

# 10 ACRE SITE WITH 590' OF FRONTAGE

State Route 3, Waterloo, IL 62298



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

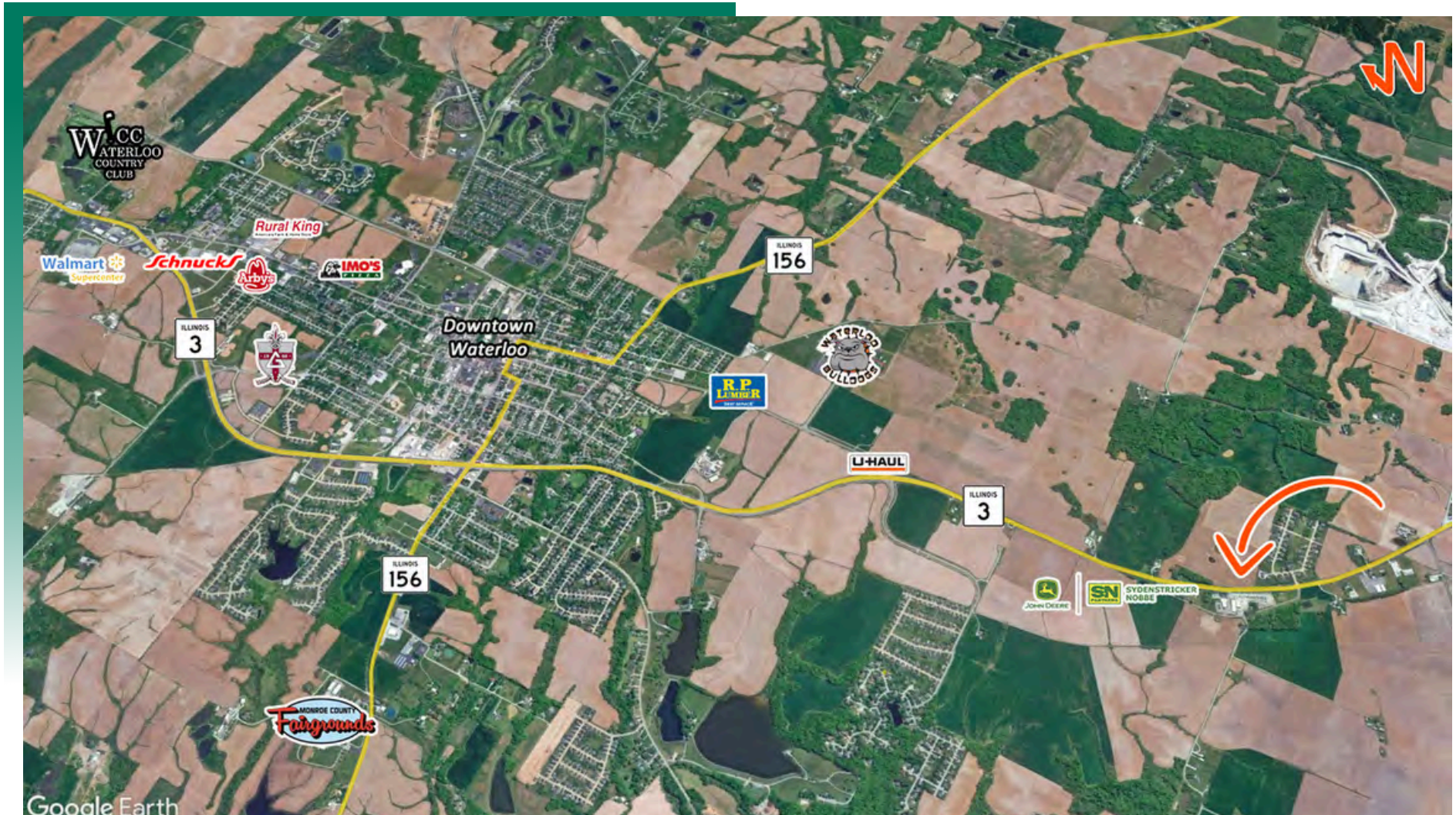
**Katie Bush**  
Broker Associate  
Office: (618) 277-4400 (Ext. 27)  
Cell: (701) 213-3301  
katieb@barbermurphy.com

**Joe Hardin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 16)  
Cell: (618) 660-8759  
joeh@barbermurphy.com



# AREA MAP

State Route 3, Waterloo, IL 62298



## LOCATION OVERVIEW

Directly across from the former John Deere Dealership adjacent to Oak Valley Estates Subdivision. Located on 6469 State Route 3 in Waterloo, Monroe County, Illinois, provides direct access to major transportation corridors including Interstate 255, Interstate 64, and Highway 3. The property is positioned in the Metro East market with proximity to St. Louis, Columbia, Red Bud, and Millstadt.

# LAND PROPERTY SUMMARY

## STATE ROUTE 3

**LISTING #** 3241

### LOCATION DETAILS:

**Parcel #:** 11-06-300-011-000  
**County:** IL - Monroe  
**Zoning:** Agricultural

### PROPERTY OVERVIEW:

**Lot Size:** 10.0 Acres  
**Min Divisible Acres:** 10  
**Max Contig Acres:** 10  
**Frontage:** 590  
**Depth:** Varies  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

### TRANSPORTATION:

**Interstate Access:** 15 Miles to I-255 via Route 3  
**Airport Access:** St Louis Lambert International

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 9650  
**Taxes:** \$210.00  
**Tax Year:** 2025



### SALE INFORMATION:

**Sale Price:** \$290,000  
**Price / Acre:** \$29,000  
**\$/SF (Land):** \$0.67

### UTILITY INFO:

**Water Provider:** Fountain Water  
**Water Location:** Adjacent  
**Sewer Provider:** Septic  
**Sewer Location:** Adjacent  
**Electric Provider:** Monroe County Electric  
**Electric Location:** Adjacent

### PROPERTY DESCRIPTION:

10 Acres with 590' of Frontage on State Route 3. Contact broker for additional utility information.