

2.0 ACRE MUTLI-FAMILY DEVELOPMENT SITE

N Main St., 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

N Main St., Waterloo, IL 62298



LOCATION OVERVIEW

Positioned along North Main Street – Waterloo's primary arterial corridor – this 2 acre infill site sits north of the downtown core, offering residents access to the city's amenities and street connectivity. The footprint supports a 16-unit multifamily development, integrating into an established residential neighborhood bordered by Church Street to the west. The property is located minutes from Waterloo's dining, shopping, and entertainment destinations, making it a development site within the Metro East market.

LAND PROPERTY SUMMARY

N MAIN ST

LISTING # 3230

LOCATION DETAILS:

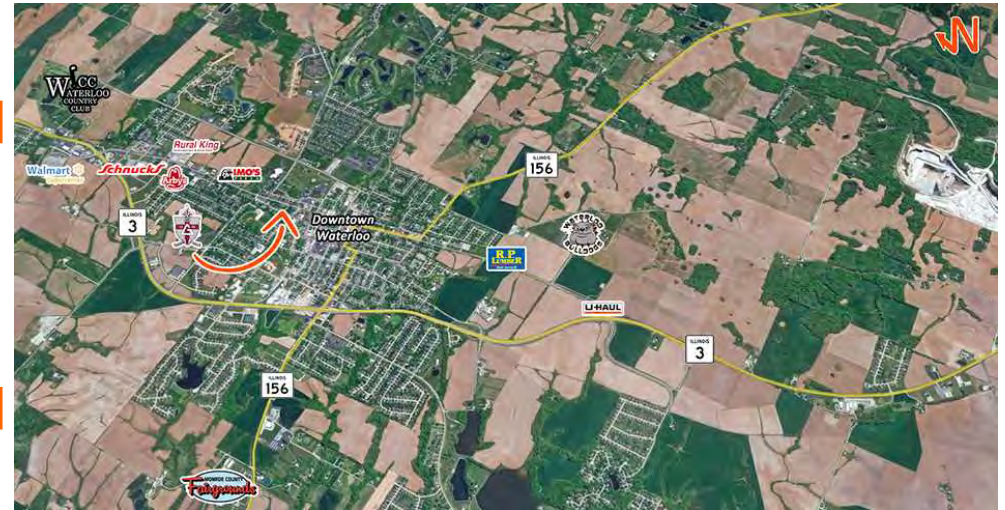
Parcel #: 07-25-204-006-000
County: IL - Monroe
Zoning: WR3/improved residential district

PROPERTY OVERVIEW:

Lot Size: 2.0 Acres
Min Divisible Acres: 2
Max Contig Acres: 2
Frontage: 272
Depth: 333
Topography: Sloping
Archeological: No
Environmental: No
Survey: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 1400
Taxes: \$181.90
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$295,000
Price / Acre: \$147,500
\$/SF (Land): \$3.39

UTILITY INFO:

Water Provider: City of Waterloo
Water Location: On Site
Sewer Provider: City of Waterloo
Sewer Location: On Site
Gas Provider: City of Waterloo
Gas Location: On Site
Electric Provider: City of Waterloo
Electric Location: On Site

PROPERTY DESCRIPTION:

2 Acre site with site plan for 16 unit multi-family development. Contact broker for additional site information.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

KATIE BUSH
Broker Associate
O: (618) 277-4400
C: (701) 213-3301
katieb@barbermurphy.com

JOE HARDIN
Broker Associate
O: (618) 277-4400
C: (618) 660-8759
joeh@barbermurphy.com