



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Commercial / Retail Lots - Minooka, IL

- Location:** SW Suburban Chicago (1<sup>st</sup> 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](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:**  
TBI, L.L.C.  
302 E. WAPPELLA  
MINOOKA, IL 60447  
(815) 487-2341

**ZONING CLASSIFICATION:**  
B-2 COMMERCIAL DISTRICT

**SETBACK:**  
NONE REQUIRED

**BENCHMARKS:**  
B.M. #1  
CHISELED "I" ON TOP OF I.L.E. BOLT  
ON T.I.L. AT S.W. CORNER MINOOKA,  
A ROAD, ROAD, C.L.S., = 801.44  
B.M. #2  
BRASS PLUG AT SOUTHEAST CORNER  
OF THE N.E. QUARTER OF SECTION 2  
ELEV. = 801.34

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	PIAN LENGTH
CB	100.48	18°56'42"	240.00	100.09	S 02°32'54" E	60.60
CC	106.71	18°56'42"	240.00	100.09	S 02°32'54" E	60.60



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