

## 3000 S PHILO ROAD - MULTI-FAMILY DEVELOPMENT LAND

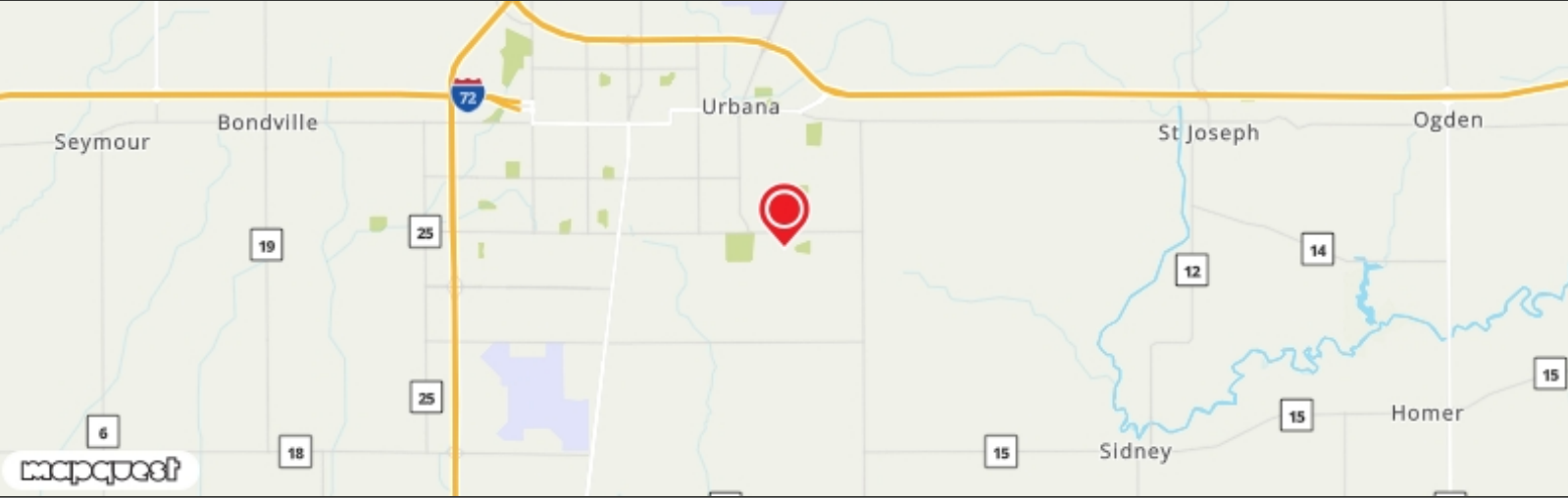
Offering 24.38 acres of multi-family development land in southeast Urbana. Located within the Stone Creek Commons area, the property includes three parcels with frontage onto a large pond and is within walking distance to The Pines retail center which provides retail, restaurant and services to future residents. Stone Creek Commons features two ponds, walking trails, mature trees, and landscaping beds.



Parcels include: 93-12-28-200-018, 019, and 035.

<b>Location:</b>	<b>Status:</b>	Featured, For Sale
<b>Price:</b>	\$2,880,000	<b>Acreage:</b>
<b>Address:</b>	3000 S Philo Rd, Urbana, IL 61801	
<b>Lot Size</b>	24.38	

**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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