

Commercial/Industrial/Residential

0 Highway 3/Gall Road, Waterloo IL 62298



61 ACRES FOR SALE \$1,281,000

PROPERTY OVERVIEW

- 61 acres, will divide
- Enterprise Zone
- Zoned B-3 Commercial and I-1 Light Industrial
- ½ mile frontage on Hwy 3 with 15,000 Traffic Counts
- ½ mile frontage on Gall Road
- Mixed use development potential for Commercial and Residential
- Water, sewer, electric, gas in adjacent right of way
- Great central location in Waterloo in the path of development
- Broker has owner interest

DEMOGRAPHICS

	5 miles	10 miles
Population	13,834	41,602
Households	5,360	15,879
Avg. HH Income	\$96,625	\$97,965

WP | WITTENAUER
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

Email: info@wittenauerproperties.com

www.wittenauerproperties.com

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Commercial/Industrial/Residential

0 Highway 3/Gall Road, Waterloo IL 62298



FOR INFO, CONTACT:

David Wittenauer | President
Managing Broker
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197

Tom Maloney | Vice President
tom@wittenauerproperties.com
Office: 618-632-0158
Mobile: 314-305-2477

WP | **WITTENAUER**
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

Email: info@wittenauerproperties.com

www.wittenauerproperties.com