

RETAIL/COMMERCIAL
PROPERTY

FOR SALE

MINOOKA, ILLINOIS

PRIME
DEVELOPMENT
PROPERTY

18.03 ACRES

\$3,141,547.20



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Description: Prime corner acreage on Ridge Road major arterial corridor 1/2 mile north of Interstate 80, Minooka, IL. Minooka is a rapidly growing community in Kendall and Grundy counties. Subject property located at a lighted intersection of Ridge and Holt Roads. This is an opportunity to develop the site for a wide variety of uses. Zoning is B-1, Neighborhood Commercial, allows for retail, office, medical, restaurants or other small businesses.

Location: 1/2 mile north of I-80 on Ridge Road at SW corner of Ridge Road and Holt Road.

Legal Description: The N 1/2 of N 1/2 of SE 1/4 of Section 35 T35N R8E, Seward Twp, Kendall County, IL

Parcel: PIN #09-35-400-013

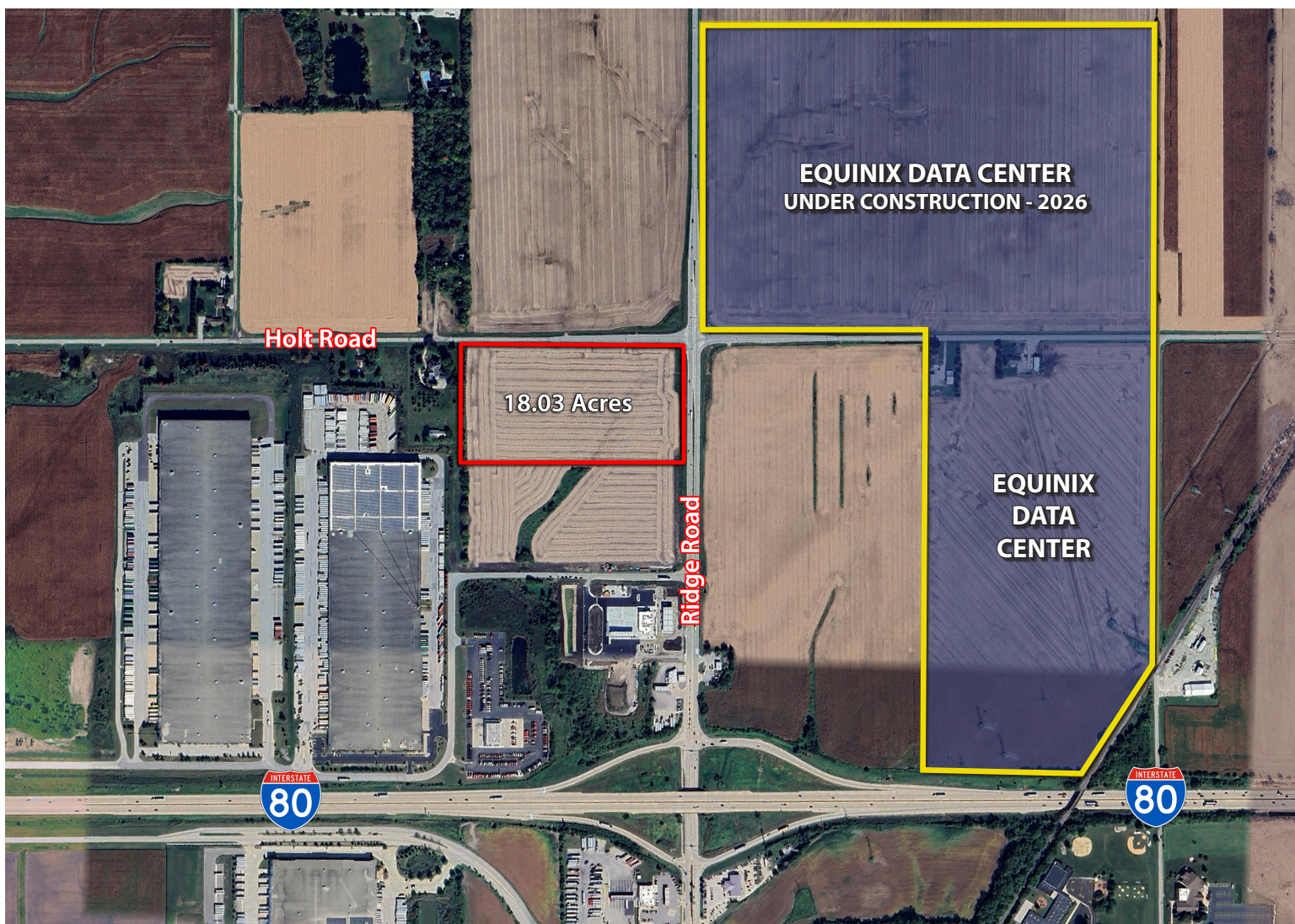
Taxes: 18.03 taxed acres; 2025 taxes payable 2026: \$756.66

Price: \$3,141,547.20; \$4.00 per SF

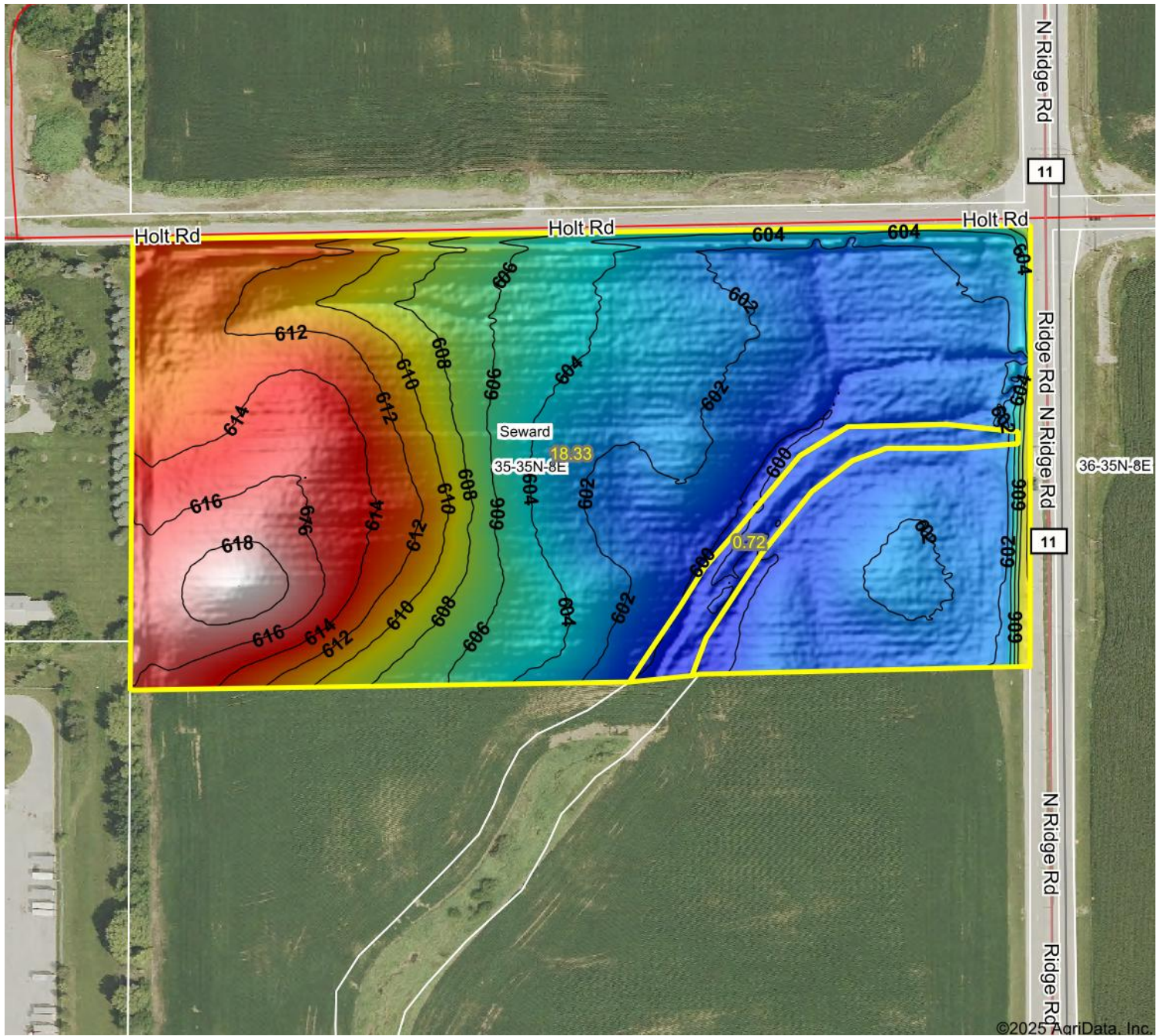
Zoning: Neighborhood Commercial

Potential Uses: Retail center, office, restaurant, medical center, small businesses

Traffic Count: 15,100 VPD on Ridge Road from I-80. Lighted Signal intersection at Ridge and Holt Roads. Ridge Road is five-lane road from I-80 to Holt Road. Plans in place to expand Ridge Road to five lanes north three miles to U.S. Highway 52 by 2028.



TOPOGRAPHY MAP



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 599.2

Max: 619.5

Range: 20.3

Average: 606.4

Standard Deviation: 5.68 ft

0ft 237ft 475ft



3/24/2025

35-35N-8E
Kendall County
Illinois

Boundary Center: 41° 28' 6.87, -88° 16' 27.17



Maps Provided By:



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Additional Information is available online at www.mangesrealtyinc.com



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