



FOR SALE

GUTH
& ASSOCIATES

2709 Boulder Drive

Urbana, Illinois

Offering a 1.18 acre lot within Stone Creek Commons in southeast Urbana. Located at 2709 Boulder Drive, the property lies within the Urbana Enterprise Zone and near the intersection of Windsor and Philo Roads. Stone Creek Commons is a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping. Build to suit options are available through The Atkins Group, the developer of the retail/office park.

Stone Creek Commons is adjacent to The Pines retail center, an upscale neighborhood center home to several businesses including Busey Bank, Monical's, Subway, Casa Del Mar, and many others. Situated on the Windsor Road corridor, other businesses in the immediate area include Carle Hospital, Christie Clinic, Meijer, Little Hearts and Hands as well as significant residential areas and including the Atkins Golf Club at the University of Illinois.

Investment Highlights

- Shovel ready lot • Enterprise Zone
- Located within Stone Creek Commons and adjacent to The Pines, a neighborhood retail/office development
- Southeast Urbana experiencing strong residential growth adjacent to Atkins Golf Club at the University of Illinois

Asking Price

\$411,104

Lot Size: 1.18 acre

Property Type: Land

Contact

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guthandassociates.com