurants & hotels

For more information on this property:
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