



BURCH KISER REAL ESTATE, LLC

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

Urbana Rt. 45 & Interstate 74

Property For: **Sale / Lease / Build-to-Suit**

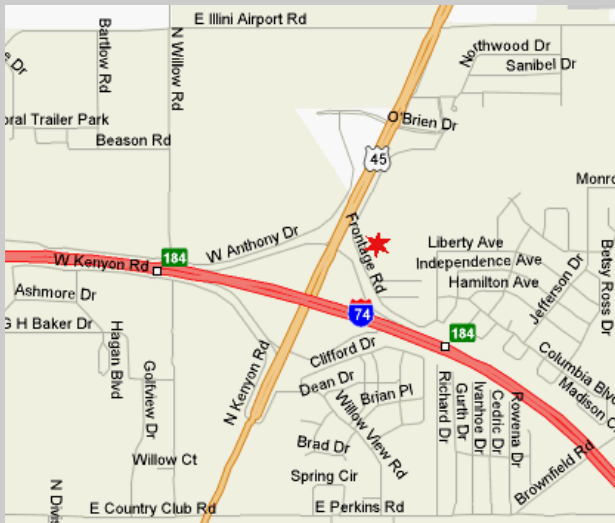


DESCRIPTION

Flexible land at the junction of Interstate 74 and N. US Route 45. Its 26.13 acres are divisible.

Subject of annexation agreement with City of Urbana. This agreement is available upon request.

Land is part of Enterprise Zone and TIF District.



SPECIFICATIONS

Parcel Size: 26.13 acres (divisible)

Zoning: B-3, City of Urbana

PINs: 91-21-04-100-008
91-21-04-251-002

Taxes: \$791.16 ('04 Paid '05)

Price: \$2,000,000 (Entire Parcel)

Smaller parcels will be priced on a case-by-case basis, depending on size, location, and cost of development.

MORE INFORMATION?

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