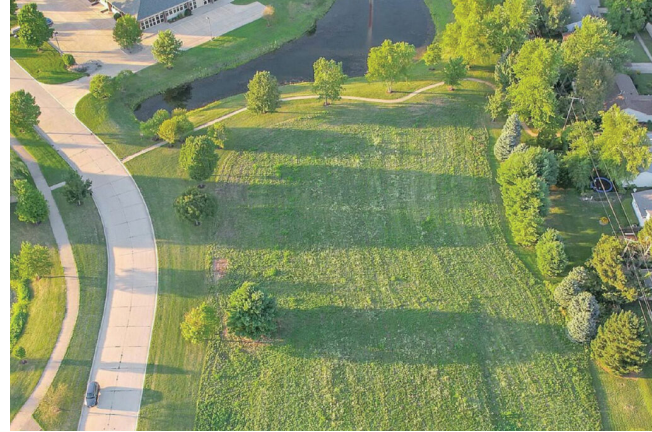


## 2810 BOULDER DR - OFFICE LAND

Offering a 2.03 acre lot within Stone Creek Commons in southeast Urbana. Located on Boulder Drive, the property lies within the Urbana Enterprise Zone. Stone Creek Commons is a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping.

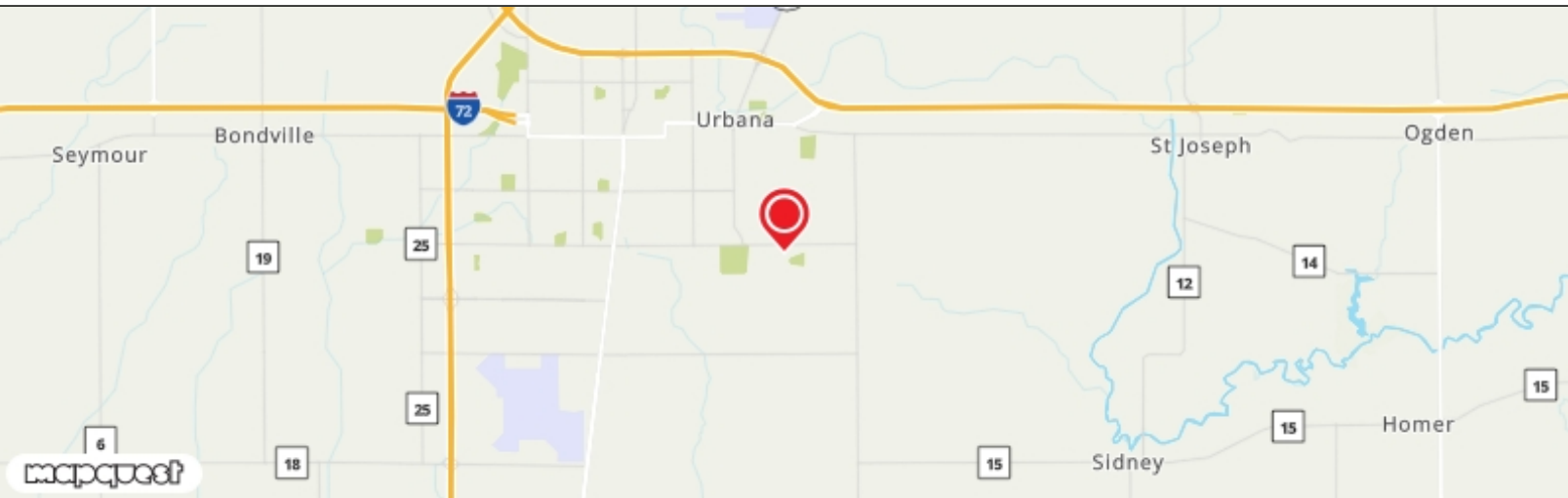
This commercial lot is located on Boulder Drive and is adjacent to an attractive pond. Build to suit options are available through The Atkins Group, the developer of the retail/office park.

[Realtor's Website](#)



<b>Location:</b>	Stone Creek Commons	<b>Status:</b>	Featured, For Sale
<b>Price:</b>	\$707,408	<b>Acreage:</b>	2.03
<b>Address:</b>	2810 Boulder Dr, Urbana, IL 61802		

**Development Features** The property is located near the intersection of Windsor and Philo Roads. Windsor Road is a main arterial street providing connectivity to Champaign, Urbana and the University of Illinois. Located near the property is Meijer, Carle Clinic, Christie Clinic and Little Heart and Hands Daycare. The area includes significant residential neighborhoods and is near the Atkins Golf Club at the University of Illinois.



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Web Address: <https://www.atkinsgroup.com/?p=35755>