

PRIME DEVELOPMENT OR REUSE OPPORTUNITY

234 S Neil Street
214 S Walnut Street
Champaign, IL 61820

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COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



This information has been secured 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. Buyer must verify the information and bears all risk for any inaccuracies.

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PROPERTY OVERVIEW

Purchase Price	\$2,100,000.00
Combined Lot Size	+/- 28,970 SF / 0.67 Ac.
Combined Building Size	+/- 19,800 SF
Zoning	CB2
Combined Real Estate Taxes	\$26,393.60 (TY 23)
TIF District	Yes
Enterprise Zone	Yes

PROPERTY Highlights

- ❖ Rare Development Opportunity
- ❖ Located in a TIF District & Enterprise Zone
- ❖ Flexible Zoning
- ❖ Located at the Convergence of Downtown, Midtown and Campustown

THE OFFERING

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale an incredible opportunity to acquire approximately 28,970 SF of prime development land located in Champaign, Illinois at the convergence of Downtown, Midtown and Campustown.

This is truly a unique opportunity to acquire a development site in a dense location with flexible zoning, and it's possible for a buyer to assemble additional parcels to create an even larger development site.

The property consists of 2 parcels totaling approximately 28,970 SF and the site is zoned CB2 – Central Business Downtown. CB2 zoning allows for a maximum building height of 115', and doesn't have any setback, open space reserve (OSR) or floor to area ratio (FAR) requirements.

There are 2 vacant buildings across the parcels that were built between 1945 and 1980 – building sizes are listed on page 4 under Parcel Information.

The property is extremely well situated between Downtown Champaign and the University of Illinois, which boasts an enrollment of over 56,000 students, and 15,000+ faculty and staff. The site is easily accessed and bordered to the north by the Illinois Terminal, to the west by Neil Street and to the south by Springfield Avenue – both of which are major arterials through the market.

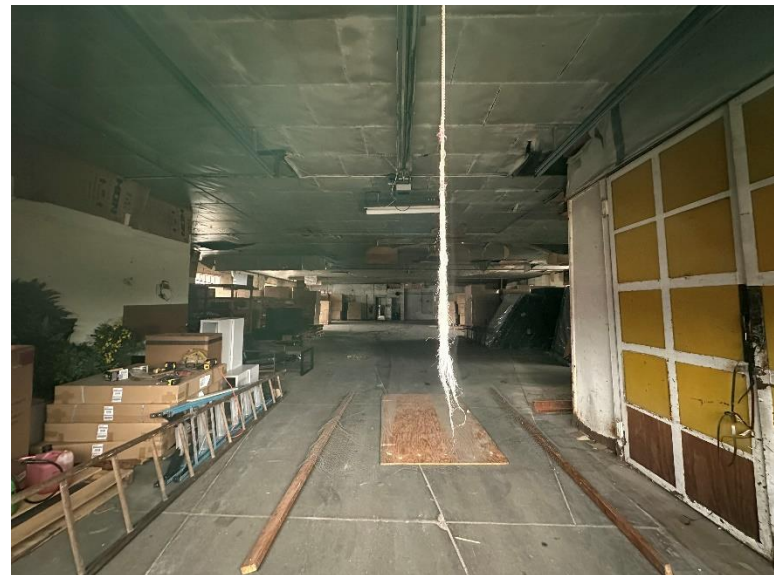
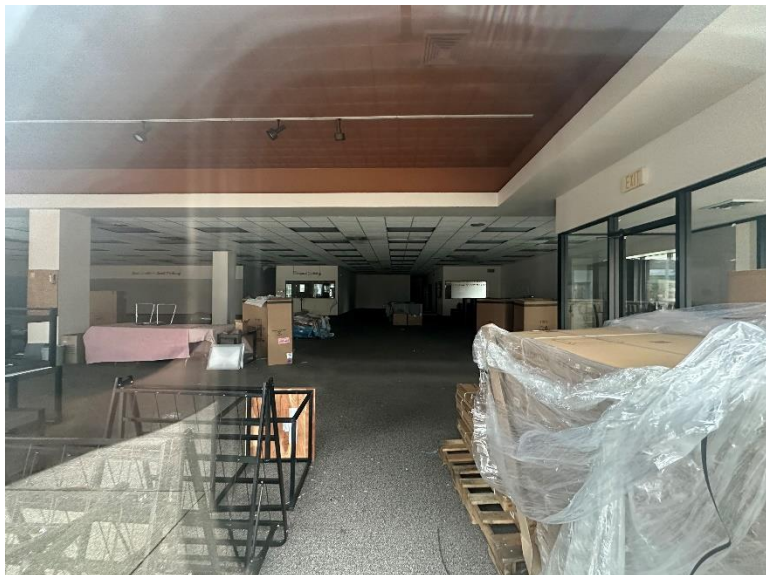
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PARCEL INFORMATION

PIN	Address	Lot Size (SF)	Building Size (SF)	Year Built
42-20-12-482-003	234 S Neil Street	14,226	5,400	1980
42-20-12-482-002	214 S Walnut Street	14,744	14,400	1945
		28,979 SF	19,800 SF	

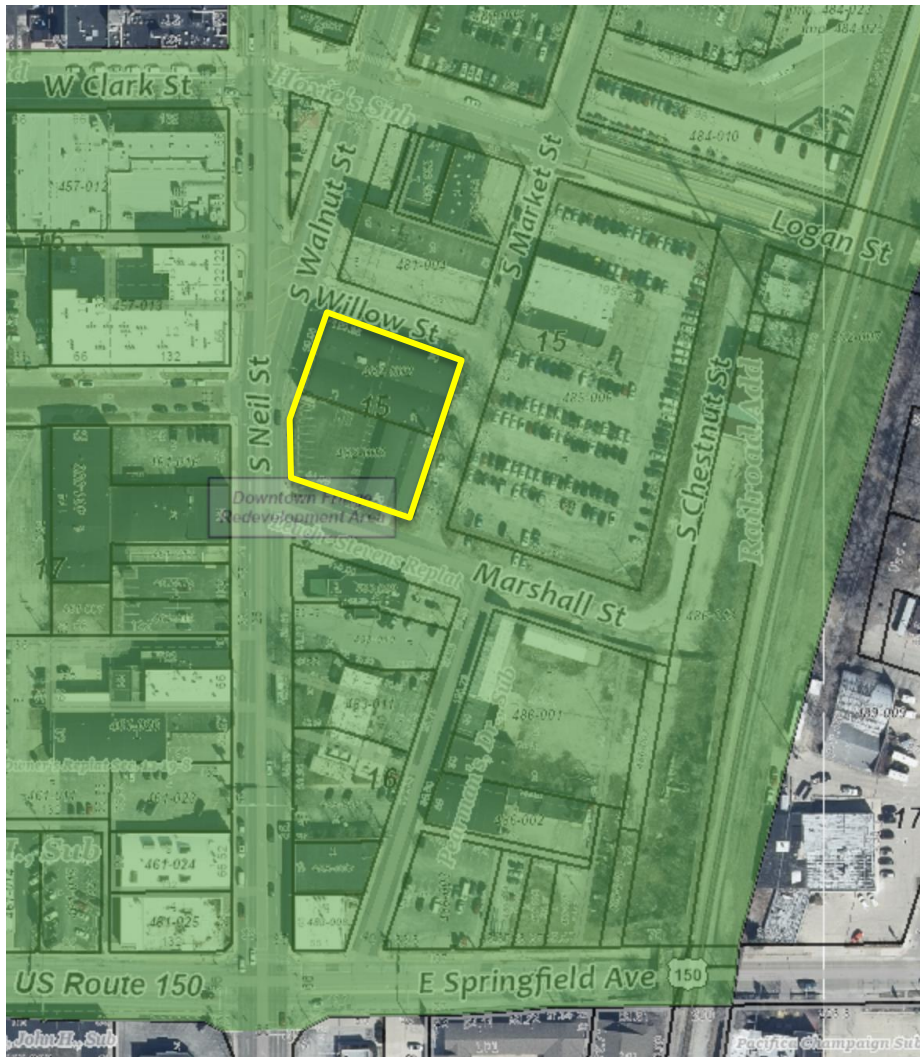


ZONING OVERVIEW



CB2 – Central Business Downtown: The primary purpose of the Central Business Downtown District is to provide for high density retail, service, office, and hotel development along with housing, parking, and institutional uses. This district is most suitable for Champaign's downtown core. This District has high intensity uses in terms of scale of buildings, traffic that is generated, size of businesses, and hours of operation. This district is designed to accommodate all types of businesses as well as residents who wish to live in an urban environment. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking.

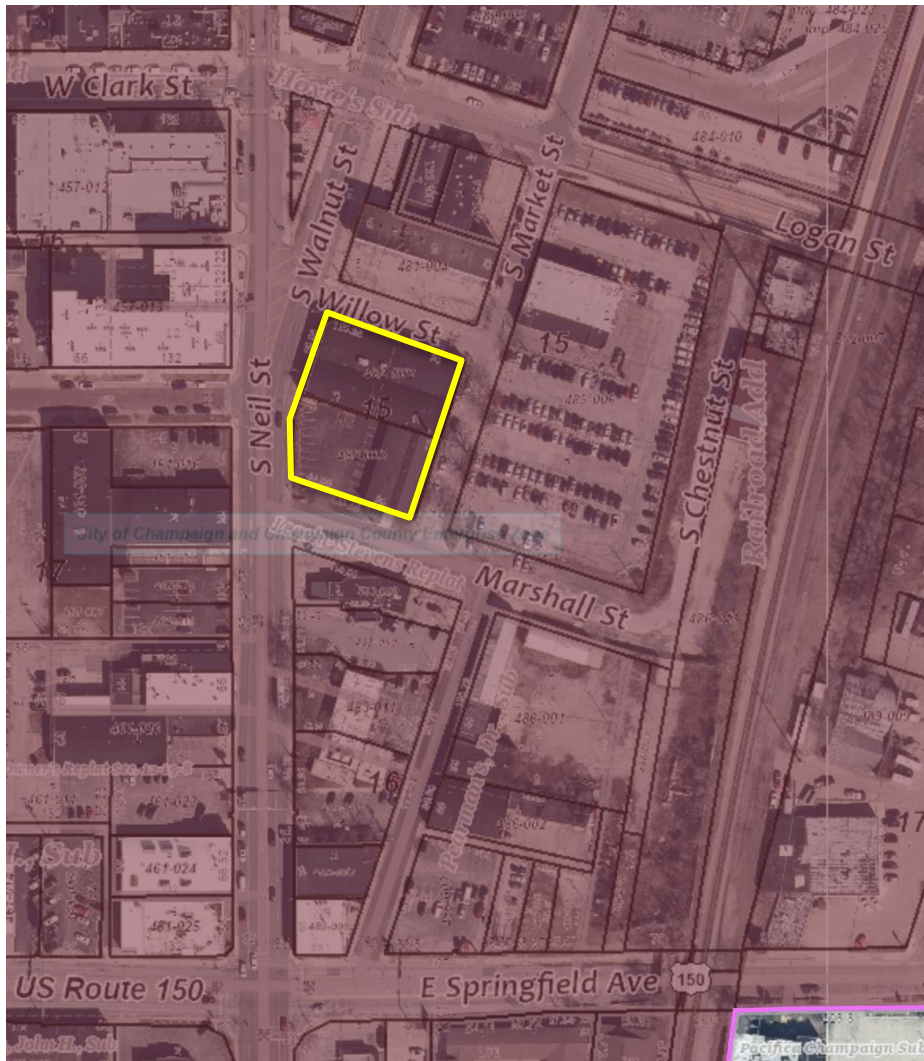
TIF DISTRICT INFORMATION



The Downtown Fringe Redevelopment Area TIF District was enacted on January 3, 2017, and expires on January 3, 2040. The City of Champaign recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the Redevelopment Project Area (RPA) and to stimulate and enhance private development within the area. Business attraction and expansion are key components of the strategy.

The City's vision is to establish the wider area as a Center City that combines the best of the old and the new and is known as the historic economic and social heart of the community. There are numerous infill opportunities within downtown, midtown and University Districts. The historic charm of the area will be strengthened with new development that brings more businesses, mixed-use developments and a variety of residential opportunities to the fringe surrounding the Downtown Center. Attractive gateways, multi-modal connections and wayfinding signage will make it easy to reach Downtown and connect residents and visitors to amenities and entertainment.

ENTERPRISE ZONE INFORMATION



The City of Champaign was awarded an Enterprise Zone by the State of Illinois which began on January 1, 2016. The goal of the Enterprise Zone is to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state by providing state and local tax incentives. Each Zone across the state is tasked with developing a set of programs to achieve this goal.

The Champaign Zone contains six programs targeting specific types of redevelopment.

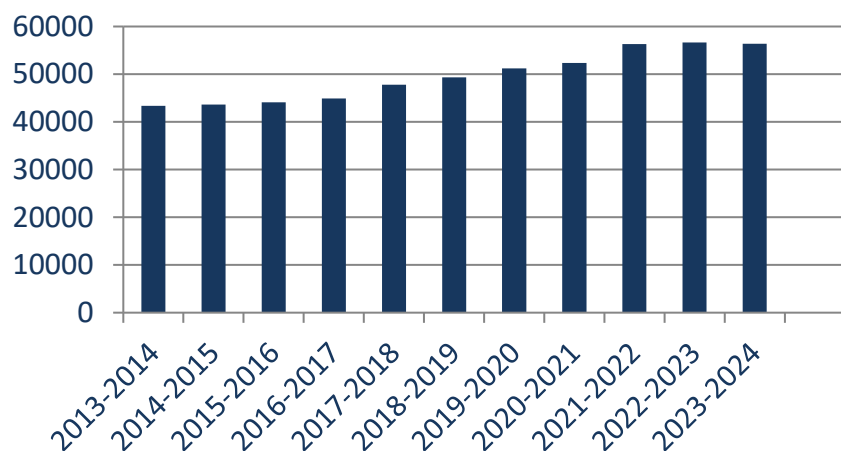
These programs provide for property tax relief (from participating agencies) on post construction taxes as well as the issuance of a Building Material Sales Tax Exemption Certificate.

This certificate allows the holder to purchase materials used for permanent building improvements to be purchased sales tax free in the State of Illinois. These certificates are issued directly to the contractor or purchaser of materials by the Illinois Department of Revenue on behalf of the City and County.

I ILLINOIS

56,403	Total Enrollment (2023-2024)
35,467	Undergraduate Enrollment
19,583	Graduate Enrollment
1,353	Professional Students
16,397	Faculty & Staff

UIUC Enrollment



The University of Illinois at Urbana-Champaign (UIUC) is a public research university that was founded in 1867 as a land-grant institution and is the flagship campus of the University of Illinois System.

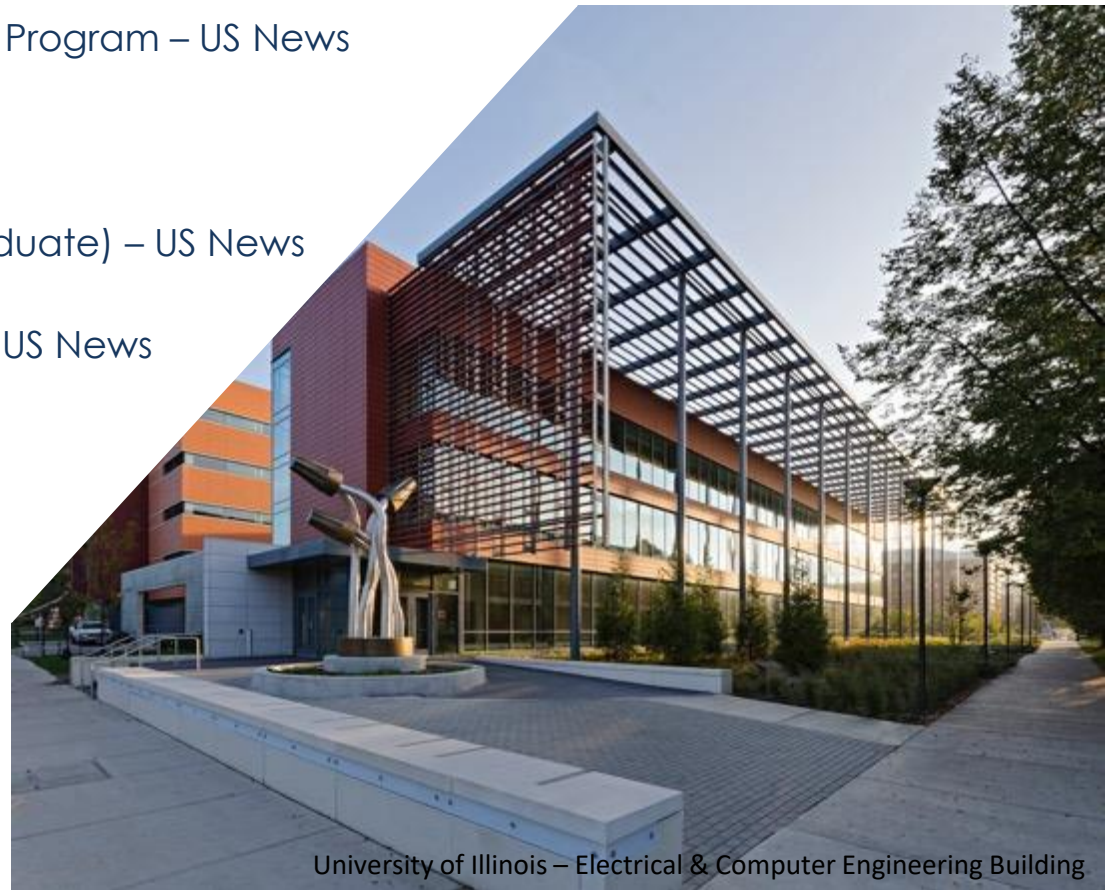
UIUC has 15 schools and colleges and offers more than 150 undergraduate and over 100 graduate programs of study.

The campus covers 6,370 acres and has 651 buildings with an annual operating budget in excess of \$2B.

UIUC had \$731M in R&D expenditures in FY21 and is home to the fastest supercomputer on a university campus.

I ILLINOIS

- #1** Ranked Library & Information Sciences Program – US News
- #2** Ranked Accounting School – US News
- #7** Ranked Engineering School (Undergraduate) – US News
- #9** Ranked Engineering School (Overall) – US News
- #11** Ranked Public University - Forbes
- #13** Ranked Public University – US News
- 15** Colleges and Instructional Units
- 21** NCAA Athletic Teams
- 24** Residence Halls



University of Illinois – Electrical & Computer Engineering Building

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AREA OVERVIEW

The city of Champaign is a vibrant community in central Illinois that is home to the states flagship University – the University of Illinois at Urbana-Champaign. The City of Champaign lies 134 miles south of Chicago, and is the tenth most populous city in the state of Illinois, and the fourth most populous city outside of Chicago metro. The city is also 126 miles west of Indianapolis, IN and 178 miles northeast of St. Louis, MO.

Champaign-Urbana has seen continued population growth year-after-year and grew nearly 9% between 2010 and 2017.

The area benefits from a strong healthcare industry and is served by Carle (7,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #15 public university in the nation, and has over 56,000 students and 15,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.



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