



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL AND OFFICE DEVELOPMENT LOTS

\$6.00 - \$10.00/SF



FOR SALE

4403 Legends Drive

Champaign, IL 61822

0.99 – 13 Acres

LAND

SALE PRICE

\$6.00 - \$10.00/SF

TAX PIN

03-20-29-400-006

LOT SIZE (AC)

0.99 – 13 Acres

ZONING

CN – Commercial
Neighborhood

PROPERTY DESCRIPTION

The Meadows at Legends offers +/- 13 acres (divisible) of prime commercial development land at the corner of Curtis Road and Staley Road in Southwest Champaign. The property is part of the 157-acre Legends development that includes over 500 luxury apartments, a 9-hole golf course and additional commercial development.

- ≤ 1.5 acres - \$10.00/SF
- > 1.5 acres – 3 acres - \$8.00/SF
- > 3 acres - \$7.00/SF
- All acreage - \$6.00/SF

Lot sizing is flexible and hasn't been finalized or replatted.

AREA DESCRIPTION

Ideally located off Interstate 57 at the corner of Curtis Road and Staley Road, the Meadows at Legends is across the street from the 210-acre Carle at the Fields development, which includes numerous medical office and clinical buildings, restaurants, retail shops and luxury apartments. Interstate 57 runs just east of the property and provides superior access to the property.



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com
cbcdr.com



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

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SITE PLAN



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CONCEPTUAL RENDERING



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