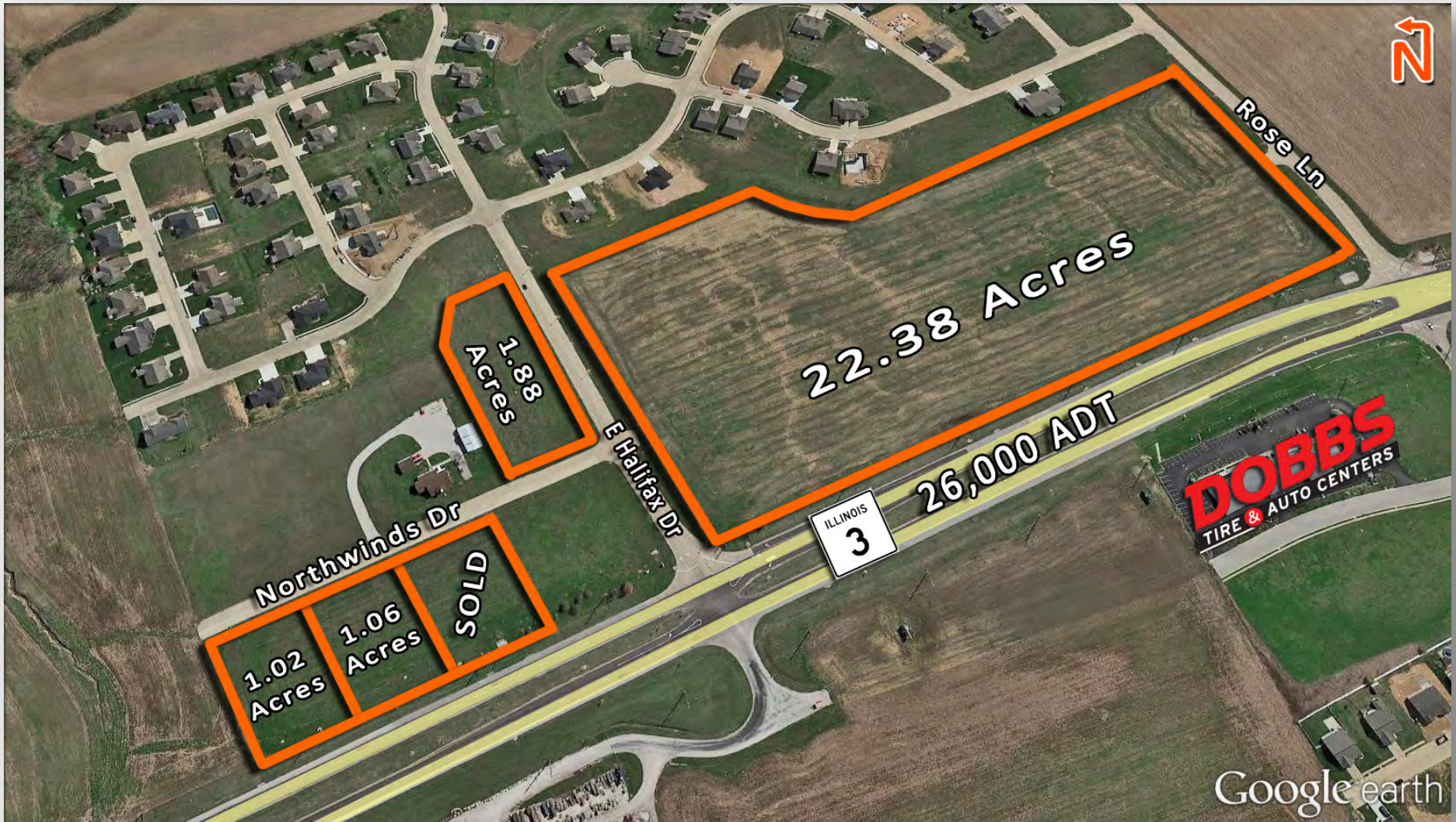


# 1.02 - 26.34 Acres for Sale

Northwinds Dr., Waterloo, IL 62298



**BARBERMURPHY**

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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.



## Property Summary

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BANK OWNED PROPERTY

4 Lots for Sale ranging from 1.02 to 22.38 Acres

All Utilities and Street Improvements in place

High Visibility Location along Route 3 with 26,000 ADT

Located in an Enterprise Zone

**SALE PRICE: Varies per Lot**

# AERIAL VIEW & PRICING



## DEMOGRAPHICS

- Lot 1: 1.02 Acres - \$2.00/SF - \$88,862**
- Lot 2: 1.06 Acres - \$2.00/SF - \$92,347**
- Lot 5: 1.88 Acres - \$1.50/SF - \$122,839**
- Lot 6: 22.38 Acres - \$0.90/SF - \$877,386**

1 MILE

- POPULATION - 1,191
- HH INCOME - \$78,047

3 MILES

- POPULATION - 10,294
- HH INCOME - \$69,797

5 MILES

- POPULATION - 16,496
- HH INCOME - \$75,373

**Listing No:** 2294

**Land**

**Commercial Development**

**Northwinds Drive Lots  
Northwinds Drive Lots 1, 2, 5 and  
300-002  
Waterloo, IL 62298**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,181,434  
**Sale Price/Acre:**  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

27.4 Acres of Commercial Development Land, in Waterloo. Bank Owned - All utility and street improvements in place. Includes a 22.38 acre site with 1,500 of frontage on Route 3.  
Lot 1 - 1.02 acres \$2.00 per SF \$88,862  
Lot 2 - 1.06 acres \$2.00 per SF \$92,347  
Lot 5 - 1.88 acres \$1.50 per SF \$122,839  
22.38 acres \$0.90 per SF \$877,386

**Total Acres Available:** 26.34

**Min Divisible Acres:** 1.02

**LAND MEASUREMENTS:**

**Acres:** 26.34  
**Frontage:** 1,500 FT  
**Depth:** 755 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

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

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	07-12-165-001-000,002-000,003-000, 300-002	<b>TIF:</b>	No	<b>Property Tax:</b>	\$705.94
<b>County:</b>	Monroe	<b>Enterprise Zone:</b>	Yes	<b>Tax Year:</b>	2019
<b>Zoning:</b>	B-3	<b>Survey:</b>	No	<b>Traffic Count:</b>	26,000
<b>Zoning By:</b>	Waterloo	<b>Environmental:</b>	No	<b>Topography:</b>	Level
<b>Complex:</b>	N/A	<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

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

**Listing Broker(s)**

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