

**Michael John Fleming**

Office: 815-941-0207
Fax: 815-941-4617
Cell: 815-347-5151
Home: 815-941-6454

Peter Michael Fleming

Office: 815-941-0207
Cell: 773-882-6286
Home: 815-941-4187
Email: pfleming52@yahoo.com

**For Sale: 1.30 ac. +/- Commercial Lot
US Rt. 6 & Shady Glen Dr.
Channahon, IL**

- Location** US Rt. 6 & Shady Glen Dr. (just east of Shady Glen Dr.)
- Intended Use** Commercial Use
- Zoning** Village of Channahon C-3 zoning
- Utilities** All utilities adjacent to site.
Stormwater drainage must be accounted for on site
- Access** Brand New Access off of Shady Glen Dr. (just north of the intersection)
- Traffic** IDOT currently estimates 14,000 cars/day along this section of US Rt. 6
- Price** \$399,000
- Comments** The property has excellent US Rt. 6 exposure. The corner of Shady Glen Dr. & US Rt. 6 is utilized as a main entrance to the Richmond American Homes residential subdivision. The Channahon/Minooka area has become a hot spot for residential development in the Chicagoland area. The area has become the choice of Lakewood Homes, Neumann Homes, Smykal Homes, Richmond American Homes and several other large & small builders.

The area is also home to Prologis Business Park (400 +/- acres), Opus Corp. Business Park (230 +/- acres), Twin Rails Bus. Park (125 +/- acres) and TCB Business Park (114 +/- acres). Numerous industrial factories are lined along US Rt. 6 further west of this location.

Marquette Properties, Inc.
519 Franklin St., Ste. 102
Morris, IL 60450
(815) 941-0207

City of Joliet

Village of Shorewood

I - 55

I - 80

Interstate 80

Village of Minooka

Village of Channahon

Minooka
Towncenter

Meadowbrook
Homes

Neumann
Homes

Lakewood Homes

Lakewood
Homes

Westwind
Estates

Pasquinelli Homes

Ramsey
Homes

Sharp
Homes

Smykal
Homes

Richmond
American
**Subject
Property**

US Route 6

US Route 6

Keating
Development

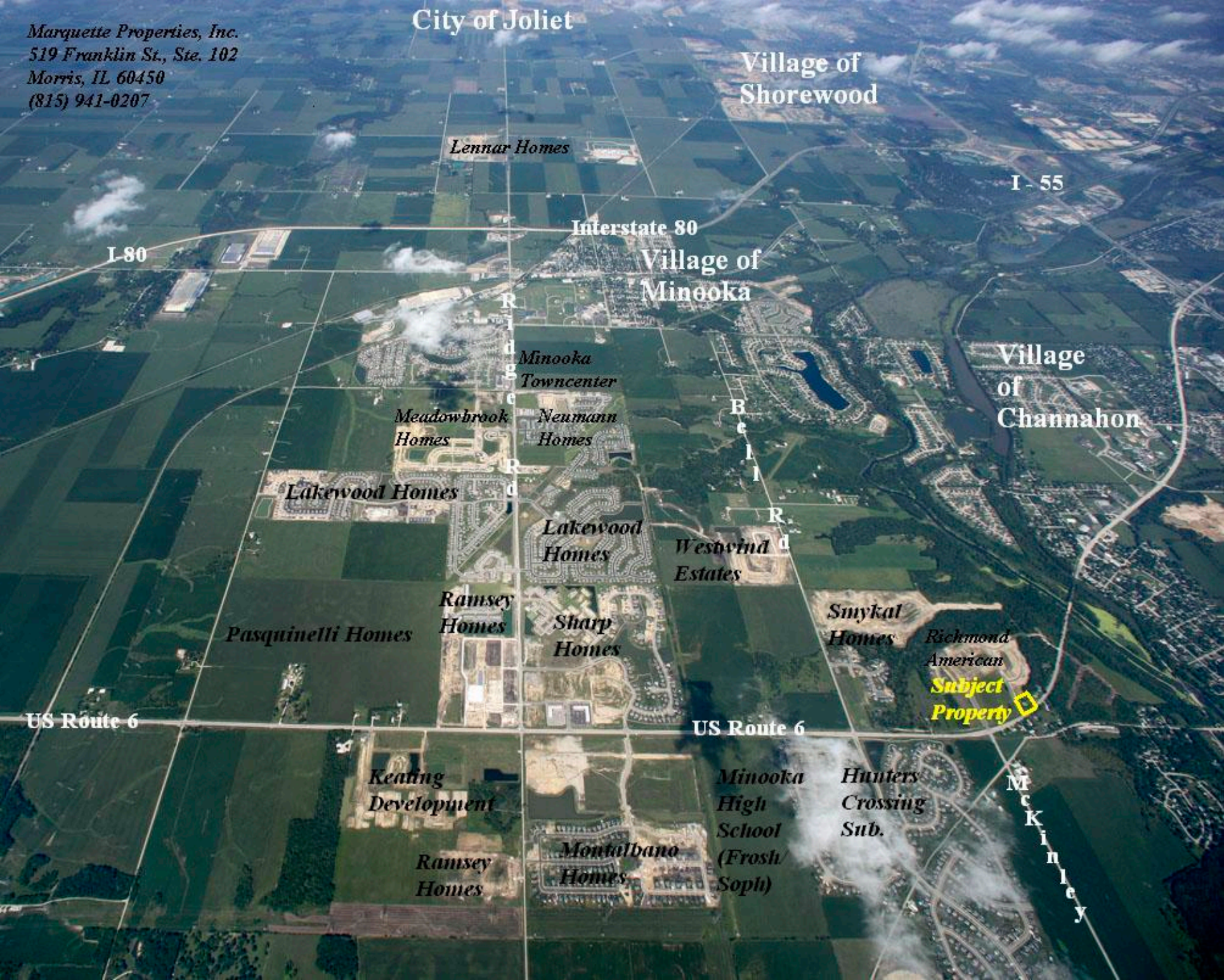
Minooka
High
School
(Fresh/
Soph)

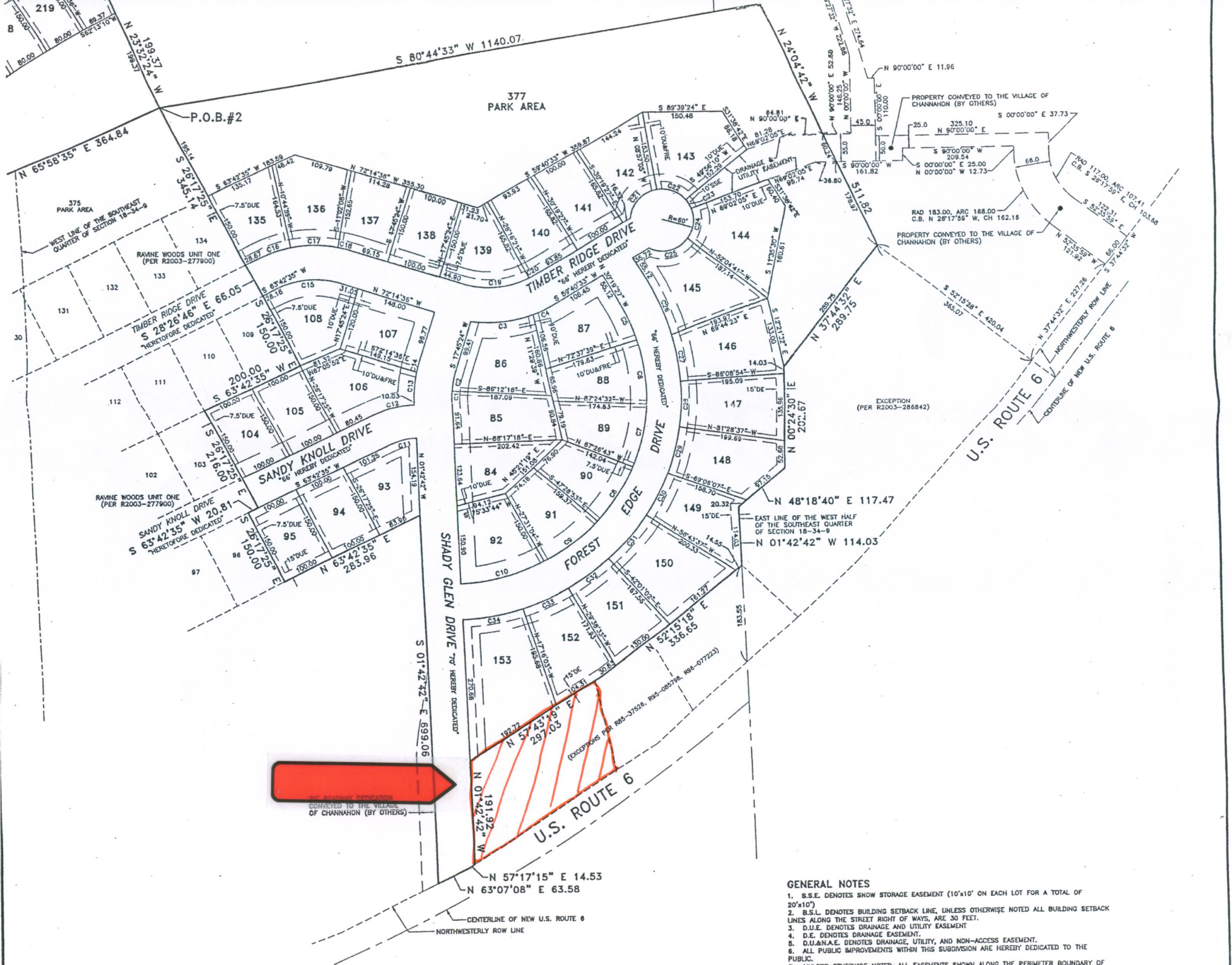
Hunters
Crossing
Sub.

Ramsey
Homes

Montalbano
Homes

McKinley





GENERAL NOTES

1. S.S.E. DENOTES SNOW STORAGE EASEMENT (10'x10' ON EACH LOT FOR A TOTAL OF 20'x10')
2. B.S.L. DENOTES BUILDING SETBACK LINE, UNLESS OTHERWISE NOTED ALL BUILDING SETBACK LINES ALONG THE STREET RIGHT OF WAYS, ARE 30 FEET.
3. D.U.E. DENOTES DRAINAGE AND UTILITY EASEMENT
4. D.E. DENOTES DRAINAGE EASEMENT.
5. D.U.&N.A.E. DENOTES DRAINAGE, UTILITY, AND NON-ACCESS EASEMENT.
6. ALL PUBLIC IMPROVEMENTS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC.
7. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ALONG THE PERIMETER BOUNDARY OF RAVINE WOODS UNIT TWO, ARE 15-FOOT DRAINAGE & UTILITY EASEMENTS.
8. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ALONG THE SIDE LOT LINES OF EACH