

**2601 S HIGH CROSS RD - COMMERCIAL LAND**

Offering a 6.53 acre lot that is zoned commercial in the City of Urbana. The property lies within the Urbana Enterprise Zone. Site is closely located near the Stone Creek Subdivision and the Atkins Golf Club at the University of Illinois.

Property is vacant and ready for a quick development. Ownership is willing to consider splitting the lot. Access restrictions are in place per IDoT and City of Urbana. Access to the lot is along Windsor Road (in the future, new address should be pursued to match access point).

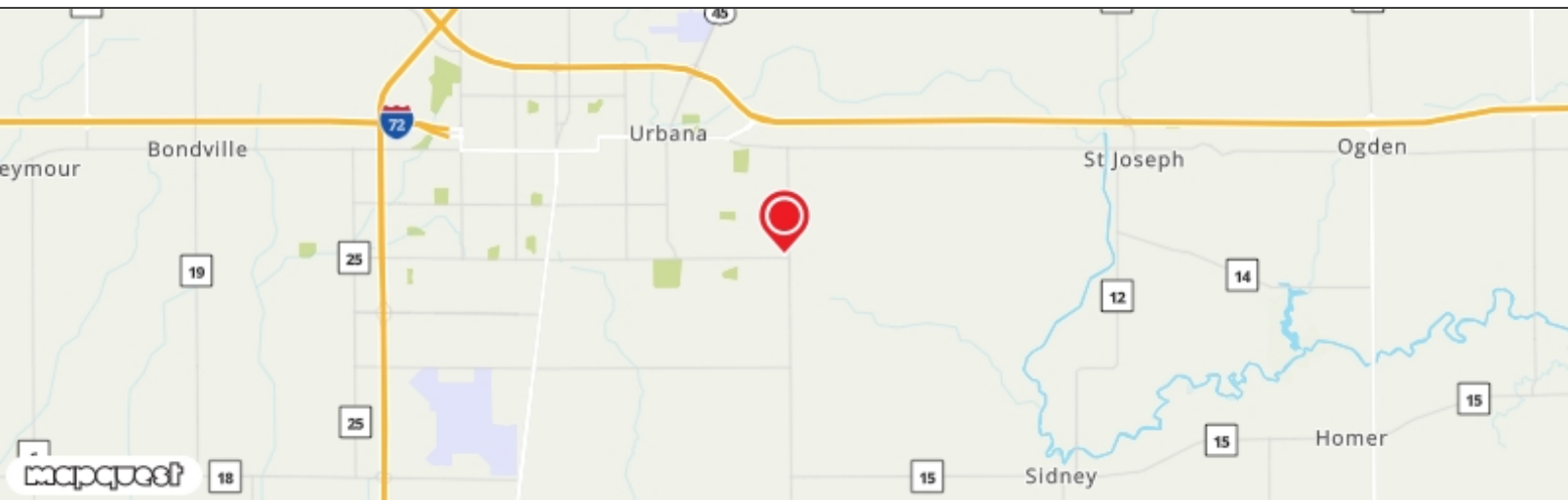
Build to suit options are available through The Atkins Group.

[Realtor's Website](#)



<b>Location:</b>		<b>Status:</b>	Featured, For Sale
<b>Price:</b>	\$3,413,352	<b>Acres:</b>	6.53
<b>Address:</b>	2601 S High Cross Rd, Urbana, IL 61802		

**Development Features** This lot is available for quick development. Property is located at the NW quadrant of the Windsor Road/High Cross Road signalized intersection. Windsor Road is a main arterial street providing connectivity to Urbana, Champaign, and the University of Illinois. High Cross Road (Rt 130) is a heavily traveled road with ultimate access to Interstate 74 to the north, residential areas, and smaller communities to the south.



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Web Address: <https://www.atkinsgroup.com/?p=35749>