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White Oak Commons

Morris, IL

(Developed by Tope Corporation)

Property Description

- 24 Acre Commercial Development with a 10 + acre big box site & 8 outlots
- Located in the heart of new residential growth on west side of Morris with excellent frontage along US Route 6, Lakewood Dr. & Edgewater Dr.
- Property will be sold in its entirety with the following:
 - Platted and Developed
 - Rough Graded Site with all utilities in place
 - All stormwater has been provided for offsite
 - Commons Dr. has been constructed less the final lift of asphalt. Lighting along Commons Drive is in place.
 - Washburn Dr. is plated and dedicated up to US Rt. 6. Washburn Dr. will be constructed less the final lift of asphalt up to US Rt. 6.
 - Both Lakewood Dr. & Edgewater Dr. at US Rt. 6 are currently planned by IL Dept. of Transportation to be signaled intersections at US Rt. 6

Marquette Properties, Inc.

519 Franklin St., Ste. 102, Morris, IL 60450

Terms For Sale

- Price: \$5.30 per sq. ft. for entire 23.81 acres or \$5,500,000
- Earnest Money: 5% of Purchase Price which will become Non-Refundable after Due Diligence Period
- Due Diligence Period: The Purchaser shall have 45 days from execution of contract to perform any testing on the property and to obtain verification from the City of Morris, IL that the project was built in accordance to the approved engineering.
- Closing: Closing shall occur 30 days from the expiration of the Due Diligence Period.

Please contact Michael Fleming or Peter Fleming at Marquette Properties, Inc. for additional details.