



MARQUETTE PROPERTIES, INC.

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FOR SALE

Commercial / Retail Lots - Minooka, IL

Location: SW Suburban Chicago (1st exit west of I-55)
Directly south of the I-80 interchange on Ridge Rd.

Zoning: B-2 Commercial

Ideal For: Hotel / Restaurant / Bar & Grill, or other retail uses

Reduced Price: Lot 5: \$699,000 (1.2 +/- acres)
Lot 9: \$550,000 (1.06 acres)

Comments: Great location in an up and coming area! Within walking distance from the new Hampton Inn & Suites & Marriot Towneplace Suites.



Partially Broker Owned

519 Franklin St. Suite 102

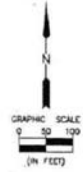
Morris, IL 60450

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



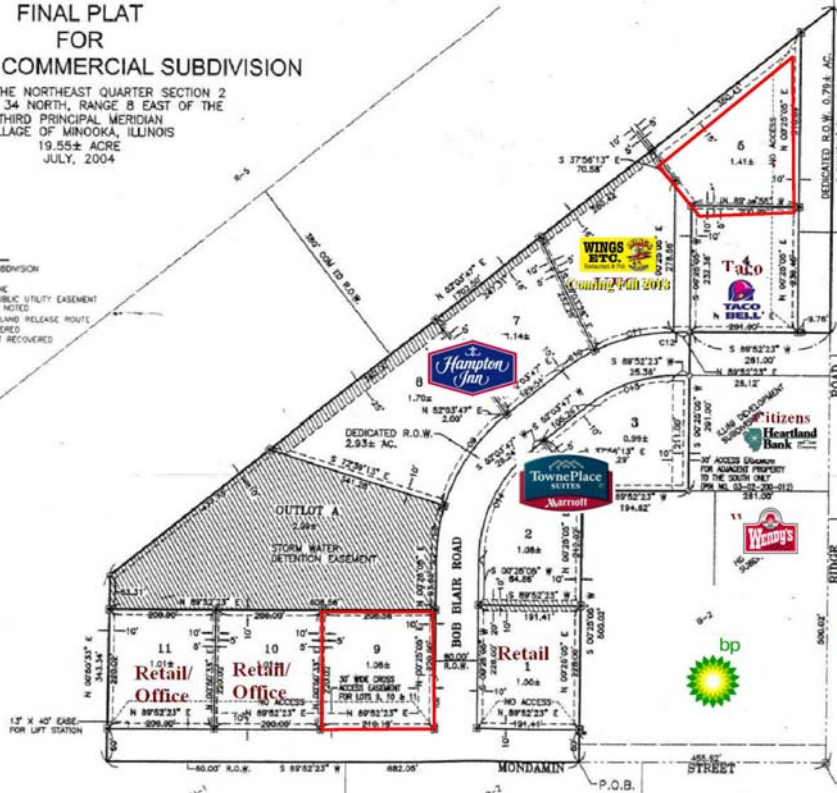
OWNER:
TSM, L.L.C.
302 E. WAPPELLA
MINOOKA, IL 60447
(815) 487-2341

ZONING CLASSIFICATION:
B-2 COMMERCIAL DISTRICT

SETBACKS:
NONE REQUIRED

BENCHMARKS:
B.M. #1
CHISELED "T" ON TOP OF I.L.E. BOLT
ON T21 AT S.W. CORNER MINOOKA,
A RIDGE ROAD. CLEV. = 601.44
B.M. #2
BRASS PLUG AT SOUTHEAST CORNER
OF THE N.E. QUARTER OF SECTION 2
ELEV. = 601.54

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
CE	100.48	18°55'42"	243.00	100.09	N 02°52'54" E	60.60
TE	100.51	18°55'28"	243.00	100.08	N 02°52'54" E	60.60



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