

Land For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP

SINGLE FAMILY DEVELOPMENT SITE

12325 COUNTYLINE RD, JOLIET, IL 60431

SINGLE FAMILY DEVELOPMENT SITE



OFFERING SUMMARY

Sale Price: \$44,800 / acre

Lot Size: 41.0 Acres

Zoning: R1-B

PINs: 09-01-200-018

09-01-200-010

09-01-200-013

County: Kendall

Contact: **Bill Myre**

TeamMyre@CatonCommercial.com

815-405-1754

PROPERTY HIGHLIGHTS

- +/-41 acres zoned R1-B Single Family Residential (9,000 SF min.)
- All utilities to site - gas, electric, water, sanitary and storm sewer
- Surrounded by Lakewood Prairie, Clublands, and Cumberland subdivisions

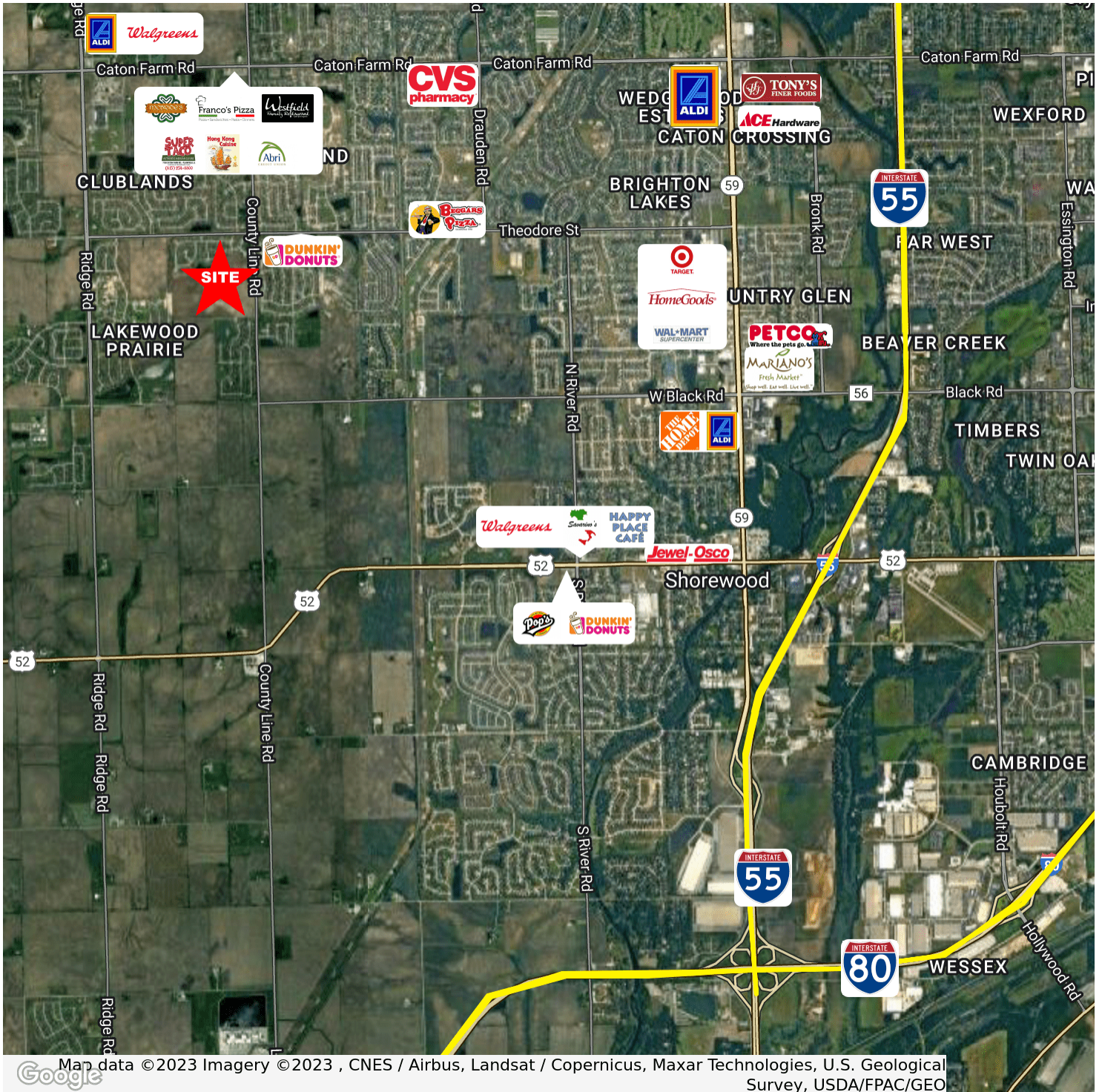
LOCATION OVERVIEW

Located along Countyline Rd between Van Dyke Rd to the south and Theodore Rd to the north.

DEMOGRAPHICS

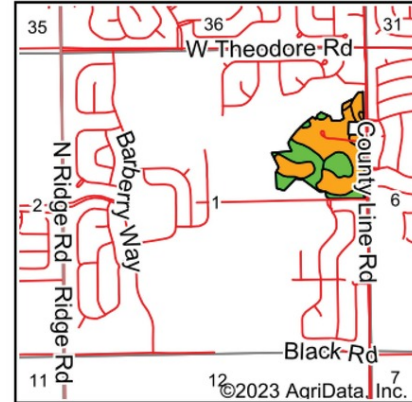
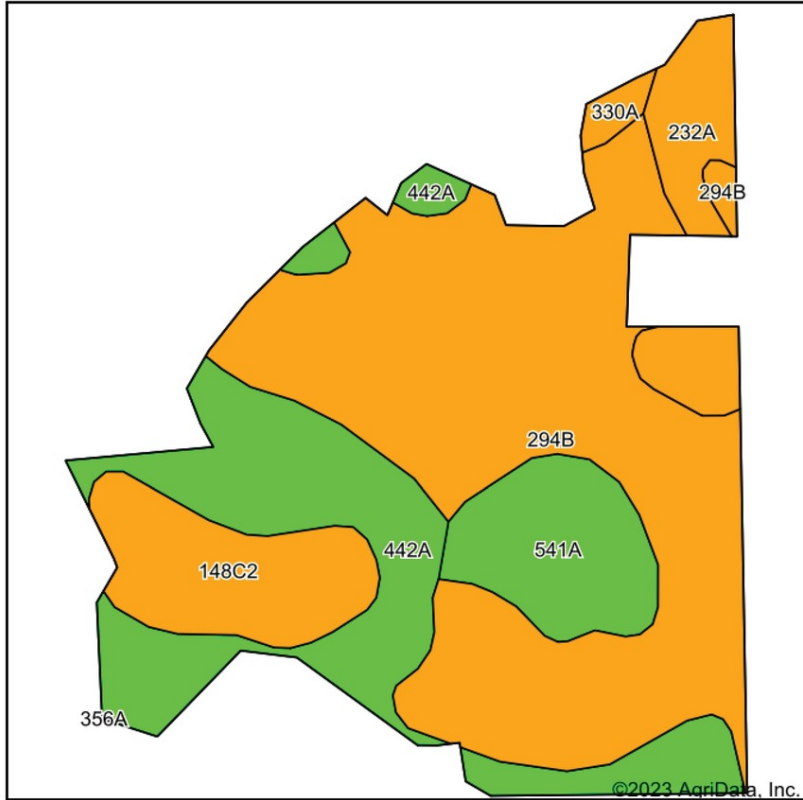
	1 MILE	3 MILES	5 MILES
Total Households	1,990	14,455	29,251
Total Population	7,167	47,339	90,444
Average HH Income	\$113,565	\$115,118	\$113,672

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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **1-35N-8E**
 Township: **Seward**
 Acres: **42.37**
 Date: **5/2/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Crop productivity index for optimum management
**294B	Symerton silt loam, 2 to 5 percent slopes	21.42	50.6%		FAV	**177	**55	**68	**91	**130
442A	Mundelein silt loam, 0 to 2 percent slopes	9.76	23.0%		FAV	188	60	74	99	138
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	4.14	9.8%		FAV	**172	**54	**65	**92	**126
541A	Graymont silt loam, 0 to 2 percent slopes	3.79	8.9%		FAV	183	57	71	94	134
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.86	6.8%		FAV	170	56	65	85	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.40	0.9%		FAV	164	55	61	78	123
Weighted Average						179	56.3	69.1	92.7	131.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
^a UNF = unfavorable; FAV = favorable

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