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For Sale

TBM Commercial Subdivision - Minooka, IL

Acres Lots available ranging from 1.0 – 1.7 acres

Location Ridge Rd. & Mondamin St.

Intended Use Community Retail Shopping. All property is zoned B-2.

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

Price See attached price sheet

Comments The property has excellent Ridge Rd. exposure with access to a future lighted intersection at Bob Blair Road. The Ridge Road Corridor on the south side of Minooka has become a hot spot for residential development in the Chicagoland area. Minooka has become the choice of Lakewood Homes, Neumann Homes, and several other large builders. The Village of Shorewood and the City of Joliet to the north of the property are currently experiencing a tremendous amount of residential growth as well.

Minooka is now home to Cattelus Corp./Prologis Business Park (400 +/- acres), Opus Corp. Business Park (230 +/- acres), Twin Rails Bus. Park (125 +/- acres) and TCB Business Park (114 +/- acres).

Minooka is located on Interstate 80, which is the 'Crossroads of the United States.' The property is served by the Ridge Rd. interchange, just 3 miles west of Interstate 55. Ridge Road is planned by IDOT and the respective counties as the Wikaduke Trail.

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



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

Holt Road

Opus Development
230 +/- acre Industrial Dev.

Future Reg. Retail

Ridge Road

Future Reg. Retail

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

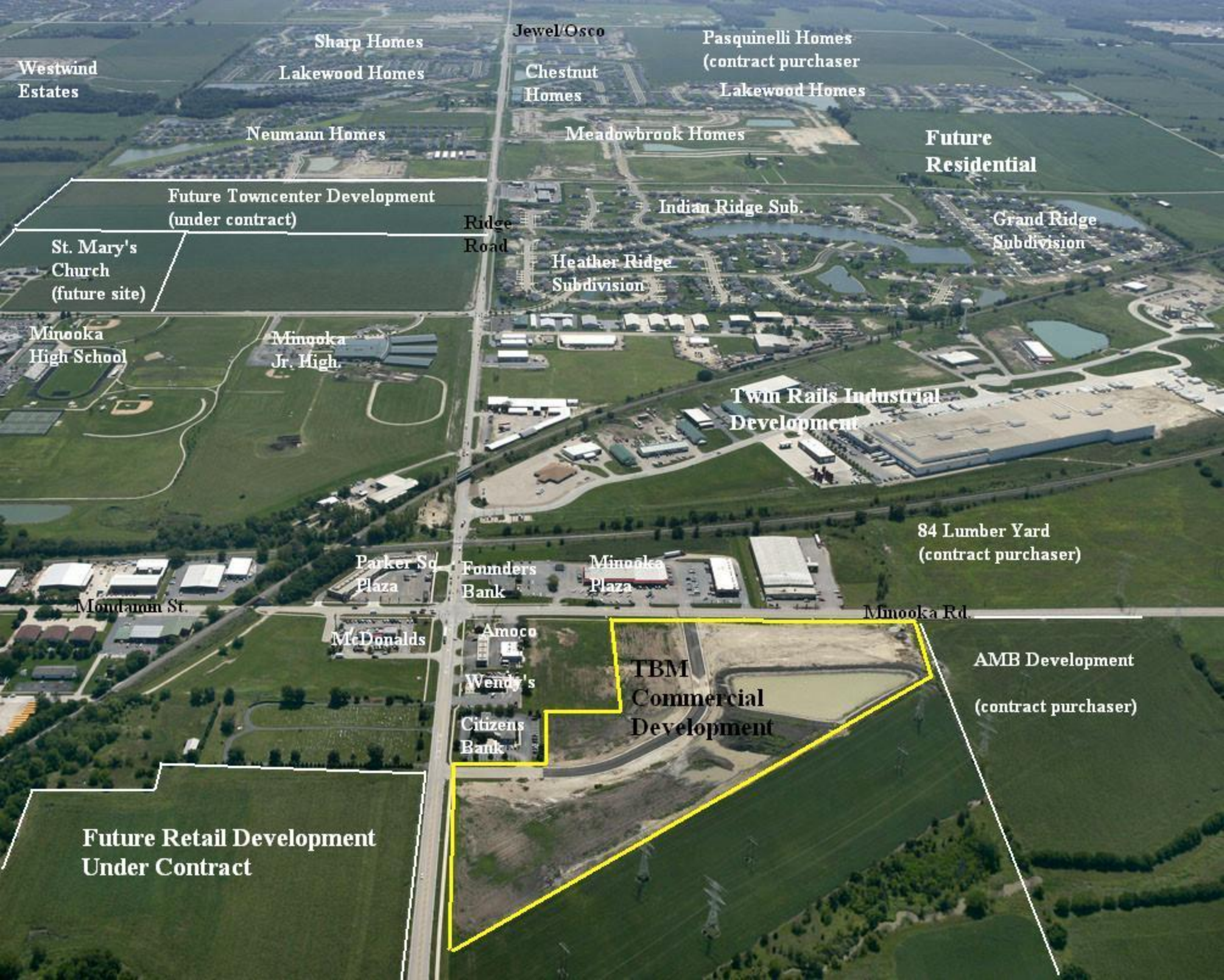
Mondamin St.

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

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



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**Ridge Road & Mondamin St.
Commercial Lots**

(By TBM Development, LLC)

<u>Lot #</u>		<u>Sq. Footage</u>	<u>Cost Per Sq. Foot</u>	<u>Sales Price</u>
1	(SOLD)	43,641	\$13.40	\$585,000
2		72,731	\$9.00	\$654,579
3		36,794	\$10.00	\$367,940
4	(SOLD)	43,908	\$17.08	\$750,000
5a		21,606	\$14.00	\$302,484
5b		39,640	\$14.00	\$554,960
6	(SOLD)	59,677	\$11.45	\$683,300
7		49,658	\$10.00	\$496,580
8		74,052	\$10.00	\$740,520
9		46,200	\$12.00	\$554,400
10	(SOLD)	44,000	\$12.50	\$550,000
11	(SOLD)	44,000	\$10.23	\$450,000

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P.O.C.
PARCEL
SUBDIVISION
EXCEPTION

