



MARQUETTE PROPERTIES, INC.

Peter Fleming
Office: 815-941-0207
Cell: 773-882-6286
Email: pffleming52@yahoo.com

Michael Fleming
Office: 815-941-0207
Cell: 815-347-5151
Email: tuaminc@yahoo.com

FOR SALE

Commercial / Retail Lot - Minooka, IL

- Location:** SW Suburban Chicago (1st 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 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.

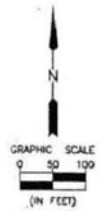


Partially Broker Owned

519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com

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) 447-2341

ZONING CLASSIFICATION:
B-2 COMMERCIAL DISTRICT

SETBACK:
NONE REQUIRED

BENCHMARKS:
B.M.#1
CHISELED "Y" 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

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