

**Michael John Fleming**

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Peter Michael Fleming

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For Sale Commercial Lot - Minooka, IL

Acres 1 +/- acre

Location Minooka Rd.
(just west of BP gas station on corner of Ridge & Minooka Rd.)

Intended Use Community Retail Shopping. Property is zoned B-2.

Utilities Village of Minooka sewer and water on property.
All other utilities available on site.

Price \$649,900

Comments Excellent Location for Retail/Office/Automotive.
B-2 Zoning
(the most liberal commercial zoning allowed in the Village of Minooka).

Grainger, Inc. will be moving in 2012 into the 1,000,000 s/f building just west of this property which will bring a substantial amount of people past this location.

Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

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(815) 941-0207

City of Joliet

Village of Shorewood

Future Residential Development

Future Residential Development

Future Residential Development

Concord Homes Development

LS Power

McNaughton Homes
(contract purchaser)

Future Regional Retail

Opus Development
230 +/- acre Industrial Dev.

Future Reg. Retail

Ridge Road

Future Reg. Retail

Holt Road

Interstate 80

AMB Development

(contract purchaser for industrial development)

Future Hotels & Restaurant Services

Pilot Travel Center

Simotes Motors

Retail Development Under Contract

Village of Minooka

Bob Blair Rd.

TBM Commercial Development

Citizens Bank

Wendy's

Retail Strip Dev.

Amoco

McDonald's

Minooka Road

Wondam St.

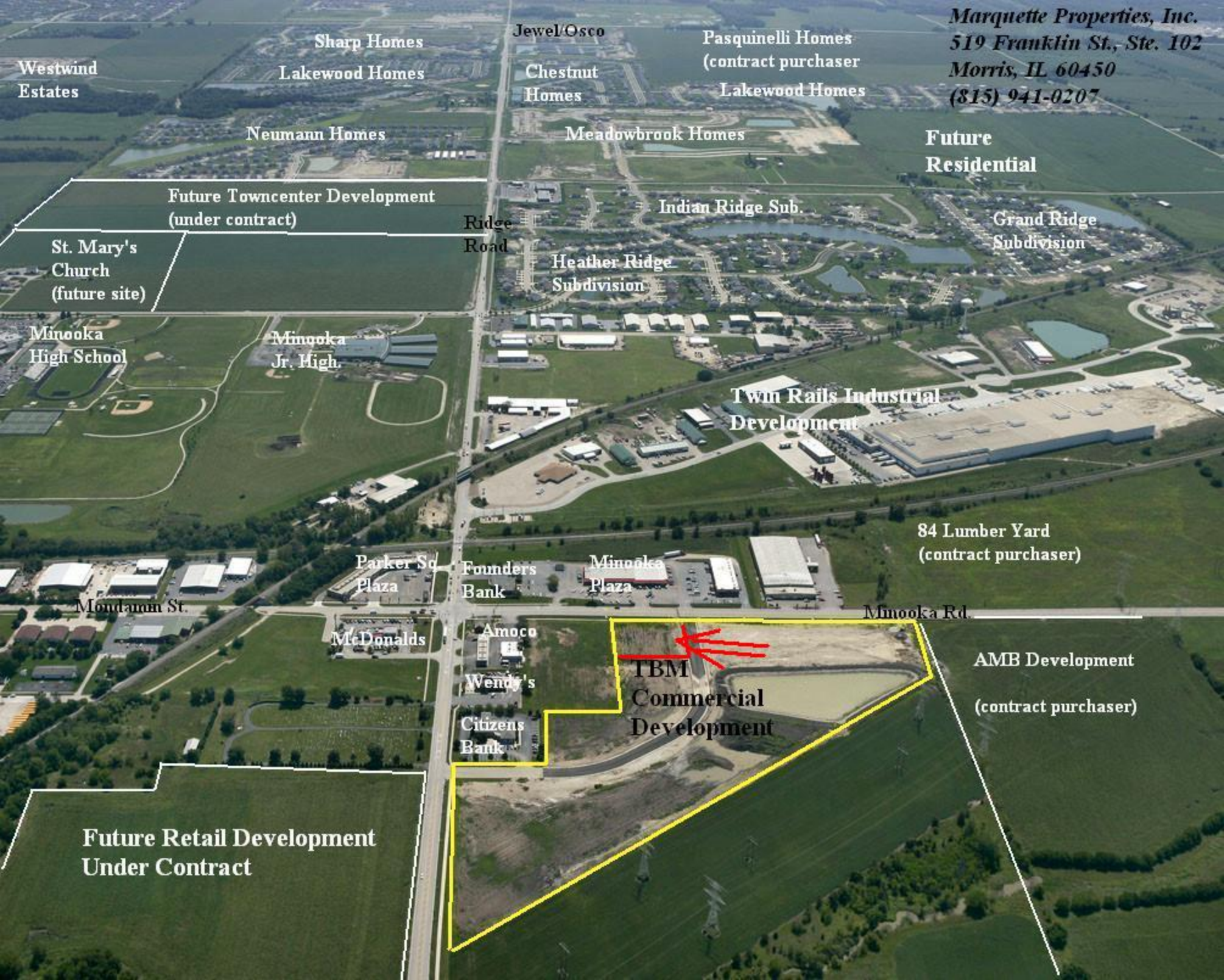
Minooka Plaza

Founders Bank

Parker Square Plaza

84 Lumber Yard





Westwind Estates

Sharp Homes
Lakewood Homes

Jewel/Osco
Chestnut Homes

Pasquinelli Homes
(contract purchaser)
Lakewood Homes

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Neumann Homes

Meadowbrook Homes

Future Residential

Future Towncenter Development
(under contract)

Ridge Road

Indian Ridge Sub.

Grand Ridge Subdivision

St. Mary's Church
(future site)

Heather Ridge Subdivision

Minooka High School

Minooka Jr. High

Twin Rails Industrial Development

84 Lumber Yard
(contract purchaser)

Mondamin St.

Parker Sq Plaza

Founders Bank

Minooka Plaza

Minooka Rd.

McDonalds

Amoco

Wendy's

Citizens Bank

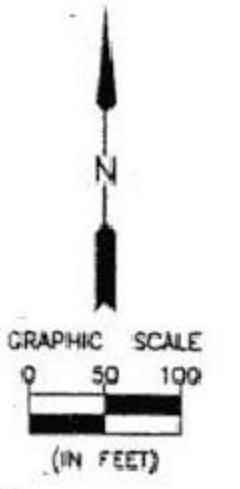
TBM
Commercial Development

AMB Development
(contract purchaser)

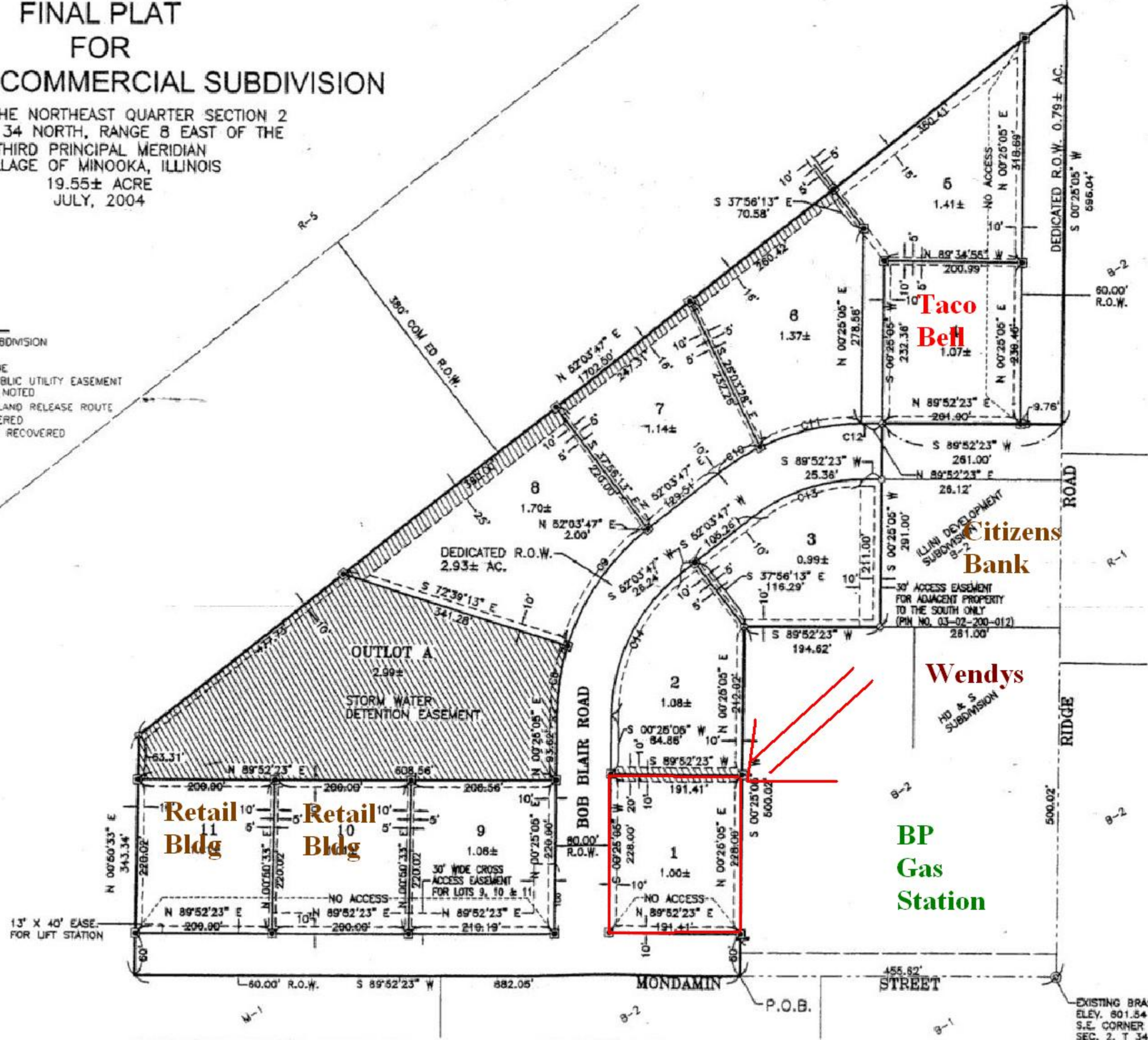
Future Retail Development
Under Contract

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:
TBM, L.L.C.
302 E. WAPELLA
MINOOKA, IL 60447
(815) 467-2341

ZONING CLASSIFICATION:
B-2 COMMERCIAL DISTRICT

SETBACK:
NONE REQUIRED

BENCHMARKS:
B.M. #1
CHISELED "X" 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	100.46	16°56'42"	340.00	100.09	N 08°52'56" E	60.60
C9	208.21	33°53'52"	740.00	208.00	N 34°52'17" E	127.27

1505-DIV\GIS\Projects\2004\07\11\2004 - 3.50pm - Plat.dwg - 11.11.2004 - 3.50pm - 11.11.2004