

Commercial/Industrial/Residential

0 Highway 3/Gall Road, Waterloo IL 62298

Walmart 

**Subject Property
TOTAL 61 ACRES +/-**

**54 Acres +/-
INDUSTRIAL -
RESIDENTIAL**

**7 Acres +/-
COMMERCIAL**

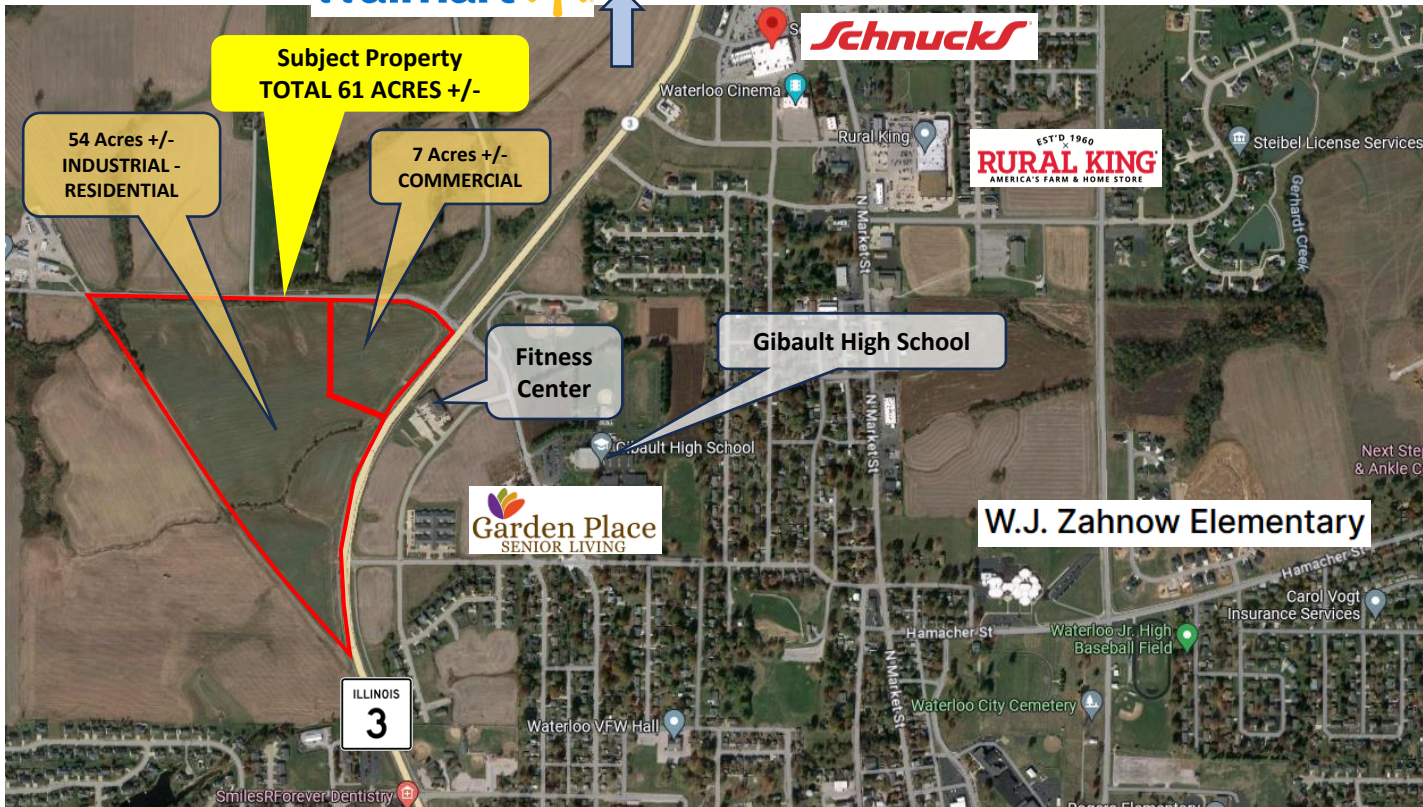
**Fitness
Center**

Gibault High School

**Garden Place
SENIOR LIVING**

W.J. Zahnow Elementary

ILLINOIS
3



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	15,170	42,939
Households	6,158	17,133
Avg. HH Income	\$118,862	\$102,683

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.

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FOR INFO, CONTACT:

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