



MARQUETTE PROPERTIES, INC.

Peter Fleming
Office: 815-941-0207
Cell: 773-882-6286
Email: p Fleming52@yahoo.com

Michael Fleming
Office: 815-941-0207
Cell: 815-347-5151
Email: tuaminc@yahoo.com

FOR SALE

NEW LISTING

Commercial / Retail Lot - Minooka, IL

- Acres:** 1 +/- acre
- Location:** Minooka Rd. (just West of BP Gas Station on corner of Ridge & Minooka Rd.)
- Ideal For:** Community Retail Shopping. Property is zoned B-2
- Reduced Price:** \$499,000
- Comments:** Excellent Location for Retail/Office/Automotive



519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com

FINAL PLAT FOR RIDGE ROAD COMMERCIAL SUBDIVISION

PART OF THE NORTHEAST QUARTER SECTION 2
TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN
VILLAGE OF MINOOKA, ILLINOIS
19.55± ACRE
JULY, 2004

- LEGEND**
- BOUNDARY OF SUBDIVISION
 - - - SECTION LINE
 - - - RIGHT OF WAY LINE
 - - - DRAINAGE AND PUBLIC UTILITY EASEMENT OR EASEMENT AS NOTED
 - ||||| EMERGENCY OVERLAND RELEASE ROUTE
 - IRON PIPE RECOVERED
 - BRASS MONUMENT RECOVERED
 - IRON PIPE SET



OWNER:
TBL, L.L.C.
302 E. WAPELLA
MINOOKA, IL 60447
(815) 487-2341

ZONING CLASSIFICATION:
B-2 COMMERCIAL DISTRICT

SETBACK:
NONE REQUIRED

BENCHMARKS:
B.M.#1
CHISELED "X" ON TOP OF N.E. BOLT
ON F.H. AT S.W. CORNER MINOOKA
& RIDGE ROAD. ELEV. = 801.44
B.M.#2
BRASS PLUG AT SOUTHEAST CORNER
OF THE N.E. QUARTER OF SECTION 2
ELEV. = 801.54

NOTE: DETAILED INDIVIDUAL LOT
DEVELOPMENT PLANS SHALL
BE SUBMITTED TO THE VILLAGE
OF MINOOKA FOR APPROVAL.

CURVE #	ARC LENGTH	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
CS	100.48	16°58'42"	340.00	100.09	N 08°52'23" E	60.00

519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com