

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## Commercial Development Site

HH Road and Market Street, Waterloo, Illinois 62298  
Monroe County

### Joe Hardin

Phone: 618-660-8759

Email: JoeH@barbermurphy.com

### Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: wayne@barbermurphy.com



### Basic Details

Listing No:	26.0
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.40 Acre(s)
Sale Price:	\$400,000
Sale Price Per Sqft:	\$2.70

### Address

Country:	US
State:	IL
County:	Monroe
City:	Waterloo
Zipcode:	62298
Street:	HH Road and Market Street

### Property Information

Parcel No:	07-13-300-004
Zoning:	B-3
Zoning By:	City of Waterloo
Traffic Count:	35,100

### Land Measurements

Total Acres	3.40 Acre(s)
Available:	
Min Divisible Acres:	1.50 Acre(s)
Acres:	3.40 Acre(s)
Frontage:	400 ft
Depth:	338 ft

### Utility Information

Water Provider:	City of Waterloo
Water Provider Location:	Site
Sewer Provider:	City of Waterloo

### Transportation

Interstate:	I-255
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Sewer Provider	50 +/- FT
Location:	
Gas Provider:	City of Waterloo
Gas Provider	Site
Location:	
Electric Provider:	City of Waterloo
Electric Provider	Site
Location:	
Telecom Provider:	Harrisonville Telephone
Telecom Provider	Site
Location:	