

FOR
SALE

1.88 ACRE DEVELOPMENT SITE

Northwinds Dr., Waterloo, IL 62298



BARBERMURPHY

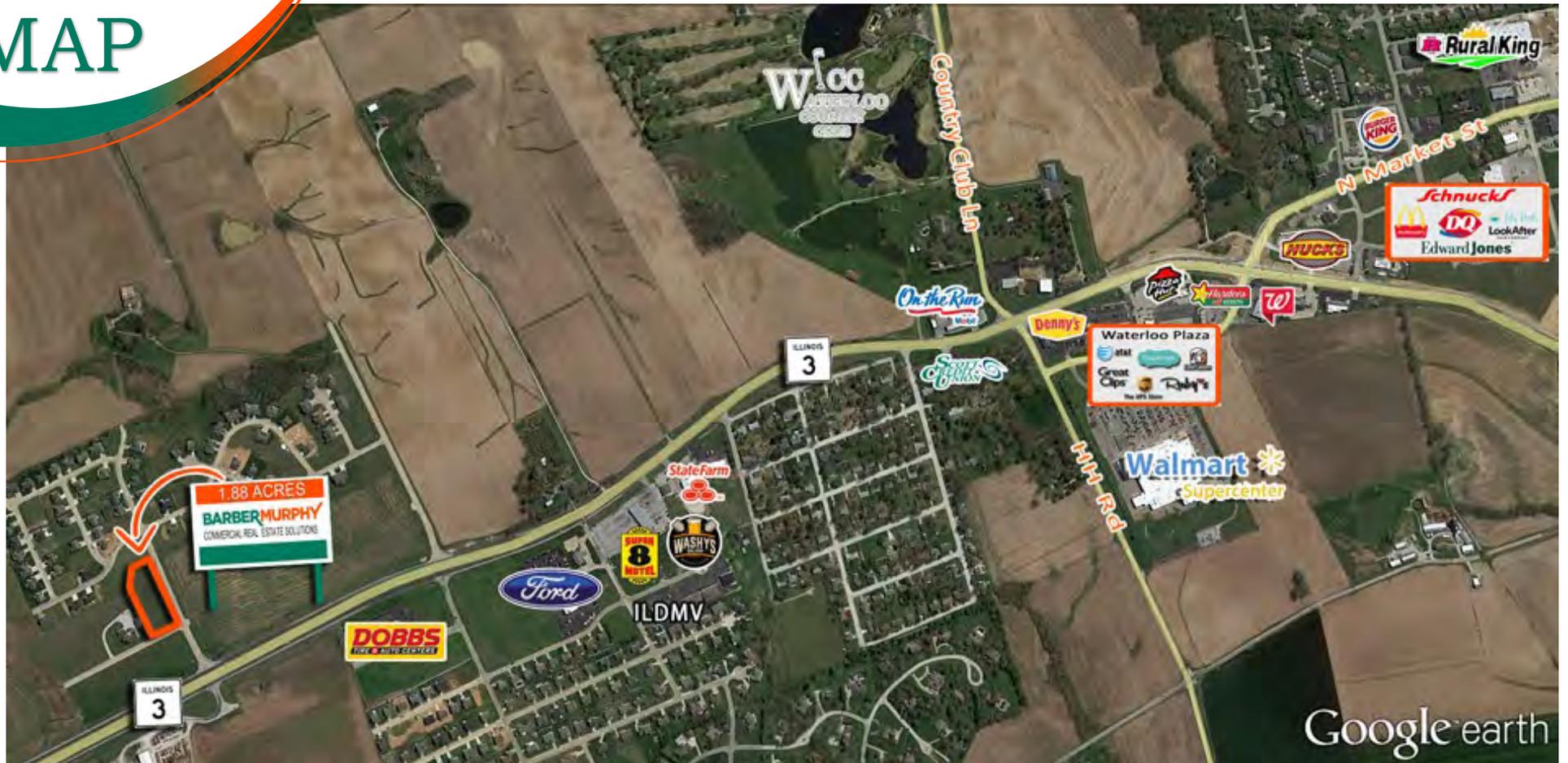
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- Bank Owned Property
- 1.88 Acre Site Available
- All Utilities and Street Improvement in place
- High Visibility Location along Route 3
- Located in an Enterprise Zone

REDUCED SALE PRICE: \$1.50/SF - \$122,839

BARBER MURPHY

Listing No: 2294

Total Acres Available: 1.88
Min Divisible Acres: 1.88

Land

LAND MEASUREMENTS:

Acres: 1.88
Frontage: 467 FT
Depth: 143 FT
Subdivide Site: Yes

Commercial Development

TRANSPORTATION :

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: N/A

Northwinds Drive Lots
 111 East Halifax Drive
 Waterloo, IL 62298

SALE INFORMATION:

For Sale: Yes
Sale Price: \$122,839
Sale Price/Acre: \$65,340
Sale Price/SF: \$1.50



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 07-12-165-005-000	TIF: No	Property Tax: \$178.54
County: Monroe	Enterprise Zone: Yes	Tax Year: 2021
Zoning: B-3	Survey: No	
Zoning By: Waterloo	Environmental: No	Traffic Count: 26,000
Complex: N/A	Archaeological: No	Topography: Level

Comments

1.88 Acres of Commercial Development Land, in Waterloo. Bank Owned - All utility and street improvements in place.

Lot 5 - 1.88 acres \$1.50 per SF \$122,839

UTILITY INFORMATION

Water Provider: City of Waterloo	Service: Standard	Location: At Street
Sewer Provider: City of Waterloo	Service: Basic	Location: At Street
Gas Provider: City of Waterloo	Service: Basic	Location: At Street
Electric Provider: City of Waterloo	Service: Basic	Location: At Street
Telecom Provider: Harrisonville Telephone	Service: Fiber Optic and Analog	Location: At Street

Listing Broker(s)

Joe Hardin
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