

# COMMERCIAL LOT FOR SALE

HH Rd & N Market St., Waterloo, IL 62298



**REDUCED SALE PRICE: \$400,000 (\$2.70/SF)**

**BARBERMURPHY**

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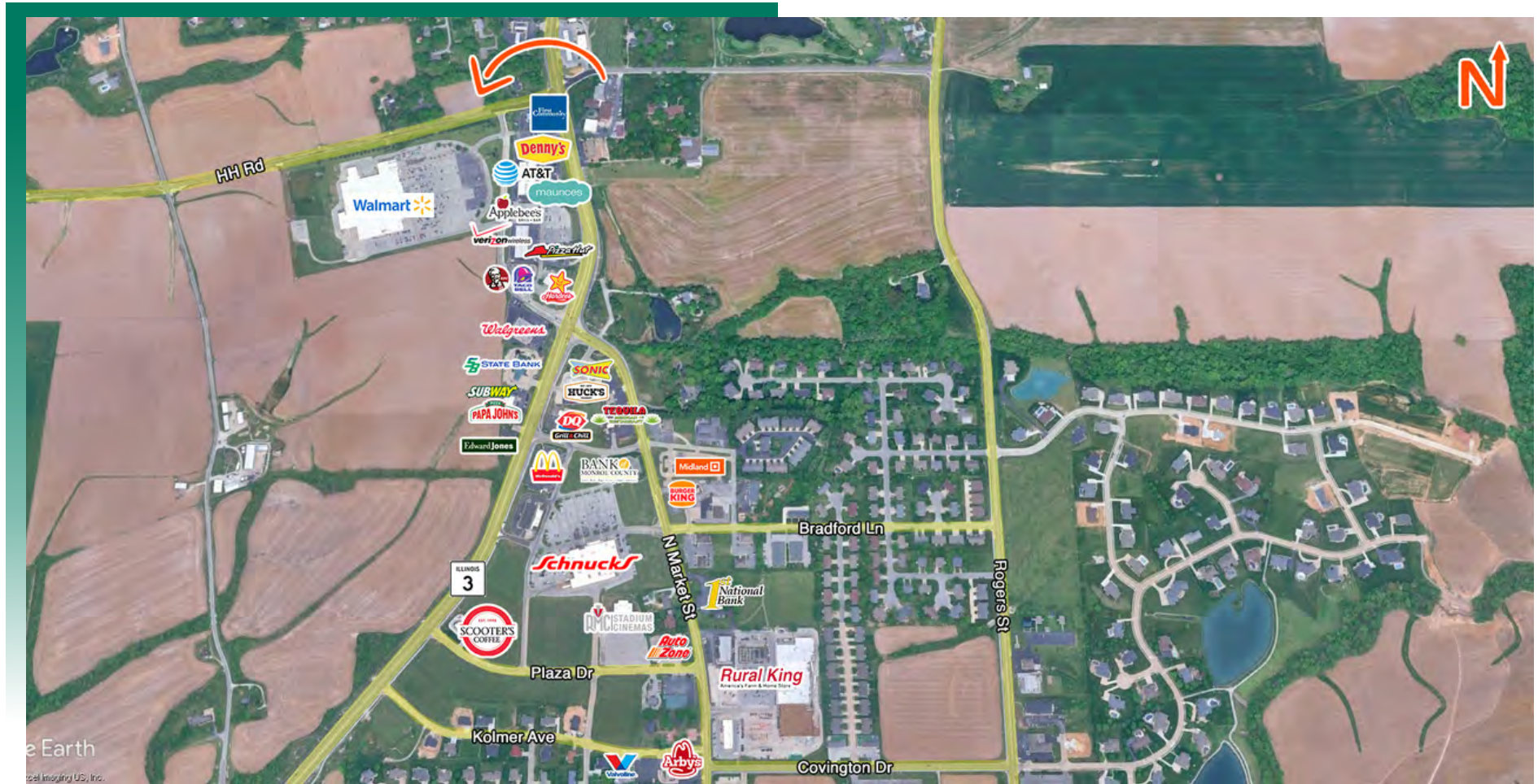
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

HH Rd & N Market St., Waterloo, IL 62298



## LOCATION OVERVIEW

Site is located adjacent to Wal-Mart Supercenter off IL Route 3 in a heavy retail area.

## PROPERTY OVERVIEW

3.4-acre development site, zoned B-3. All utilities available. Owner will divide - (2) 1.5 Acre Lots Possible. 400' Frontage on HH Rd.

# LAND PROPERTY SUMMARY

## HH ROAD AND MARKET STREET

**LISTING #** 26

### LOCATION DETAILS:

Parcel #: 07-13-300-004 (Partial)  
County: IL - Monroe  
Zoning: B-3 - City of Waterloo

### PROPERTY OVERVIEW:

Lot Size: 3.40 Acres  
Min Divisible Acres: 1.5  
Max Contig Acres: 3.4  
Frontage: 400'  
Depth: 338'  
Archeological: No  
Environmental: No  
Survey: No

### TAX INCENTIVE ZONES:

TIF District: No  
Enterprise Zone: No  
Opportunity Zone: No  
Foreign Trade Zone: No

### TRANSPORTATION:

Interstate Access: I-255

### DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 24,100 ADT - IL-3; 11,000 ADT N Market



### SALE INFORMATION:

Sale Price: \$400,000  
Price / Acre: \$117,647  
\$/SF (Land): \$2.70

### UTILITY INFO:

Water Provider: City of Waterloo  
Water Location: On Site  
Sewer Provider: City of Waterloo  
Sewer Location: 50+/- Ft  
Gas Provider: City of Waterloo  
Gas Location: On Site  
Electric Provider: City of Waterloo  
Electric Location: On Site

### PROPERTY DESCRIPTION:

3.4-acre development site, zoned B-3. All utilities available. Owner will divide - (2) 1.5 Acre Lots Possible. 400' Frontage on HH Rd.