



# JAMES BURCH

Commercial & Industrial Real Estate  
Brokerage / Management Services  
www.jamesburch.com

# 1901 S. Highcross Rd.

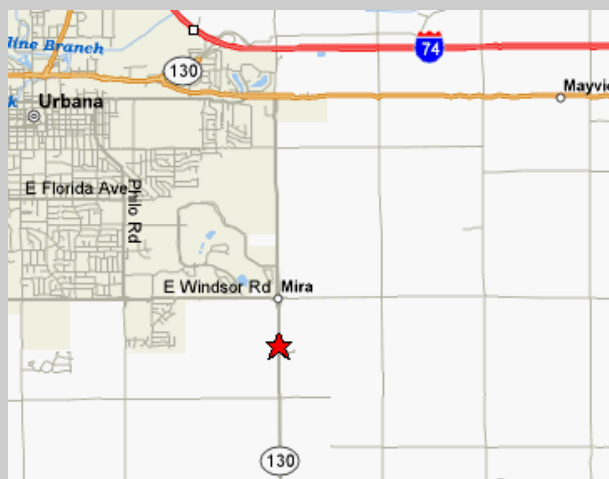
Property For: **Sale**



## DESCRIPTION

Up to 34 acres available for purchase in the rapidly developing Windsor and High Cross (IL 130) area in southeast Urbana. 20 Acres are currently improved with a tavern and sports facility, zoned Business in Champaign County. An additional 14 acres are zoned R-4 Multiple Family in the City of Urbana. All utilities are available.

The 14 acre tract has future access to an extended Florida Avenue.



## SPECIFICATIONS

<b>Lot Size:</b>	20.8 Acres + 14 Acres
<b>PINs:</b>	93-21-22-280-001 (20 Ac) 93-21-22-200-006 (14 Ac)
<b>Taxes:</b>	\$21,539.78 (20 Ac) \$226.58 (14 Ac) (2007 Payable 2008)
<b>Price:</b>	\$1,950,000 (\$56,034.48/Ac)



## MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**. James Burch Real Estate is the agent for, and therefore represents, the Seller.