

**80 AC Caton Farm Road Farm**  
NW Corner of Caton Farm Road & Arbeiter Road.  
Joliet IL 60447

www.bigfarms.com

## 80 AC CATON FARM ROAD FARM

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Arbeiter Road.**  
Joliet IL 60447

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



**GOODWIN**

<b>County:</b>	Kendall
<b>Township:</b>	Na-Au-Say
<b>Gross Land Area:</b>	80.00
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$4,400,000.00
<b>Unit Price:</b>	\$55,000 per acre
<b>Productivity Index (PI):</b>	137.2
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	R-1B for Single family residential with R-B Corner Commercial



This exceptional 80-acre development opportunity is strategically positioned in Joliet's fastest-growing residential corridor. Annexed into the City of Joliet with water and sewer available at the property corner, this premier site offers everything developers seek: dual road frontage (2,658 feet on Caton Farm Road, 1,321 feet on S Arbeiter Road), predominantly level topography, and premium soils with minimal flood risk. Recent infrastructure upgrades include Caton Farm Road's expansion to a 5-lane urban roadway, positioning this turnkey site for immediate development.

The property serves a proven high-value market with median household incomes exceeding \$115,000 and an exceptionally low 0.7% poverty rate. Strong demand is evidenced by Vista Ridge Subdivision's recent approval (397 units) just half a mile away—the first major development since 2007, signaling renewed market confidence. Na-Au-Say Township has experienced explosive 540% population growth since 2000, driven by families seeking the highly-rated Oswego School District 308 and convenient access to Chicago (30–40 miles). Historical successes including Wesmere (800+ homes) and Kendall Ridge (665 units) established this corridor as a premier residential location.

Currently annexed and zoned R-1 (single family) and R-B commercial Corner by the City of Joliet. The 80-acre configuration offers flexible options for single-family residential, mixed housing types, or planned unit developments. With immediate infrastructure, superior demographics, top-rated schools, and strategic positioning in a corridor poised for significant expansion, this site represents a rare opportunity in suburban Chicago's most dynamic growth market.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 AC Caton Farm Road Farm  
**Tax ID Number/APN:** 06-27-400-001  
**Possible Uses:** Currently in Agricultural Production, but zoned for residential development. This is a premier residential development opportunity. Property annexed into City of Joliet with immediate utility access. Ideal for single-family residential, mixed housing, or planned unit development. Currently generating agricultural income while development plans are finalized.  
**Zoning:** R-1B for Single Family Residential Development and R-B Business District at the corner of Caton Farm and Arbeiter road.

### AREA & LOCATION

**School District:** Oswego Community Unit School District 308 (Preschool - 12th Grade)  
**Location Description:** This property is strategically located in southeastern Kendall County in Na-Au-Say Township, approximately 2 miles northeast of Minooka, Illinois and 8 miles west of Joliet.  
**Site Description:** This 80-acre development site presents an ideal configuration with clean boundaries, efficient layout, and exceptional natural drainage characteristics that minimize infrastructure costs. The property's predominantly level topography is optimal for residential development, while a small natural drainage creek in the northwest corner provides an attractive natural amenity for future open space, trails, or buffer areas. The site's rectangular configuration offers flexible development options including phased construction, multiple product types, or a single cohesive master-planned community.  
**Side of Street:** The property is situated along Caton Farm Road, a well-maintained county road providing excellent year-round access. The eastern boundary fronts S Arbeiter Road, offering additional access options and excellent visibility.  
**Highway Access:** Interstate & Highway Access:  
I-80: 6 miles south - major east-west interstate corridor  
I-55: 10 miles east - connects Chicago to St. Louis  
U.S. Route 52: 3.5 miles south - principal east-west arterial  
Illinois Route 47: 8 miles west - north-south state highway  
IL Rt. 126 is only 2.8 miles north.  
Caton Farm Road: Direct paved access along southern boundary  
**Road Type:** Caton Farm Road: Paved, county-maintained rural collector road along southern boundary  
S Arbeiter Road: Paved road along eastern boundary  
**Legal Description:** S1/2 SE1/4 of Section 27, Township 36 North, Range 8 East, Kendall County, Illinois  
**Property Visibility:** With frontage on both Caton Farm Road and S Arbeiter Road, this property provides excellent access and visibility in a rapidly growing market area.  
**Largest Nearby Street:** Caton Farm Road - principal east-west corridor through Na-Au-Say Township  
Connects to major state highways and interstate access  
Primary corridor for agricultural product transportation  
**Transportation:** Closest Metra and Amtrack Stations:  
Joliet Gateway Center (Rock Island District and Heritage Corridor lines) - approximately 13 miles  
Pace Bus Depot Plainfield 8 miles. (Chicago to Plainfield)

#### Airport Distances:

Chicago Midway International Airport (MDW) - approximately 42-43 miles (45-minute drive)  
Chicago O'Hare International Airport (ORD) - approximately 53 miles (1 hour drive)

### LAND RELATED

**Lot Frontage (Feet):** Caton Farm Road: 2,658.92 feet  
Arbeiter Road: 1,321.76 feet  
Total Frontage: 3,980.68 feet  
This corner property has substantial road frontage on both streets, which provides excellent visibility

and multiple access points.  
There is approximately 75.38 tillable acres.  
There are no buildings on this property.  
Currently Zoned: A-1, Agriculture  
WETLANDS:  
Classification: R4SBC - Riverine  
Total Wetland Area: 0.76 acres (less than 1%)  
Location: Limited to natural drainage creek in northwest corner  
Data Source: USDA National Wetlands Inventory

FEMA FLOOD INFORMATION:  
Zone AE (100-year Floodplain + Floodway): 10.75 acres (13.7%) - Limited to creek corridor  
Zone X (500-year Floodplain): 0.73 acres (0.9%)  
Elevation Range: 585.8 to 604.9 feet above sea level  
Average Elevation: 596.8 feet  
Total Relief: 19.1 feet  
Terrain: Predominantly flat to gently sloping (0-2% slopes)  
Drainage: Natural drainage creek through northwest corner  
Contour Pattern: Gentle slope from northwest to southeast

Soil Breakdown:  
Drummer Silty Clay Loam (152A) - 34.93 acres (46.3%)  
Martinton Silt Loam (189A) - 27.13 acres (36.0%)  
Mundelein Silt Loam (442A) - 7.76 acres (10.3%)  
Milford Silty Clay Loam (69A) - 5.56 acres (7.4%)  
\*Premium soils provide stable building conditions\*

Both sewer and water are near the site at the southeast corner and available from the city of Joliet.

**Tillable Acres:**  
**Buildings:**  
**Zoning Description:**  
**Flood Plain or Wetlands:**

**Topography:**

**Soil Type:**

**Available Utilities:**

#### FINANCIALS

**Finance Data Year:**

**Real Estate Taxes:**

**Investment Amount:**

2024 Tax Year, Payable 2025  
Annual Property Taxes: \$4,408.66  
Tax Per Acre: Approximately \$55.00 per acre  
\$4,400,000.00  
-or-  
\$55,000 per acre

#### LOCATION

**Address:**

**County:**

Caton Farm Road, Minooka, Illinois 60447  
Kendall County, IL



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## PROPERTY NOTES

### MARKET DEMOGRAPHICS

#### ZIP 60447 (Property Location)

- **Median Income:** \$115,039 (31% above Joliet average)
- **Population:** 16,099 | **Poverty Rate:** 0.7%
- **Demographics:** 76.6% White, 16.6% Hispanic, median age 35.4

#### Na-Au-Say Township

- **Growth:** 1,672 (2000) ? 10,708+ (2024) = 540% increase
- **Character:** 90% homeownership, highly-rated schools, affluent families

#### Tapestry Segments

**Target Profiles:** Affluent Estates (Boomburbs, Savvy Suburbanites) | Family Landscapes (Soccer Moms, Home Improvement)

**Characteristics:** Upper-middle income families, suburban homeowners, Chicago commuters

### DEVELOPMENT CONTEXT

#### Infrastructure & Utilities

- **Status:** Annexed into Joliet | Water & sewer at property corner
- **Road:** Caton Farm upgraded to 5-lane urban roadway
- **Frontage:** 2,658' Caton Farm + 1,321' Arbeiter Road

#### Recent Comparable Development

**Vista Ridge Subdivision** (0.5 miles east, approved Dec 2024):

- 321 single-family + 76 townhomes on 120 acres (~3.3 units/acre)
- Ryan Homes builder | First major development since 2007
- Demonstrates strong market demand returning to corridor

#### Planning Designations

- **Current:** A-1 Agriculture | **Future:** Residential (annexed into Joliet)
- **Schools:** Oswego District 308 (highly-rated, fastest-growing in IL)
- **Plans:** Joliet updating comprehensive plan (1st in 60 years) | Kendall County LRMP designates Low Density Residential

### INVESTMENT HIGHLIGHTS

- **Location:** Established growth corridor, 30-40 miles from Chicago
- **Demographics:** \$115k median income, 0.7% poverty, affluent target market
- **Infrastructure:** Complete utilities, upgraded 5-lane road, full municipal services
- **Market Validation:** 397-unit Vista Ridge approved nearby, Ryan Homes confidence

- **Schools:** Top-rated Oswego District 308, major growth driver
- **Timing:** Market revival after 16-year pause, strong pent-up demand

## KEY SOURCES

**Tapestry:** [esri.com/tapestry-segmentation](https://esri.com/tapestry-segmentation)

**Demographics:** [illinois-demographics.com/60447](https://illinois-demographics.com/60447) | [datausa.io/joliet](https://datausa.io/joliet)

**Vista Ridge:** [patch.com/joliet/321-new-homes](https://patch.com/joliet/321-new-homes)

**Joliet Plan:** [joliet.gov/comprehensive-plan](https://joliet.gov/comprehensive-plan)

**Kendall LRMP:** [kendallcountyil.gov/lrmp](https://kendallcountyil.gov/lrmp)



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PROPERTY MAP





CATON FARM & RIDGE ROAD BUSINESSES

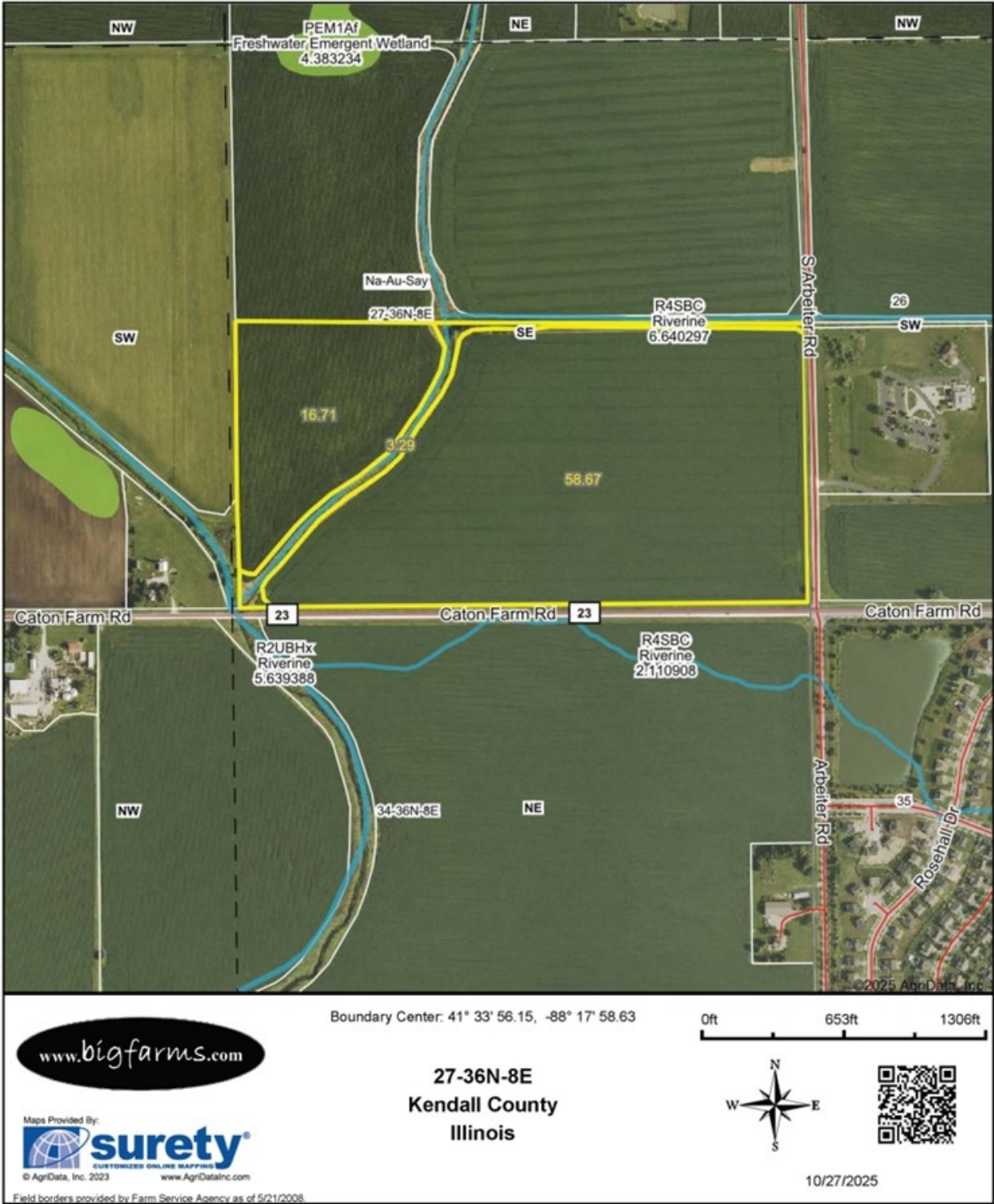




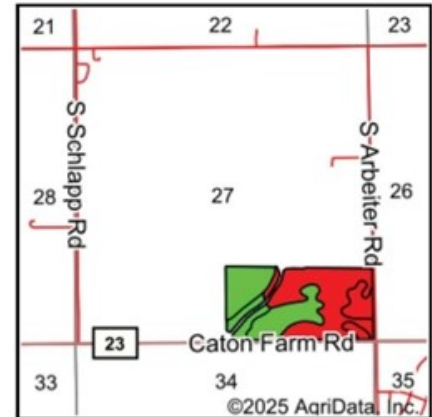
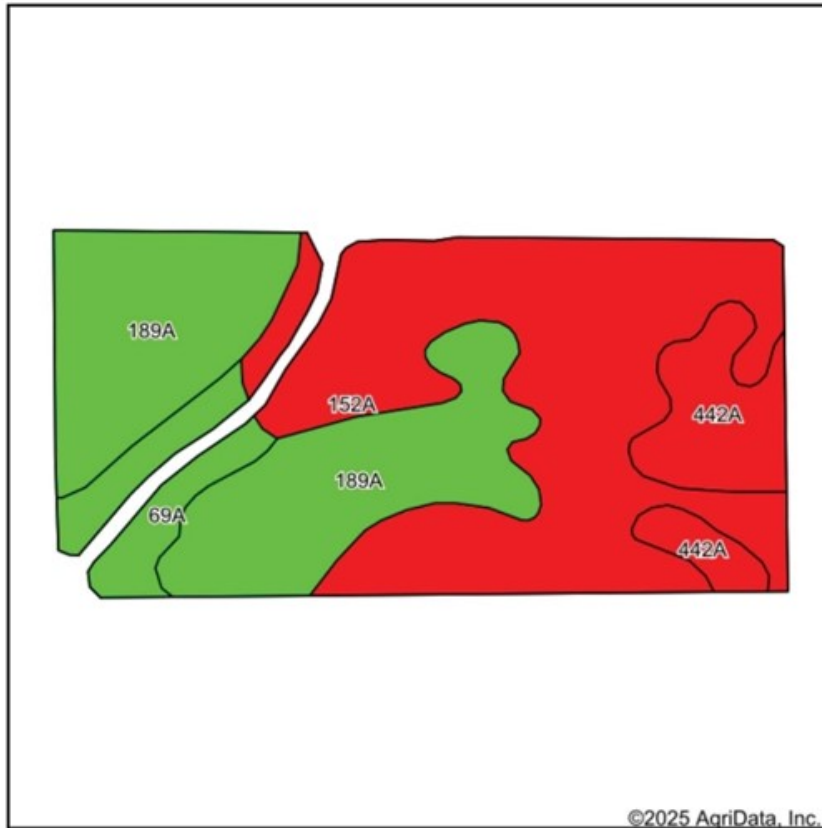
T.36N.-R.8E.



FSA AERIAL MAP



## SOIL MAP



State: **Illinois**  
County: **Kendall**  
Location: **27-36N-8E**  
Township: **Na-Au-Say**  
Acres: **75.38**  
Date: **10/27/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	34.93	46.3%		**195	**63	**144
189A	Martinton silt loam, 0 to 2 percent slopes	27.13	36.0%		173	57	130
442A	Mundelein silt loam, 0 to 2 percent slopes	7.76	10.3%		188	60	138
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.56	7.4%		**171	**57	**128
Weighted Average					184.6	60.1	137.2

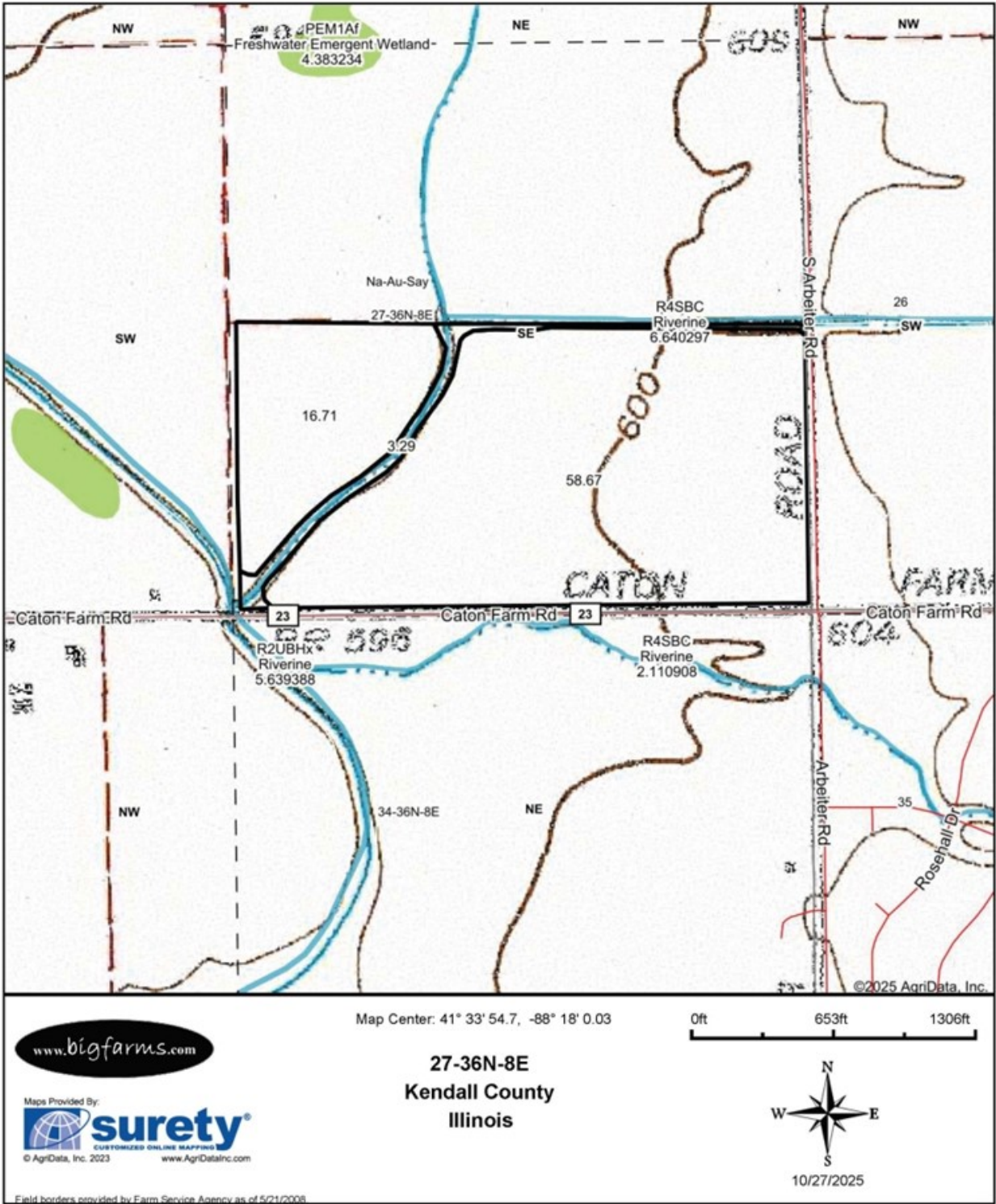
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023**

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:  
<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

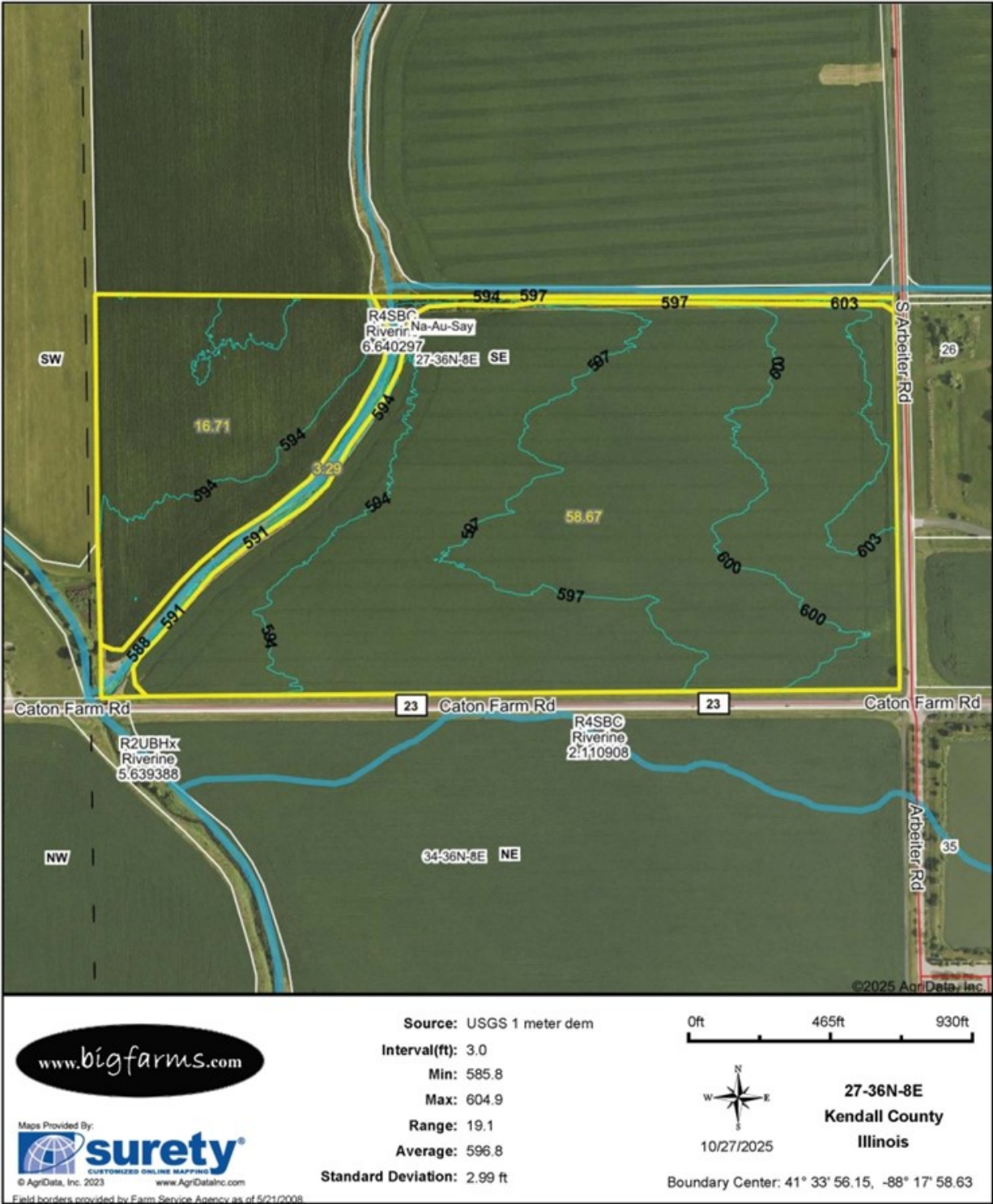


TOPO MAP



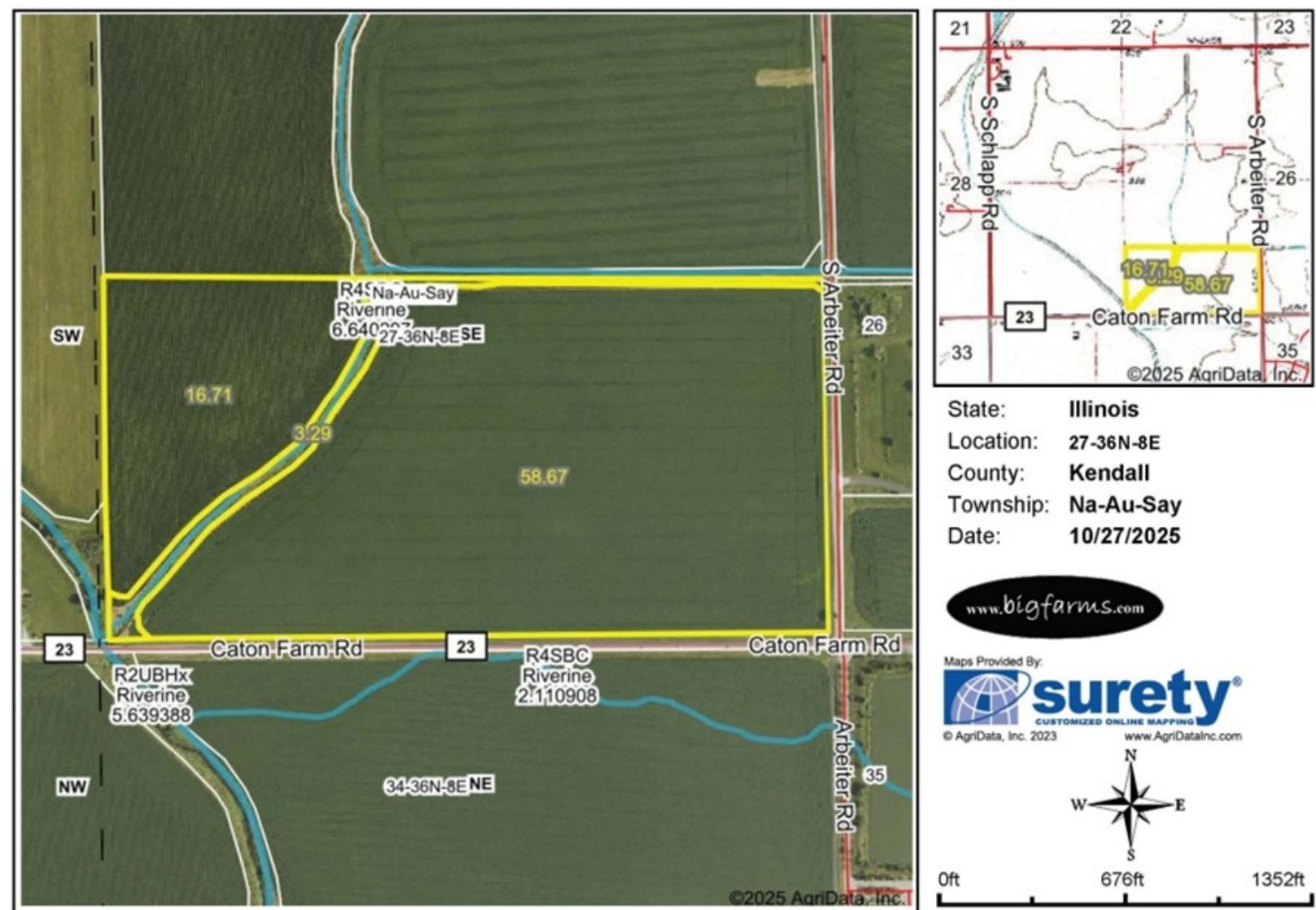


TOPO CONTOURS MAP





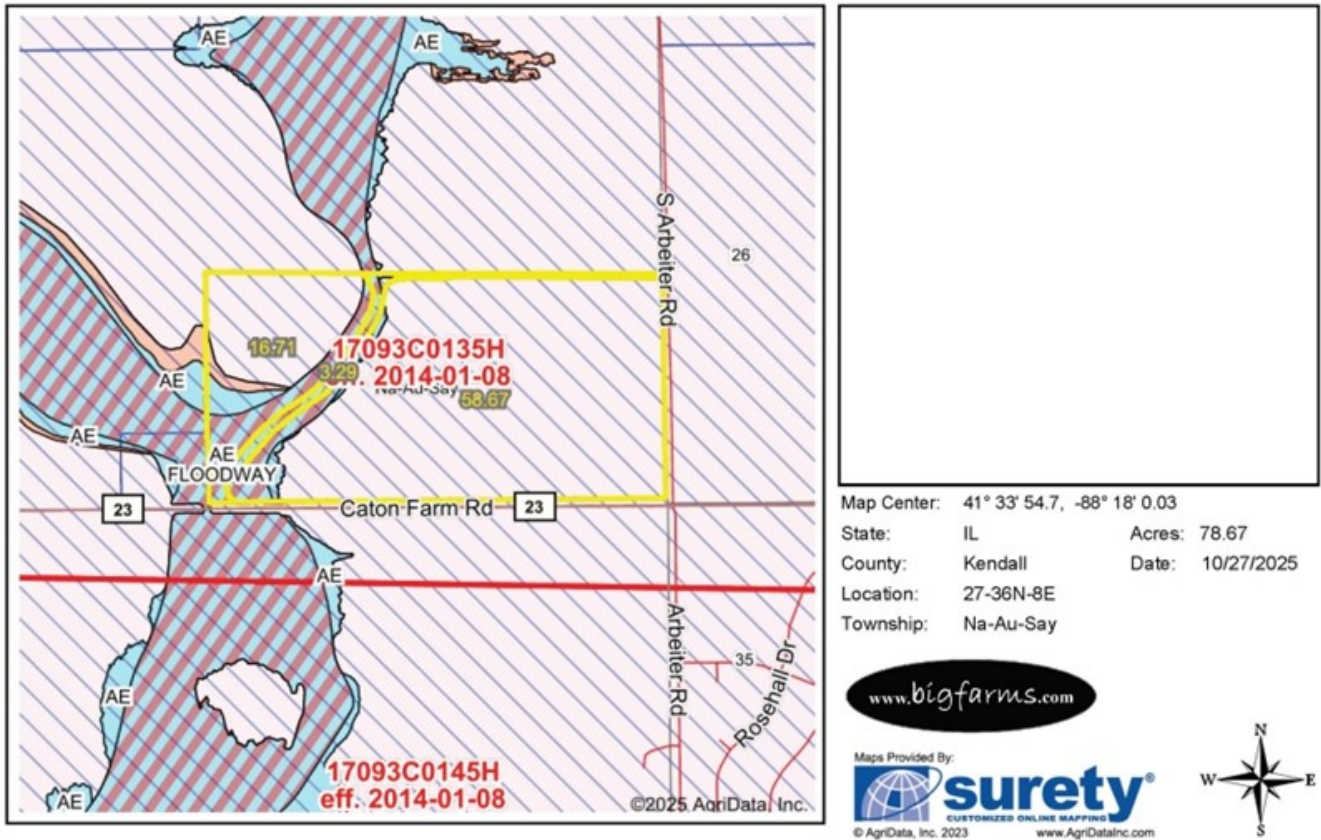




	Classification Code	Type	Acres
	R4SBC	Riverine	0.76
		Total Acres	0.76



## FEMA REPORT



Name	Number	County	NFIP Participation	Acres	Percent
CITY OF JOLIET	170702	Kendall	Regular	78.67	100%
Total				78.67	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	67.19	85.4%
AE	FLOODWAY		100-year Floodplain	8.55	10.9%
AE			100-year Floodplain	1.23	1.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	0.73	0.9%
AE			100-year Floodplain	0.53	0.7%
AE			100-year Floodplain	0.33	0.4%
AE			100-year Floodplain	0.11	0.1%
Total				78.67	100%
Panel		Effective Date		Acres	Percent
17093C0135H		1/8/2014		78.67	100%
Total				78.67	100%

## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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