



# MARQUETTE PROPERTIES, INC.

**Peter Fleming**  
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Office: 815-941-0207  
Cell: 815-347-5151  
mjfleming51@gmail.com

## FOR SALE

### Commercial Lots – Shorewood, IL

**Size:** Parcel 1: 3.92+/- ac Parcel 2: 4+/- ac (*may divide*)

**Location:** SW Frontage Rd. Shorewood, IL

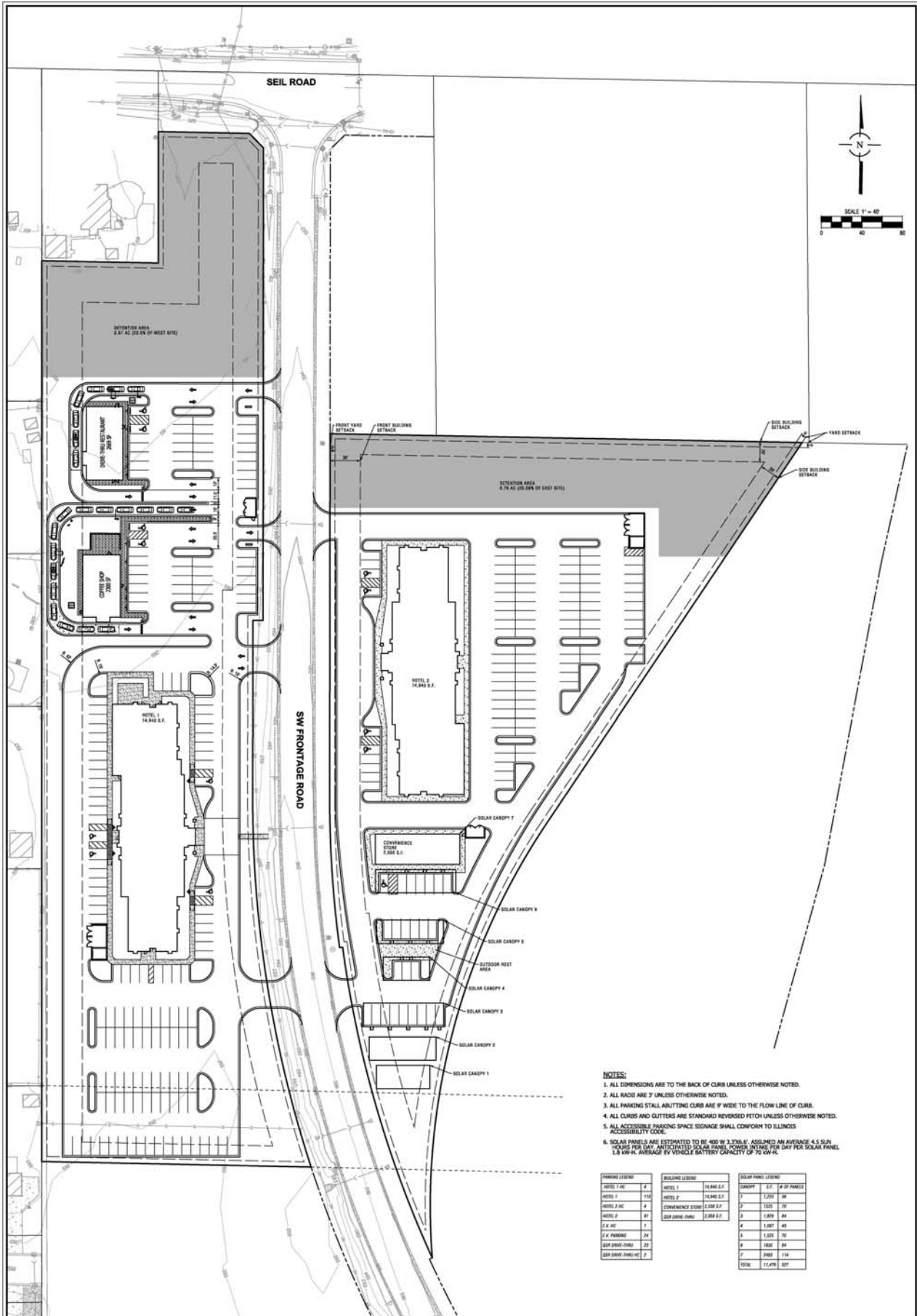
**Price:** Parcel 1: \$1,250,000 Parcel 1: \$1,250,000

**Comments:** Great location along I55 frontage near the I-55 and I-80 interchange. Projected use as commercial in the Village of Shorewood.



7695 Ashley Rd.  
Morris, IL 60450

[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)



- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADII ARE 7' UNLESS OTHERWISE NOTED.
  3. ALL PARKING STALL ABUTTING CURB ARE 9' WIDE TO THE FLOW LINE OF CURB.
  4. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
  5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
  6. SOLAR PANELS ARE ESTIMATED TO BE 400 W 3.7X6.6' ASSUMED AN AVERAGE 4.5 SUN HOURS PER DAY. ANTICIPATED SOLAR PANEL POWER INTAKE PER DAY PER SOLAR PANEL 1.8 KW-H. AVERAGE EV VEHICLE BATTERY CAPACITY OF 70 KW-H.

PARKING LEGEND		BUILDING LEGEND		SOLAR PANEL LEGEND	
HOTEL 1 AC	2	HOTEL 1	14,940 S.F.	CANOPY 1	2,733 # OF PANELS
HOTEL 2 AC	118	HOTEL 2	14,940 S.F.	2	1,233 #
HOTEL 3 AC	4	CONFERENCE ROOM	2,000 S.F.	3	1,870 #
HOTEL 4 AC	81	E.V. CHARGING STATION	2,000 S.F.	4	1,870 #
E.V. CHARGING STATION	20			5	1,870 #
E.V. CHARGING STATION	20			6	1,870 #
E.V. CHARGING STATION	20			7	1,870 #
E.V. CHARGING STATION	20			8	1,870 #
E.V. CHARGING STATION	20			9	1,870 #
E.V. CHARGING STATION	20			10	1,870 #
E.V. CHARGING STATION	20			11	1,870 #
E.V. CHARGING STATION	20			12	1,870 #
E.V. CHARGING STATION	20			13	1,870 #
E.V. CHARGING STATION	20			14	1,870 #
E.V. CHARGING STATION	20			15	1,870 #
E.V. CHARGING STATION	20			16	1,870 #
E.V. CHARGING STATION	20			17	1,870 #
E.V. CHARGING STATION	20			18	1,870 #
E.V. CHARGING STATION	20			19	1,870 #
E.V. CHARGING STATION	20			20	1,870 #
E.V. CHARGING STATION	20			21	1,870 #
E.V. CHARGING STATION	20			22	1,870 #
E.V. CHARGING STATION	20			23	1,870 #
E.V. CHARGING STATION	20			24	1,870 #
E.V. CHARGING STATION	20			25	1,870 #
E.V. CHARGING STATION	20			26	1,870 #
E.V. CHARGING STATION	20			27	1,870 #
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E.V. CHARGING STATION	20			91	1,870 #
E.V. CHARGING STATION	20			92	1,870 #
E.V. CHARGING STATION	20			93	1,870 #
E.V. CHARGING STATION	20			94	1,870 #
E.V. CHARGING STATION	20			95	1,870 #
E.V. CHARGING STATION	20			96	1,870 #
E.V. CHARGING STATION	20			97	1,870 #
E.V. CHARGING STATION	20			98	1,870 #
E.V. CHARGING STATION	20			99	1,870 #
E.V. CHARGING STATION	20			100	1,870 #

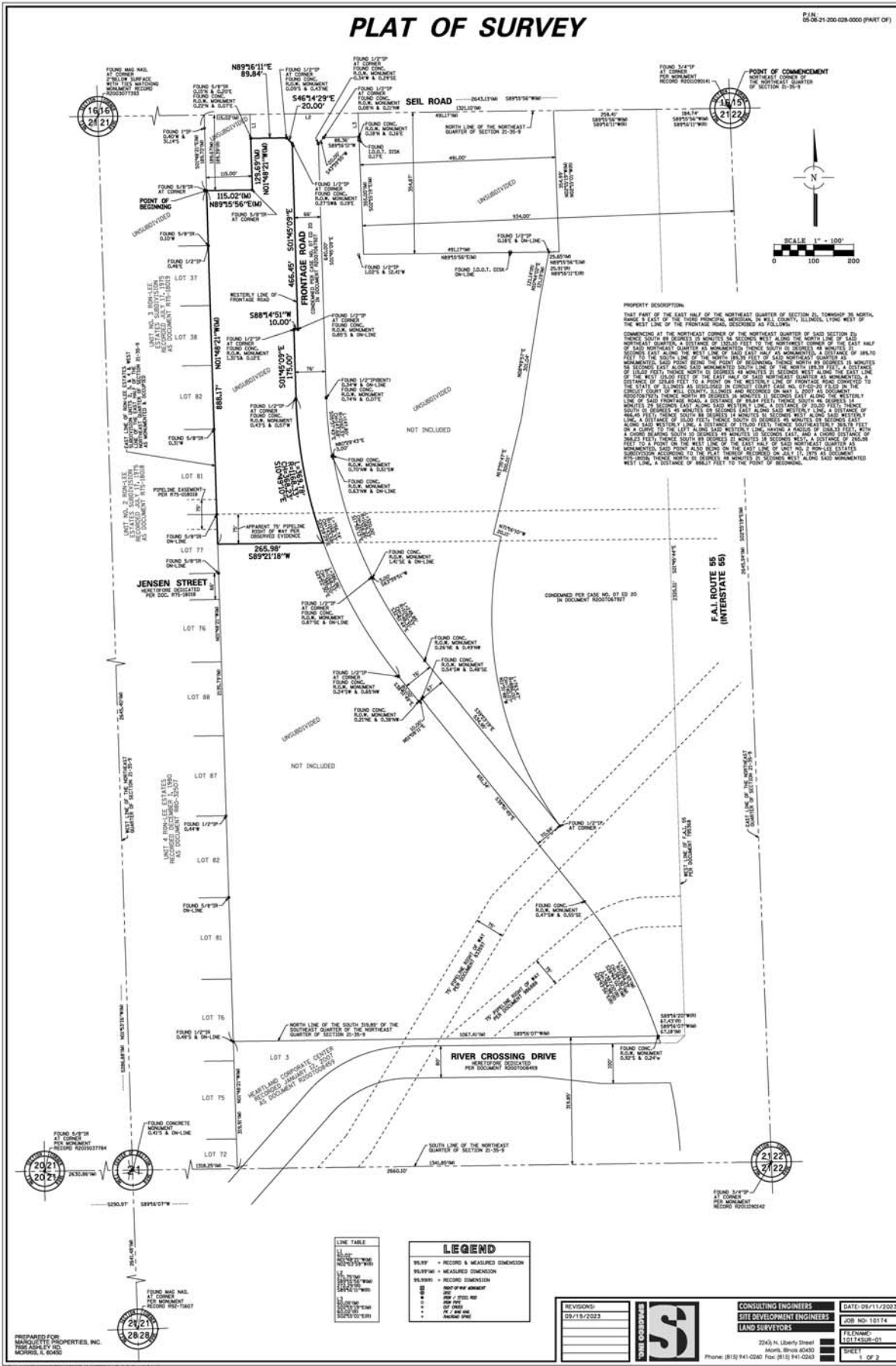
	<b>CONSULTING ENGINEERS</b> <b>SITE DEVELOPMENT ENGINEERS</b> <b>LAND SURVEYORS</b>	<b>CONCEPT SITE PLAN 7</b>  <b>HOTEL, QSR, AND E.V. CHARGERS</b> <b>SHOREWOOD, IL</b>	NO.	DATE	REMARKS
	224 N. Liberty Street Morris, Illinois 60450 Phone: (815) 941-0290 Fax: (815) 941-0263		NO.	DATE	REMARKS



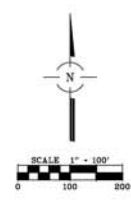


# PLAT OF SURVEY

P.L.N.  
05-08-21-200-028-000 (PART OF)



**PROPERTY DESCRIPTION:**  
 THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 WEST OF THE TROCKEA ROAD, SECONDLY AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°56'11\"/>



LINE TABLE	
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION

LEGEND	
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION
18.00'	RECORDED DIMENSION
18.00'	MEASURED DIMENSION

REVISIONS: 09/13/2023		CONSULTING ENGINEERS	DATE: 09/13/2023
		SITE DEVELOPMENT ENGINEERS	DOR NO: 10114
		LAND SURVEYORS	FEELING: 10174508-01
		2245 N. Liberty Street Mankato, MN 56003 Phone: (815) 941-0200 Fax: (815) 941-0262	SHEET: 1 OF 2

PREPARED FOR:  
MANQUETTE PROPERTIES, INC.  
1500 ASHLEY RD.  
MORRIS, MN 56003



