

2730 PHILO ROAD (LOT 203) - COMMERCIAL LAND

Offering a 1.01 acre lot within The Pines in southeast Urbana. The property lies within the Urbana Enterprise Zone. Lot 203 is part of Stone Creek Commons, a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping.

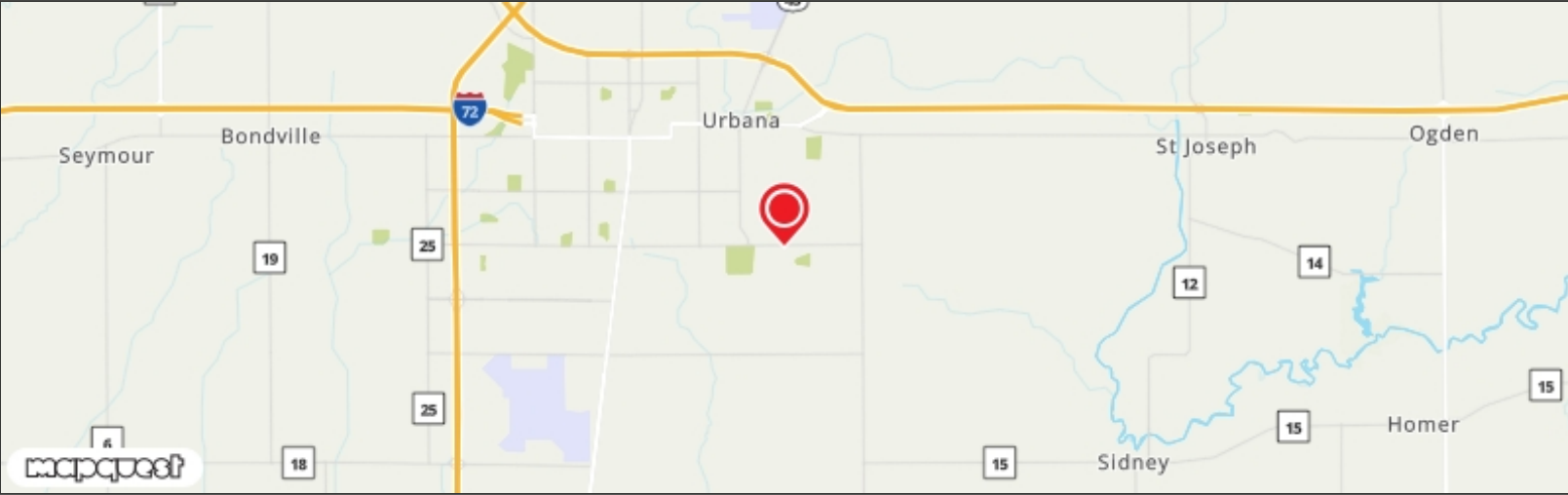
This commercial lot is located at the signalized intersection of Boulder Drive and Windsor Road, providing outstanding visibility. Build to suit options are available through The Atkins Group, the developer of the retail/office park. Location is ideal for retail users with drive through operations.

[Realtor's Website](#)



Location:	The Pines at Stone Creek	Status:	Featured, For Sale
Price:	\$527,940	Acreage:	1.01
Address:	2730 Philo Rd, Urbana, IL 61802		

Development Features	Lot 203 is ready for immediate development. The Pines is an upscale neighborhood center home to several businesses including Busey Bank, Monical's, Subway, Casa Del Mar, and many others. Situated along 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.
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