

ASHLAND SOUTH LOTS - MUTLI-FAMILY DEVELOPMENT LAND

Ashland South Multi-Family land is one of the last remaining large Multi-Family tracts available in the heart of Champaign's retail corridor. Currently Lots 1 & 2 are available for sale and are shovel ready. Lot 1 is a 2.947 Acre lot that has frontage on Interstate Dr & Toalson Lane (entrance to Ashland Park). Lot 2 is a 9.848 Acre lot that has frontage on Interstate Dr., Toalson Lane, and Neil St. (to be completed). The properties are currently zoned MF1, Multifamily Low Density District which provides for low density multifamily dwellings which The multifamily buildings are generally low-rise, lower density apartments of two (2) to three (3) stories. Open space and recreational amenities should be provided for residents. The MF1 District is appropriate next to areas with low density single-family development patterns and may serve as a transitional use. Density is controlled by the floor area ratio and open space ratio. The average density will range from twelve (12) to thirty (30) units per acre.



The Atkins Group (TAG) is prepared to sell lots, pursue tenant improvements, or offer build-to-suite (BTS) solutions for companies of all sizes.

[Realtor's Website](#)

Location:		Status:	Featured, For Sale
Price:	\$1,672,050	Acreage:	2.947 & 9.848 acres
Address:	N Neil St & Interstate Dr, Champaign, IL 61822		
Lot Size	2.947 & 9.848 acres		

Development Features	These Multi-Family Lots are located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).
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