

Land For Sale



Walgreens

Caton Farm Rd - 10,400 vpd

Plainfield South High School

Charles Reed Elementary School

CATON
COMMERCIAL
REAL ESTATE GROUP

COMMERCIAL DEVELOPMENT OPPORTUNITY

580 W CATON FARM RD, PLAINFIELD, IL 60586

COMMERCIAL DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price: \$138,500 - \$409,500

Lot Size: 1.67 - 5.0 Acres

Zoning: A-1 Agricultural -
Potential Commercial

PROPERTY HIGHLIGHTS

- Joliet sewer and water at site
- Two lots can be combined to create 5 acre development
- Potential uses: Daycare, quick service restaurants with drive thru, multifamily, apartments

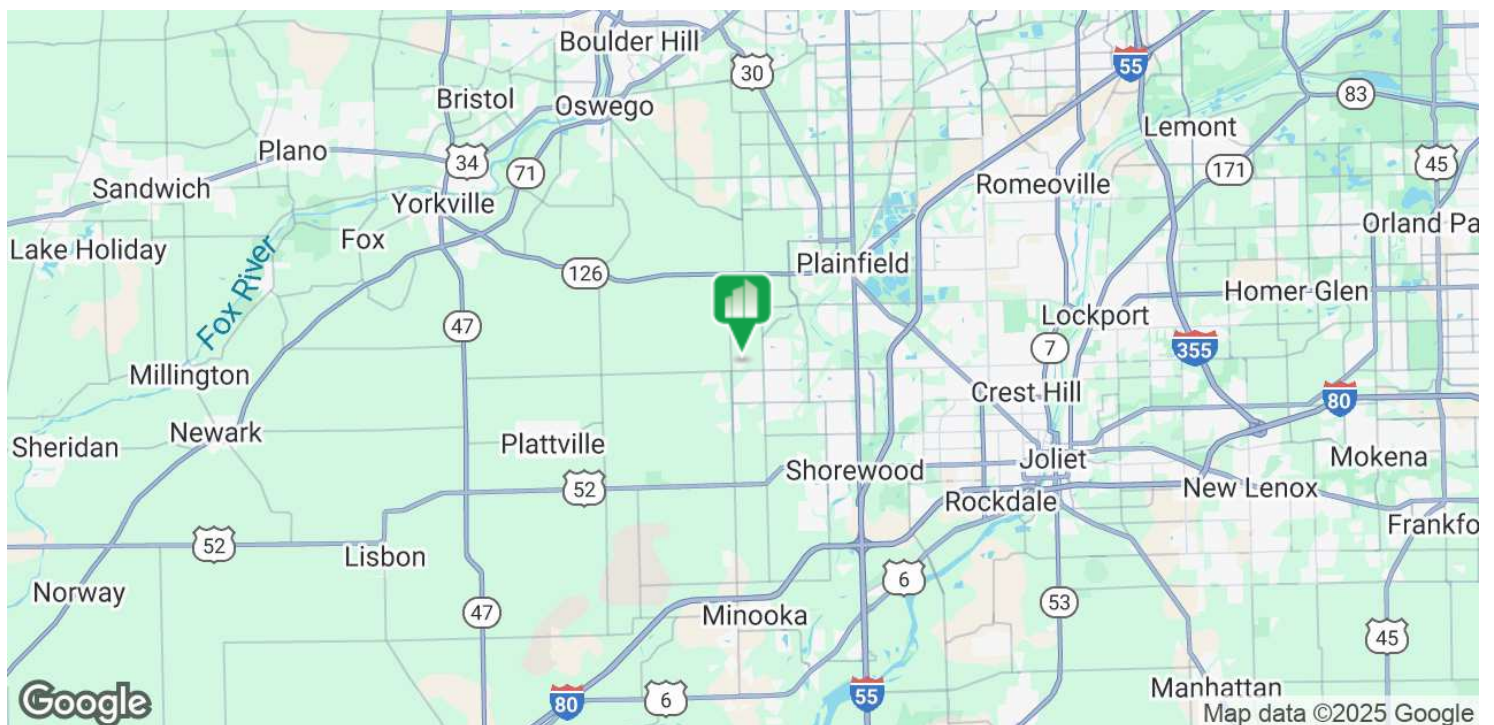
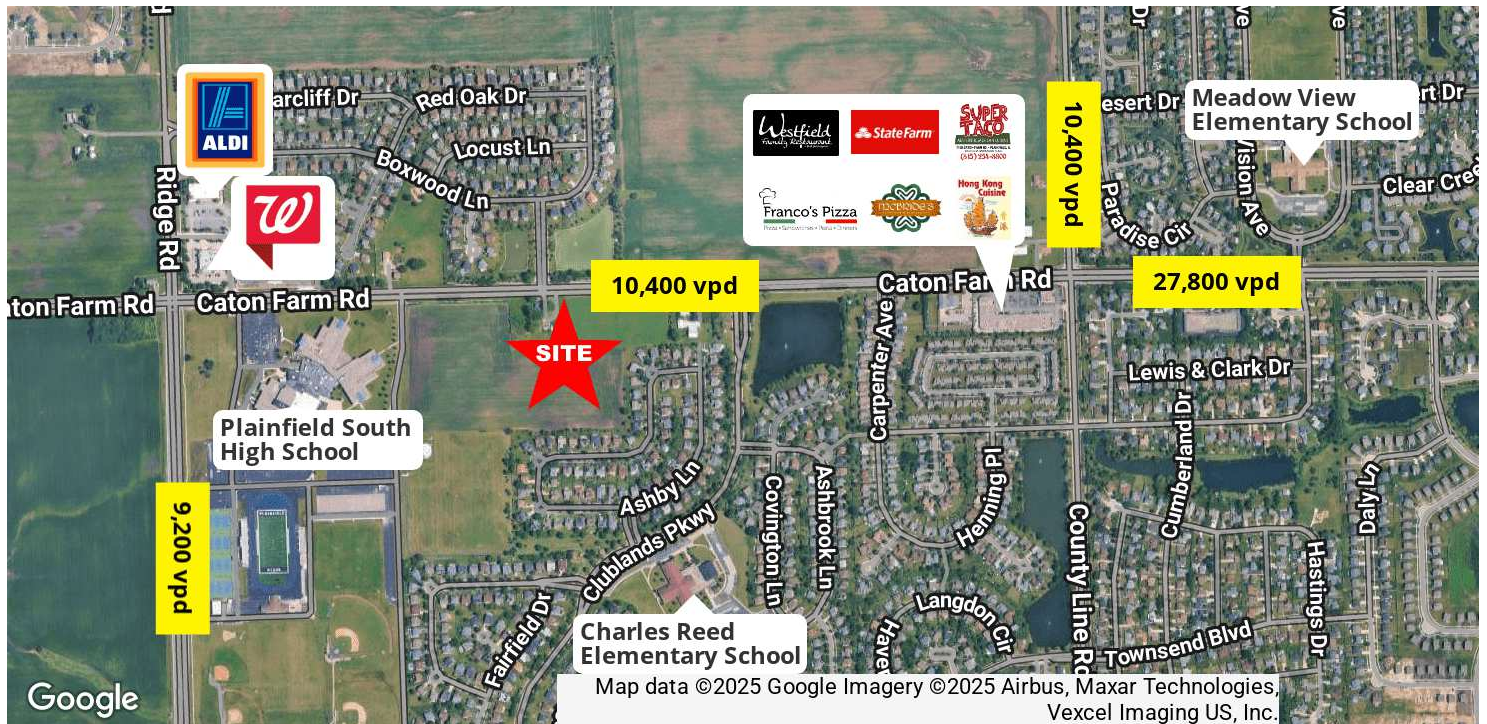
LOCATION OVERVIEW

On highly traveled Caton Farm Rd just east of Ridge Road. Near Plainfield South High School, Walgreens and ALDI.

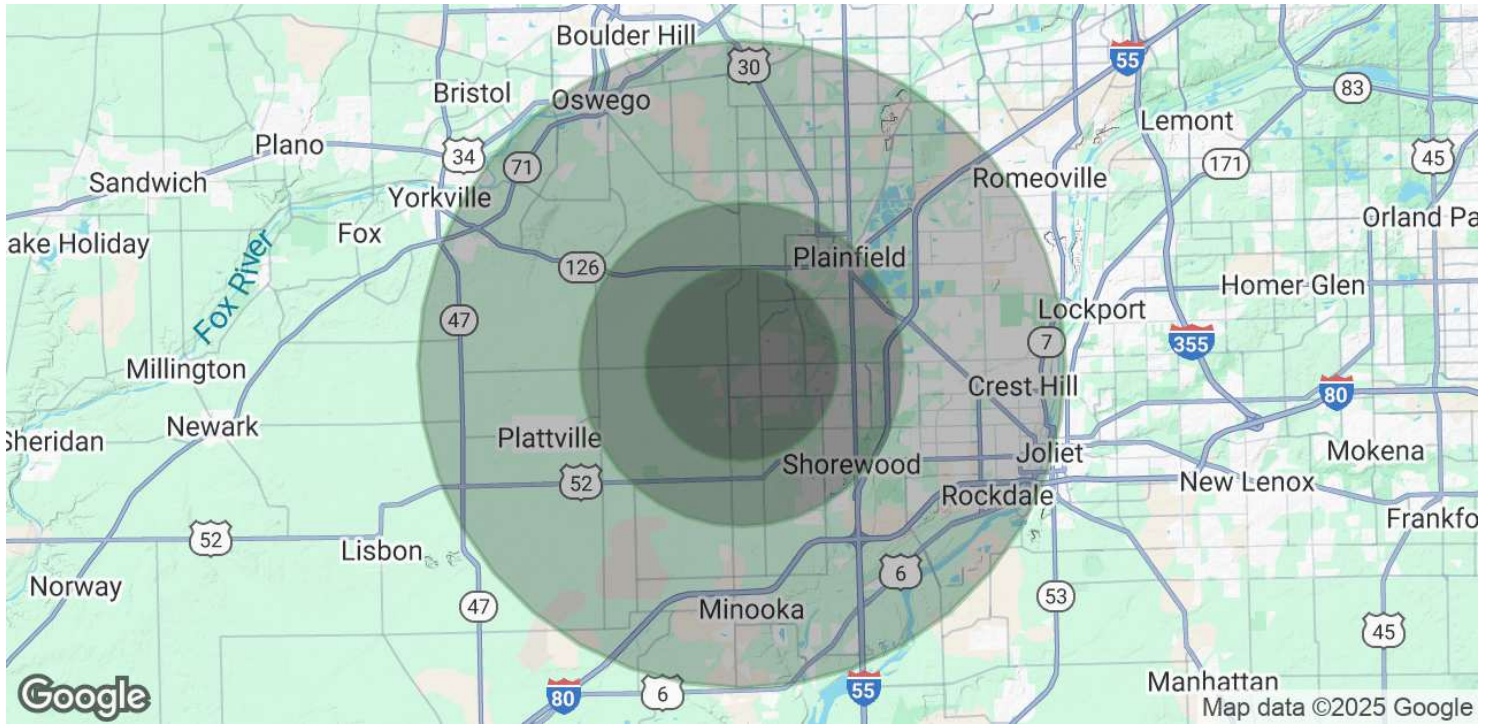
LAND LOTS

LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	TAXES (2022)
06-36-100-013	1.67	\$82,934	\$138,500	\$945.22
06-36-100-012	3.33	\$87,237	\$290,500	\$5,694.96
012 & 013	5.0	\$81,900	\$409,500	\$6,640.18

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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	28,287	70,918	289,026
Average Age	30.6	32.4	34.1
Average Age (Male)	30.1	32.1	33.1
Average Age (Female)	31.5	32.8	34.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	8,059	21,130	92,725
# of Persons per HH	3.5	3.4	3.1
Average HH Income	\$88,488	\$93,870	\$92,585
Average House Value	\$256,587	\$264,654	\$269,165

* Demographic data derived from 2020 ACS - US Census