

SABLE RIDGE PHASE 5

For Sale



Location: Joliet, IL, Kendall County

Sales Price: Subject to Offer

Key Features:

- 70 +/- acres
- Unit Count: 143 Single Family Units, 74 Duplex Units
- Currently zoned for residential use. Possibility for retail and other zoning types.
- Sewer and water available on site
- Minooka #201 school district
- Option to become part of current Sable Ridge Home Association
- No SSA

For Information Please Contact:

Mark L. Wilson mark@stahelin.com

PH: (630) 469-3331

FAX: (630) 469-3307

www.stahelin.com

M.A.S.

BROKERAGE, LLC.

SABLE RIDGE PHASE 5

Sable Ridge Phase 5 is one phase of a larger Sable Ridge Development currently under construction by Centex Homes. All major offsite infrastructure, amenities center, and main entranceway features were completed by Centex Homes.

Key Highlight:

Offsite Infrastructure Value	\$1,500,000.00
Total Amenities Center / Clubhouse Value	\$3,500,000.00
Main Entranceway Monument and Feature Value	\$ 250,000.00
Total Improvements Completed by Centex Homes	\$5,250,000.00

****No Recapture on improvements above****

Acreage: 70+/-

Unit Count: 143 Single Family Units, 74 Duplex Units

County: Kendall

Municipality: Joliet, Illinois

Site Location: South West Corner of Ridge Road and Theodore Street

School District: Minooka #201

Current Entitlement Status: Preliminary Plat and Preliminary Engineering approval through Joliet, Illinois

Sewer and Water Status: Sewer and Water available on site

Off site Development Status: All major offsite completed

On site Development: The Main entrance way and stone monuments are complete. Mass grading permits can be obtained at any time.

Site Amenities: Project has full usage of all Sable Ridge current and future amenities including the completed Sable Ridge clubhouse and pool.

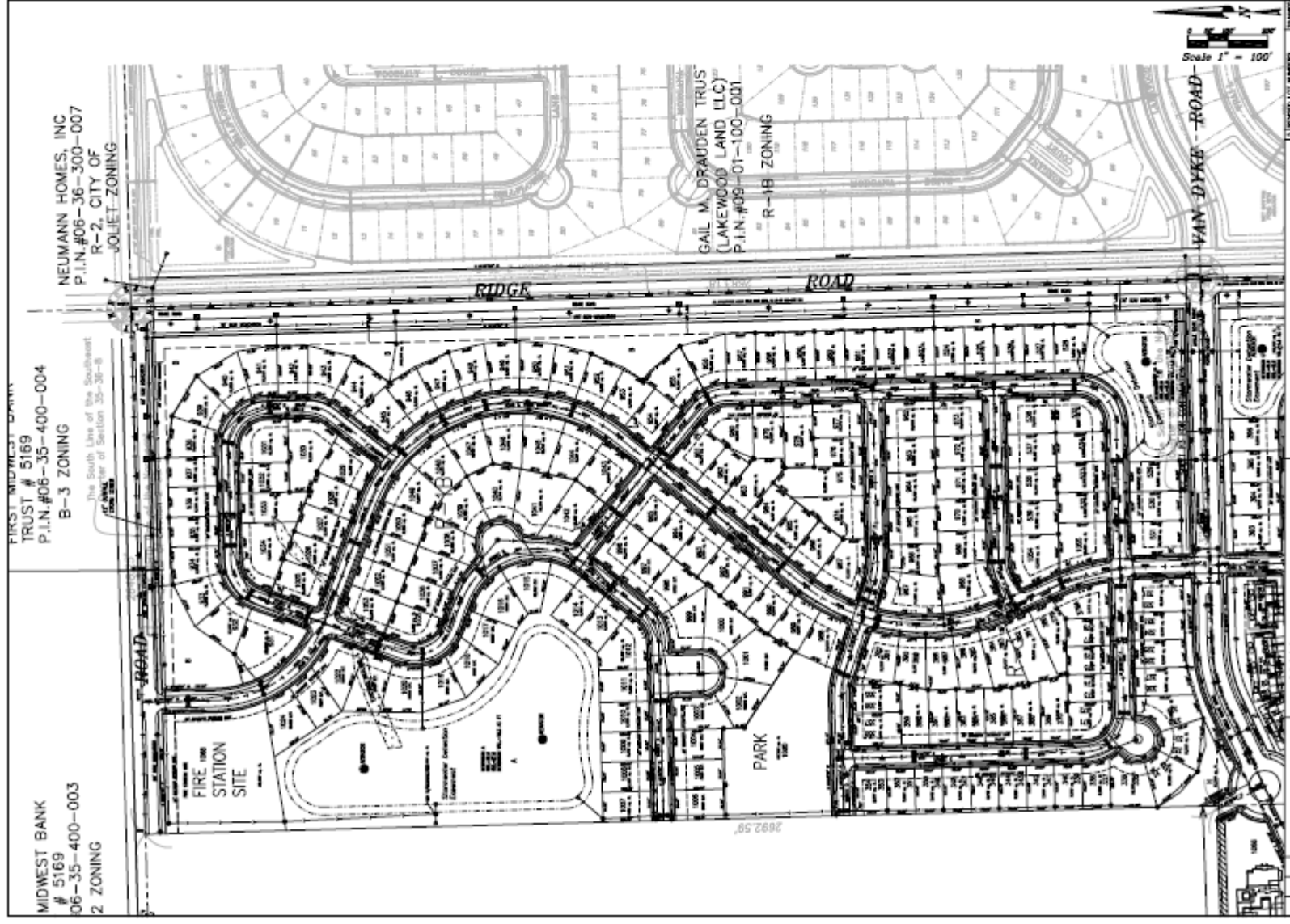
Association: Project is part of the Sable Ridge Homeowners Association. The association fee monthly payments will begin when the home is closed on by the home owner.

MIDWEST BANK
5169
06-35-400-003
2 ZONING

FIRST MIDWEST BANK
TRUST # 5169
P.I.N.#06-35-400-004
B-3 ZONING

NEUMANN HOMES, INC
P.I.N.#06-36-300-007
R-2, CITY OF
JOLIET ZONING

The South Line of the Southwest
1/4 of Section 35-38-8



GAIL M. DRAUDEN TRUS
(LAKEWOOD LAND LLC)
P.I.N.#06-01-100-001
R-1B ZONING

- 1. INCORPORATED LOT NUMBER
- 2. INCORPORATED LOT AREA
- 3. INCORPORATED LOT PERCENTAGE
- 4. INCORPORATED LOT OF ANCHOR
- 5. INCORPORATED LOT OF ANCHOR
- 6. INCORPORATED LOT OF ANCHOR
- 7. INCORPORATED LOT OF ANCHOR
- 8. INCORPORATED LOT OF ANCHOR

PRELIMINARY PLAT - 4

JACOB & BEFFNER ASSOCIATES, P.C.
ENGINEERS - ARCHITECTS
1000 W. WASHINGTON ST., SUITE 100
JOLIET, ILLINOIS 61701
TEL: 815-741-1100
FAX: 815-741-1101

CENTEX HOMES
2000 W. WASHINGTON ST., SUITE 100
JOLIET, ILLINOIS 61701
TEL: 815-741-1100
FAX: 815-741-1101

D149
P4
8 OF 7

SABLE RIDGE
JOLIET, ILLINOIS

