



MARQUETTE PROPERTIES, INC.

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FOR SALE

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
- Price:** \$500,000
- 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:
TBN, 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 "C" ON TOP OF N.E. BOLT
ON F.H. AT S.W. CORNER MINOOKA
& RIDGE ROAD. ELEV. = 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
C8	100.48	19°58'42"	340.00	100.09	N 89°52'26" E	60.69

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