



# MARQUETTE PROPERTIES, INC.

**Peter Fleming**  
Office: 815-941-0207  
Cell: 773-882-6286  
Email: pfleming52@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:** \$369,900
- Comments:** Excellent Location for Retail/Office/Automotive



519 Franklin St. Suite 102  
Morris, IL 60450  
[www.MARQUETTEPROPERTIES.com](http://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) 467-2341

**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

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