

±286 Acres

SOUTH OF CATON FARM RD & ARBEITER RD JOLIET, IL

CONTACT US

TONY GANGE

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

MATT ISHIKAWA

Senior Vice President
+1 630 573 7068
matt.ishikawa@cbre.com

SITE

CATON FARM RD

VPD 5,957

Vista Ridge by Ryan Homes
New Construction SF Homes
From \$405K



Plainfield South
High School

Aux Sable
Middle School

Thomas Jefferson
Elementary

RIDGE RD

VPD 7,520

W THEODORE ST

FINLEY RD

ARBEITER RD

VAN DYKE RD

Lakewood Prairie by Lennar
Row Homes Under Construction
From \$358K

BLACK RD

CBRE LAND
SERVICES

CBRE

PROPERTY OVERVIEW

±286 ACRES OF VACANT LAND



IDEAL USES:

Residential: Single Family & Townhomes



ASK PRICE:

Subject to Offer



PINs:

06-34-400-010, 06-34-400-008, 06-34-400-009,
09-03-200-008, 09-03-200-006, 09-03-200-007



COUNTY:

Kendall County



CURRENT ZONING:

R-1B, (*Single Family Residential*)
R-4, (*Low Density Multi-Family Residential*)
R-B, (*Restricted Business*)
B-1 (*Neighborhood Business*)

[Link to Zoning Map](#)



HIGH SCHOOL DESIGNATION:

North of Finley Rd:

Plainfield South High School

South of Finley Rd:

Minooka Community High School



UTILITIES:

Utilities Available!



TRAFFIC COUNTS:

5,957 vehicles per day on Canton Farm Rd

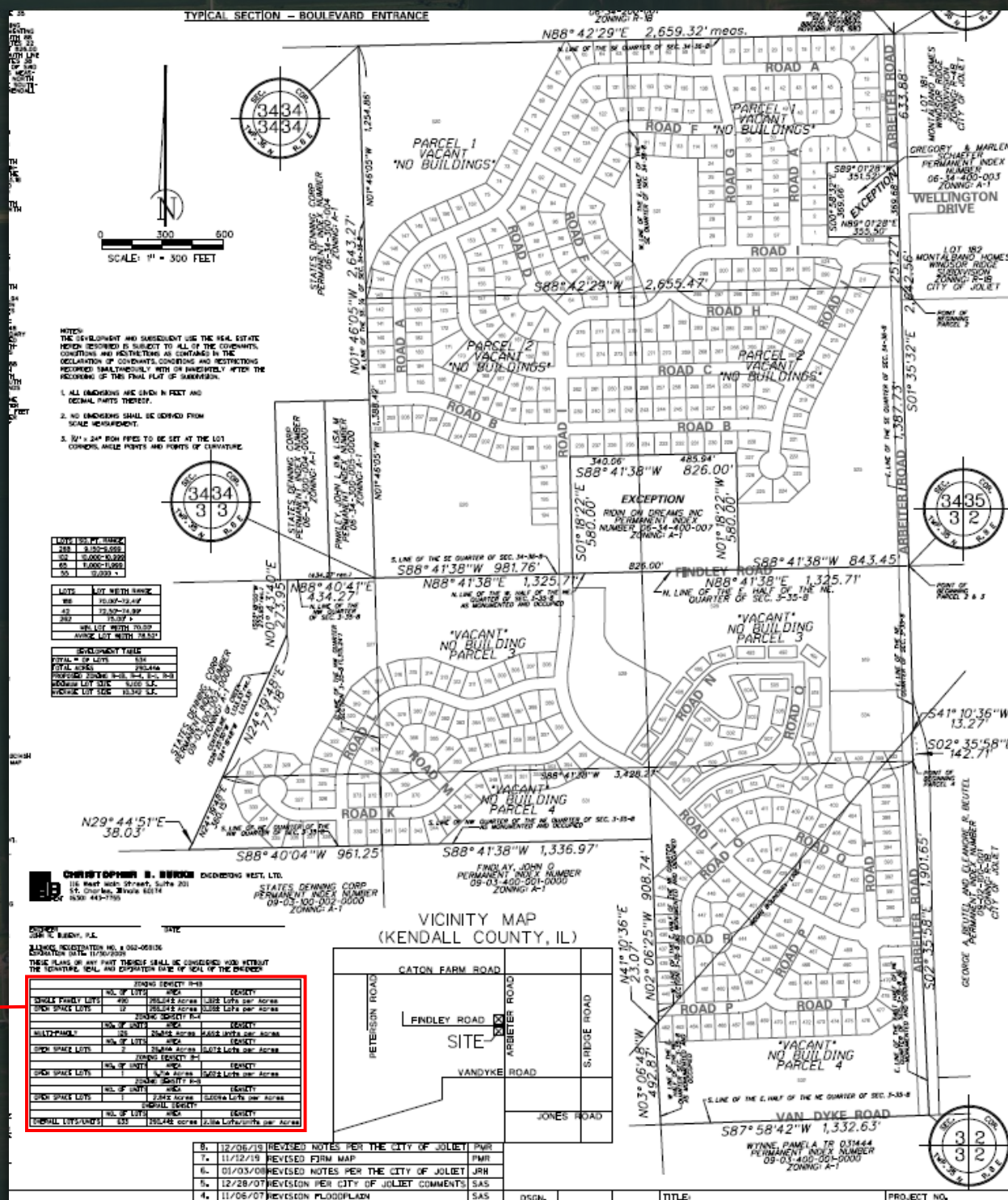
7,520 vehicles per day on Ridge Rd



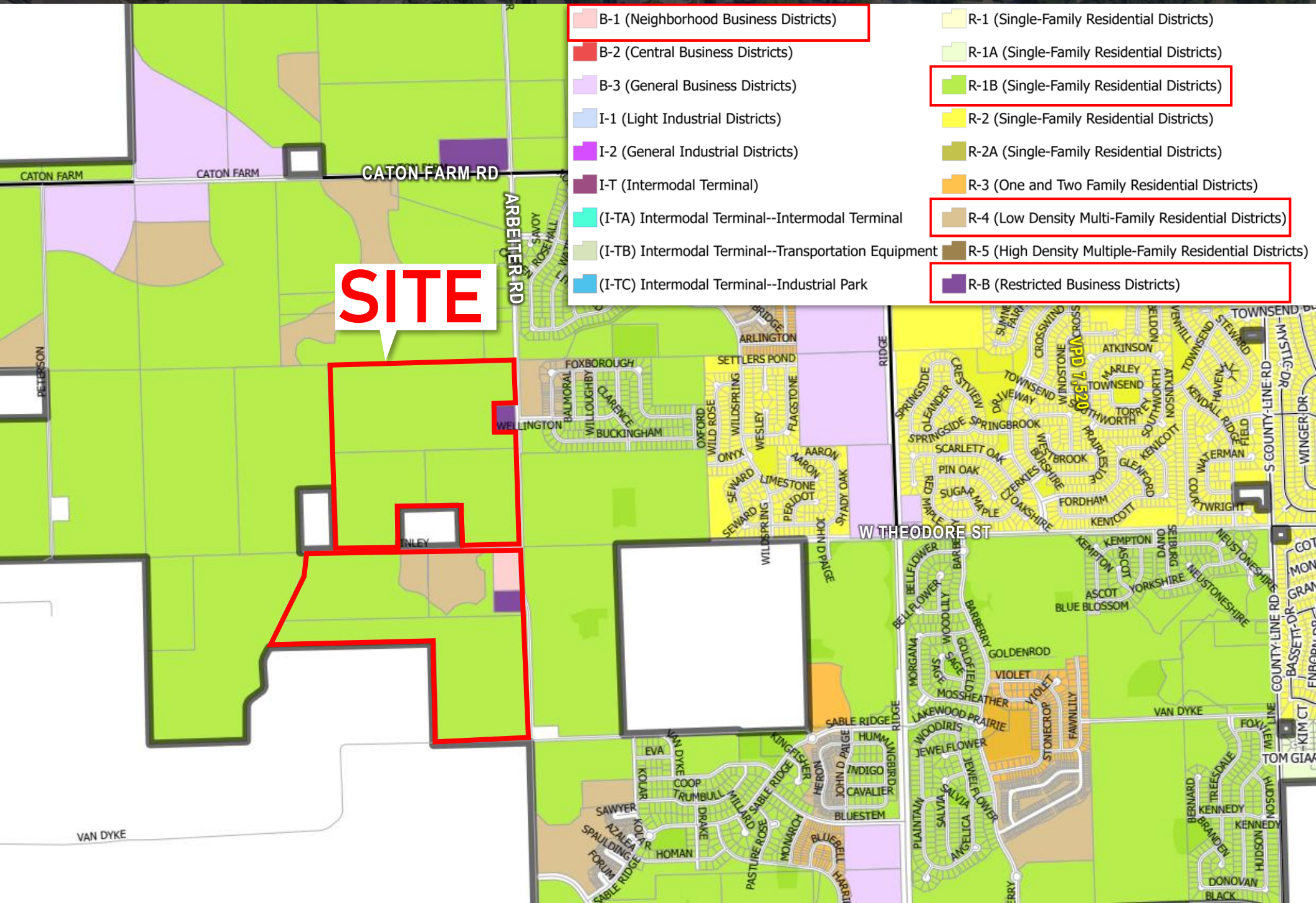
CATON FARM RD &
ARBEITER RD

PREVIOUSLY APPROVED PUD FOR 633 UNITS

ZONING DENSITY R-1B			
	NO. OF LOTS	AREA	DENSITY
SINGLE FAMILY LOTS	490	255.04± Acres	1.92± Lots per Acres
OPEN SPACE LOTS	12	255.04± Acres	0.05± Lots per Acres
ZONING DENSITY R-4			
	NO. OF UNITS	AREA	DENSITY
MULTI-FAMILY	126	26.84± Acres	4.69± Units per Acres
	NO. OF LOTS	AREA	DENSITY
OPEN SPACE LOTS	2	26.84± Acres	0.07± Lots per Acres
ZONING DENSITY B-1			
	NO. OF UNITS	AREA	DENSITY
OPEN SPACE LOTS	1	5.71± Acres	0.02± Lots per Acres
ZONING DENSITY R-B			
	NO. OF UNITS	AREA	DENSITY
OPEN SPACE LOTS	1	2.84± Acres	0.009± Lots per Acres
OVERALL DENSITY			
	NO. OF LOTS	AREA	DENSITY
OVERALL LOTS/UNITS	633	290.44± acres	2.18± Lots/Units per Acres



JOLIET ZONING MAP ([LINK TO FULL MAP](#))



UTILITY MAP

Legend

Water Potable Internal

✕ Main Valve

Water Main Size

2" - 6"

8"

10" and Larger

Water Main (Non-Joliet)

Sanitary Sewer Internal

● Sewer Manhole

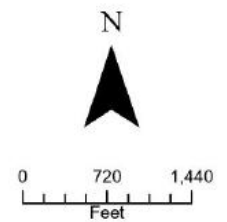
● Sewer Service Point

Force Main

Gravity

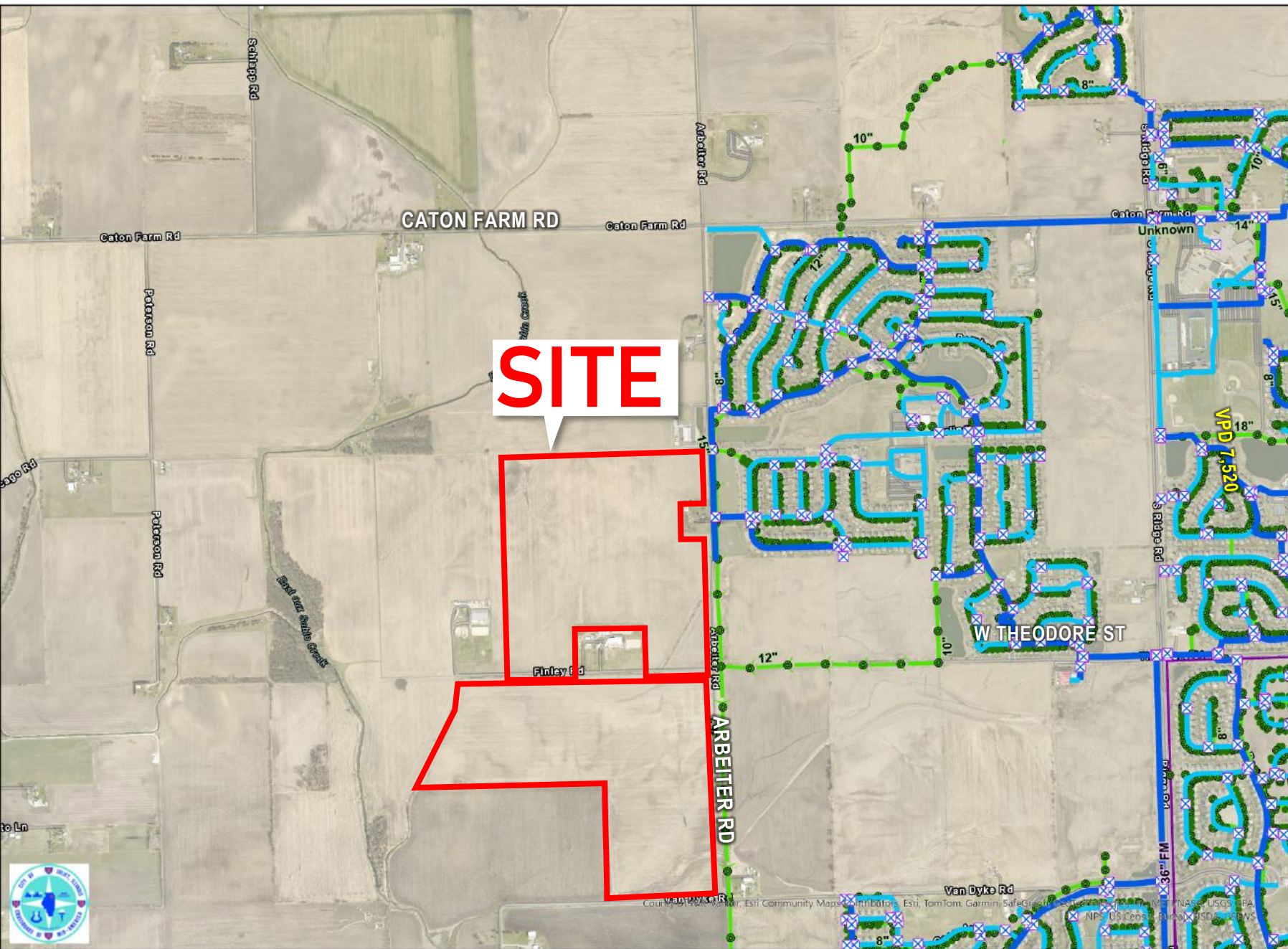
Sewer Service

Sewer Service



Utility Map

SITE



DEMOGRAPHIC SNAPSHOT

AVERAGE HOUSEHOLD INCOME

1 Mile: **\$149,387**
3 Miles: **\$140,792**
5 Miles: **\$145,604**

AVERAGE HOUSING VALUE

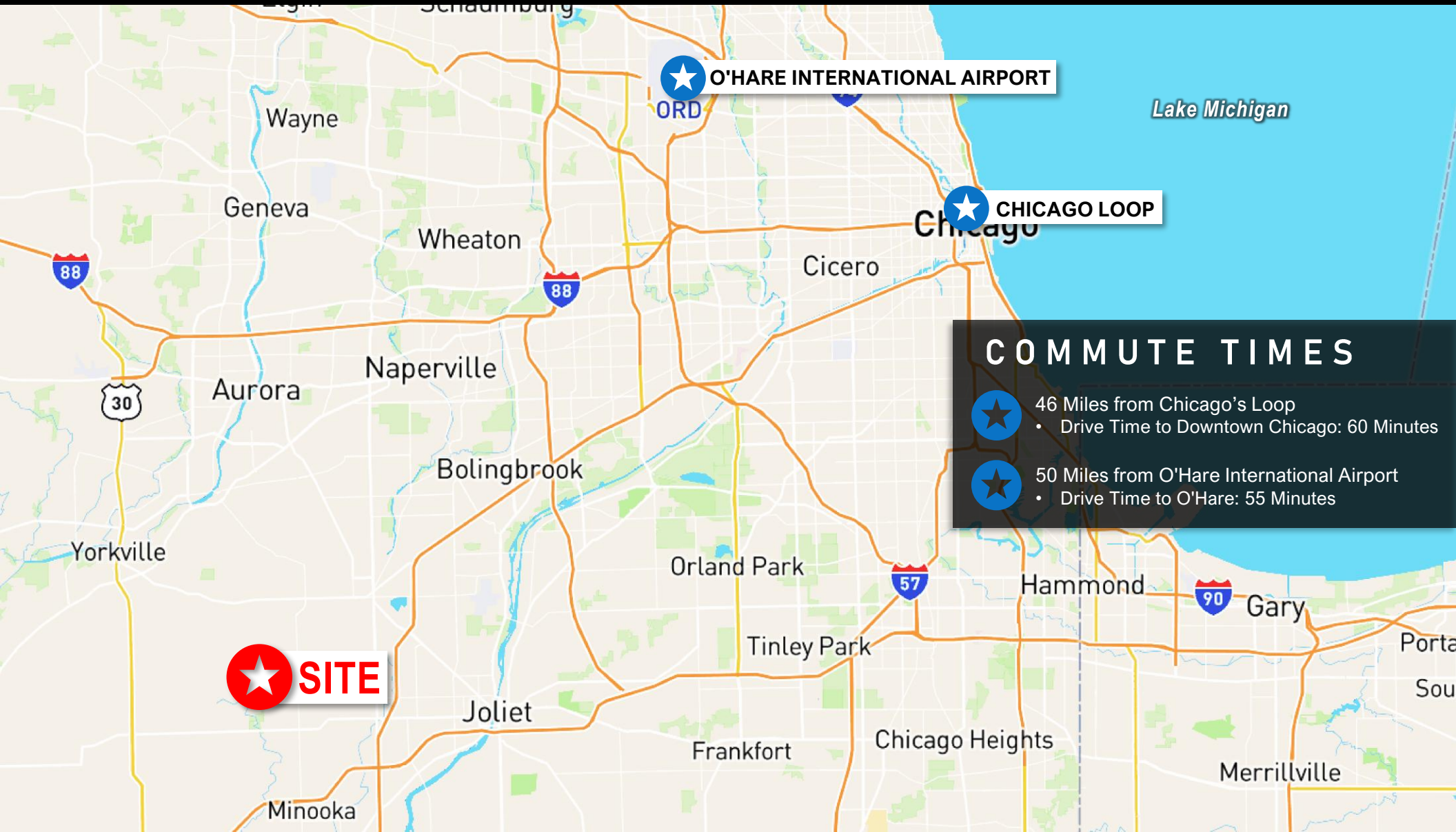
1 Mile: **\$359,917**
3 Miles: **\$338,666**
5 Miles: **\$367,331**

POPULATION

1 Mile: **2,519**
3 Miles: **23,886**
5 Miles: **98,272**

HOUSEHOLDS

1 Mile: **730**
3 Miles: **7,121**
5 Miles: **19,598**



±286 ACRES

SOUTH OF CATON FARM RD &
ARBEITER RD
JOLIET, IL

CONTACT US

MATT ISHIKAWA

Senior Vice President
+1 630 573 7068
matt.ishikawa@cbre.com

TONY GANGE

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

