COMMERCIAL DEVELOPMENT OPPORTUNITY

JOLIET | PLAINFIELD

OFFERING MEMORANDUM

CATON COMMERCIAL REAL ESTATE GROUP

COMMERCIAL DEVELOPMENT OPPORTUNITY

Joliet | Plainfield

TOTAL PROJECT COST

$8,199,027

Zoning	**B-2 Commercial/Retail**
Gross Leasble Area	**5 Acres**

Exclusively Listed by
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EXECUTIVE SUMMARY

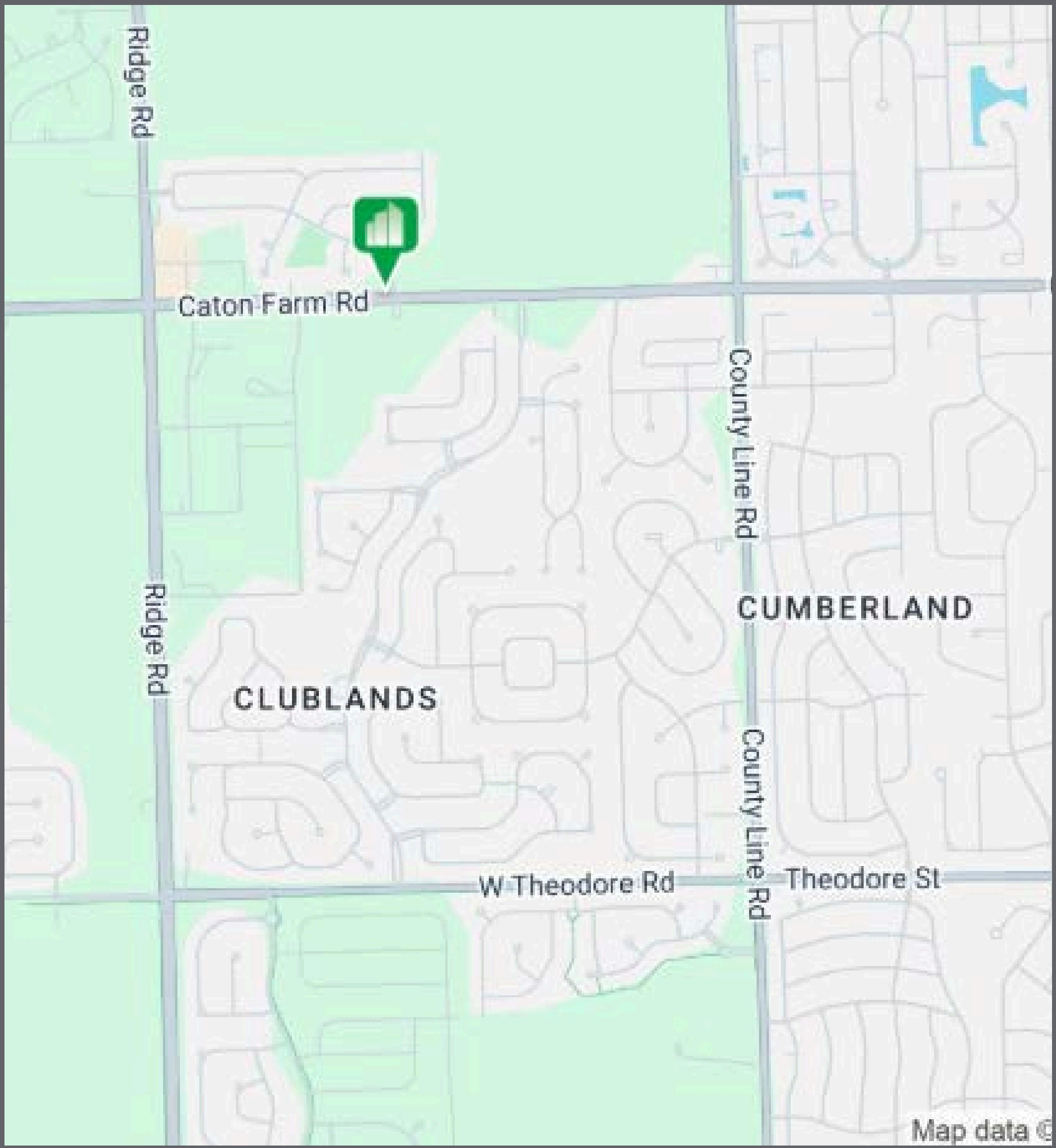
This five-acre parcel in the Joliet/Plainfield corridor presents a compelling investment opportunity, combining scale, location, and zoning flexibility in one of the fastest-growing markets in Will County. Positioned with excellent visibility and access to major transportation routes including IL-59, US-30, I-55, and I-80, the property is strategically located to capture both regional traffic and strong local demand.

The B-2 Commercial/Retail zoning permits a wide variety of high-demand uses, including multi-tenant retail, restaurants with drive-thru, medical and dental offices, financial services, and neighborhood-oriented commercial. Market fundamentals strongly support development. The surrounding area has experienced rapid residential growth, producing dense rooftops with above-average household incomes.

In addition, the location benefits from a robust daytime population fueled by nearby schools, medical providers, logistics and industrial employers, and established retail anchors. These drivers create a diversified customer base that supports both daily-needs retail and destination-oriented businesses.

The site's size allows for multiple development scenarios, including the creation of a retail center with pad site opportunities for national and regional tenants, a mixed-use medical and retail hub, or a phased build-out strategy that can generate long-term cash flow. With utilities available, flat topography, and favorable entitlement conditions, the property offers efficiency in planning and execution. Importantly, parcels of this scale with existing B-2 zoning are increasingly scarce in the corridor, providing an investor or developer with a rare opportunity to secure a prime position in a high-demand growth market.

PROPERTY DETAILS

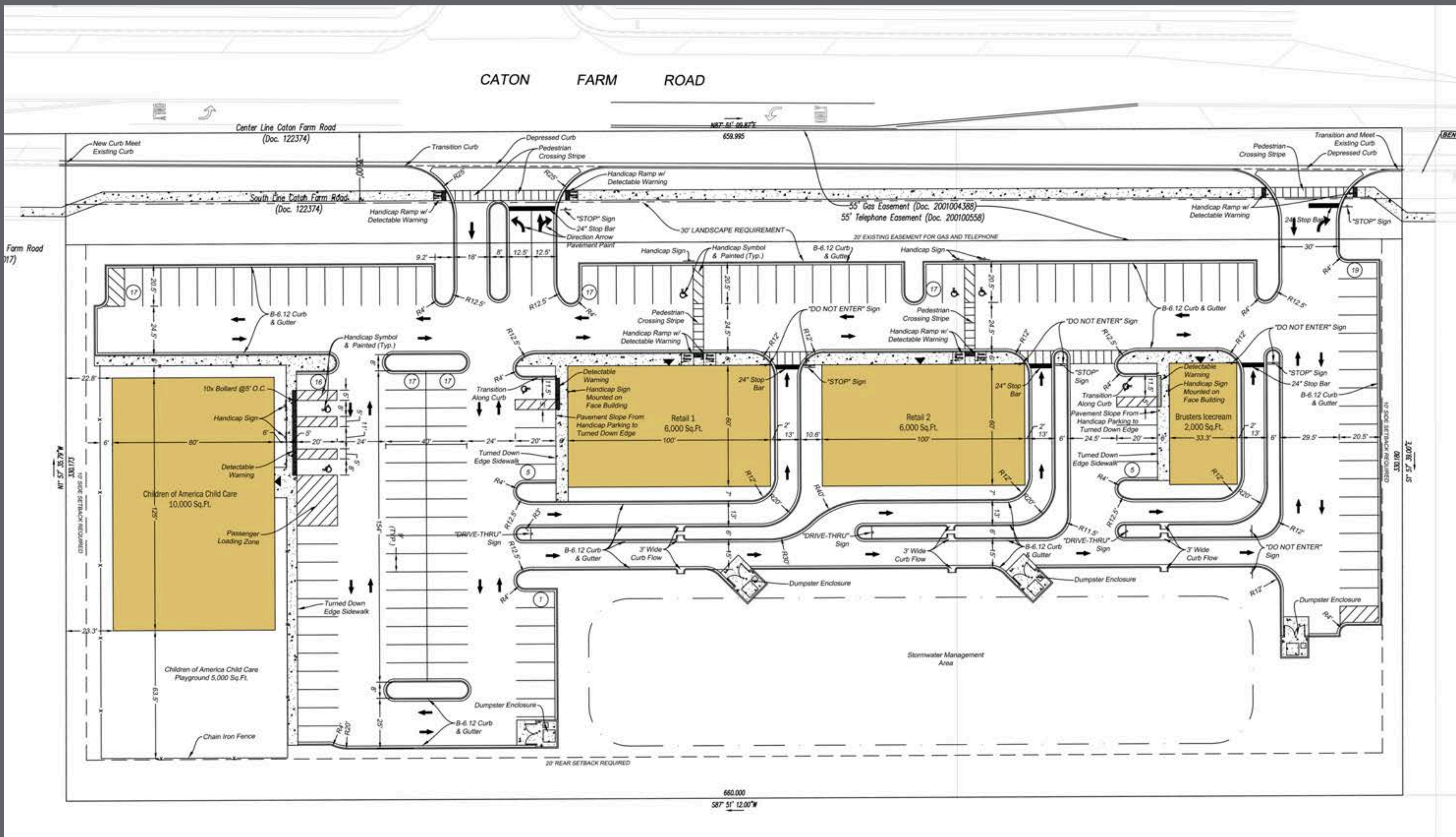


PROPERTY OVERVIEW

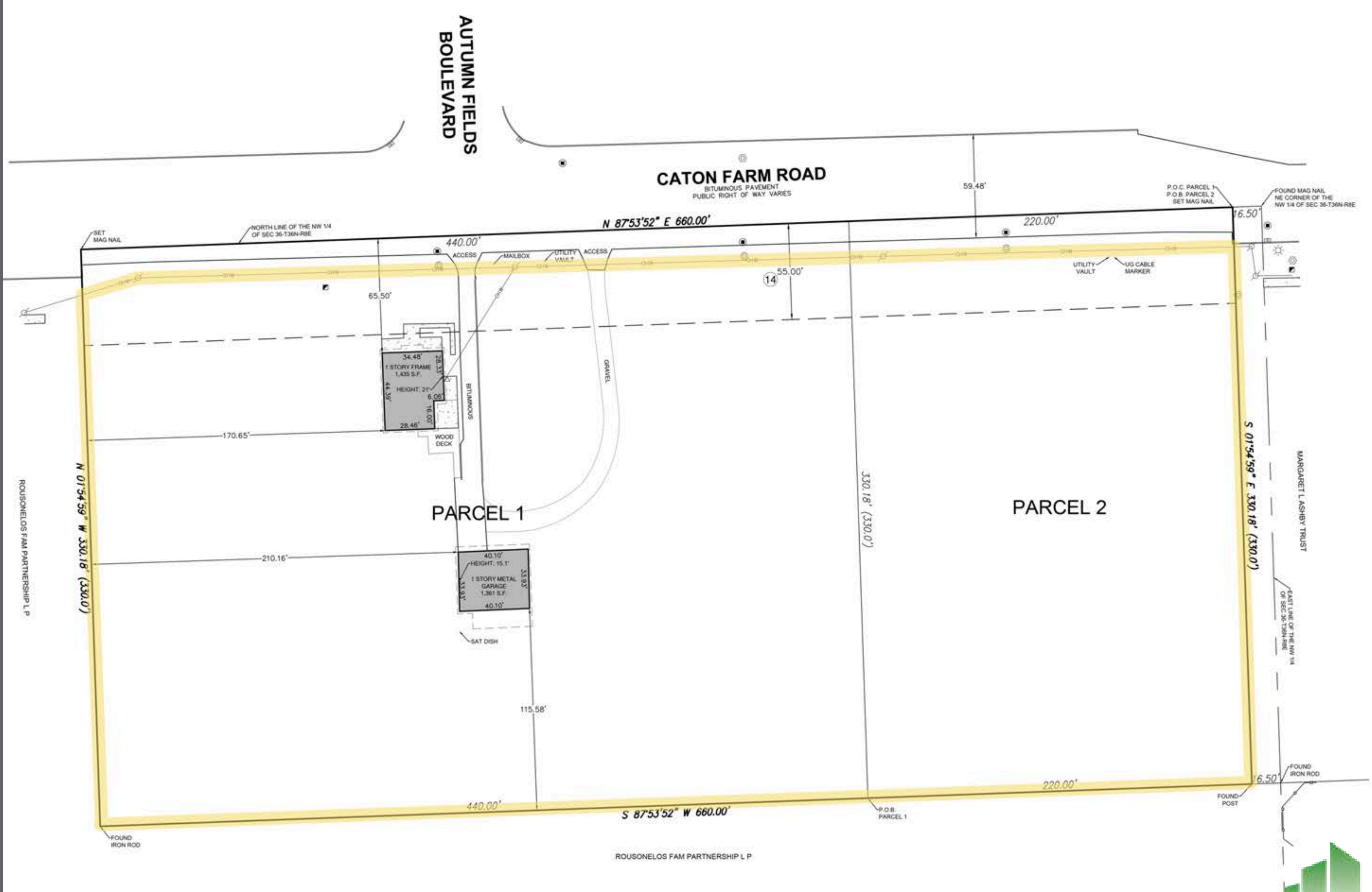
- UP TO 5 ACRE COMMERCIAL DEVELOPMENT SITE.
- .7 MILES FROM PLAINFIELD SOUTH HIGH SCHOOL, WALGREENS AND ALDI.
- B-2 COMMERCIAL/RETAIL ZONING

PROPERTY DETAILS

SITE PLAN


CATON FARM ROAD
Center Line Caton Farm Road (Doc. 122374)
South Line Caton Farm Road (Doc. 122374)
55' Gas Easement (Doc. 2001004388)
55' Telephone Easement (Doc. 200100558)
30' LANDSCAPE REQUIREMENT
20' EXISTING EASEMENT FOR GAS AND TELEPHONE
Children of America Child Care 10,000 Sq.Ft.
Children of America Child Care Playground 5,000 Sq.Ft.
Retail 1 6,000 Sq.Ft.
Retail 2 6,000 Sq.Ft.
Brusters Icecream 2,000 Sq.Ft.
Stormwater Management Area
Dumpster Enclosure
"DRIVE-THRU" Sign
"DO NOT ENTER" Sign
"STOP" Sign
Chain Iron Fence
20' REAR SETBACK REQUIRED
660.000
S87° 51' 12.00"W

SITE SURVEY



AUTUMN FIELDS BOULEVARD
CATON FARM ROAD
BITUMINOUS PAVEMENT
PUBLIC RIGHT OF WAY VARIES
N 87°53'52" E 660.00'
440.00'
220.00'
59.48'
55.00'
65.50'
170.65'
210.16'
115.58'
330.18' (330.0')
N 01°54'59" W 330.18' (330.0')
S 01°54'59" E 330.18' (330.0')
S 87°53'52" W 660.00'
PARCEL 1
PARCEL 2
1 STORY FRAME
1,435 S.F.
HEIGHT: 21'
1 STORY METAL GARAGE
1,361 S.F.
HEIGHT: 15.1'
40.10'
33.93'
34.48'
28.46'
WOOD DECK
BITUMINOUS
GRAVEL
ACCESS
MAILBOX
UTILITY VAULT
UG CABLE MARKER
SAT DISH
SET MAG NAIL
NORTH LINE OF THE NW 1/4 OF SEC 36-T36N-R8E
P.O.C. PARCEL 1
P.O.B. PARCEL 2
SET MAG NAIL
FOUND MAG NAIL
NE CORNER OF THE NW 1/4 OF SEC 36-T36N-R8E
16.50'
6.50'
FOUND IRON ROD
FOUND POST
P.O.B. PARCEL 1
EAST LINE OF THE NW 1/4 OF SEC 36-T36N-R8E
MARGARET L ASHBY TRUST
ROUSONELOS FAM PARTNERSHIP L P

DEVLOPMENT SUMMARY

Plainfield & Joliet Future New Homes within 3 Miles

Development	Development Name	Address	Type	Sites (Sold/Total)	Price Range	Status	Square Footage
D.R. Horton	Playa Vista	13500 Carmel Blvd, Plainfield, IL	Homes & Townhomes	315	$425K – $600K	Active	1,800 – 3,000 sq ft
D.R. Horton	Ashford Place	1987 Overland Dr, Plainfield, IL	Homes & Townhomes	500	$454K – $625K	Active	1,600 – 3,500 sq ft
Lennar	Lakewood Prairie	7998 Night Shade Ln, Joliet, IL	Homes & Townhomes	225	$425K – $480K	Active	1,800 – 2,600 sq ft
Pulte Homes	Ashton Homes	24455 W Prairie Dr, Plainfield, IL	Homes & Townhomes	225	$389K – $480K	Active	1,800 – 2,600 sq ft
McNaughton	Vista Ridge of Joliet	Caton Farm Rd & Greywall Blvd, Joliet, IL	Homes & Townhomes	397 (Sold Out)	–	Sold Out	–
Ryan Homes	Deer Crossing	7914 Graywall Blvd, Plainfield, IL	Homes	400 / 800	$420K – $580K	Active	1,800 – 3,500 sq ft
M/I Homes	Blayton Pointe	26341 W Stablewood Circle, Plainfield, IL	Homes	398 (3 locations)	$600K – $720K	Active	2,600 – 4,200 sq ft

DEVLOPMENT SUMMARY

KEY HIGHLIGHTS

- Strong buyer demand - multiple communities selling actively
- Wide price range: $389,000 - $720,000 to fit all budgets
- Diverse home styles from townhomes to luxury estates
- Prime locations in two of Illinois' fastest-growing markets

These communities represent strong investment opportunities and attractive living options in Plainfield & Joliet

JOLIET - MARKETPLACE OVERVIEW

Median Household Income

$47,684	$57,644	$68,154
1 mile	3 miles	5 miles

Median Home Value

$176,134	$186,882	$234,890
1 mile	3 miles	5 miles

7 Nearby Colleges
10 Private and Award Winning Public Schools

Population: ~150,489
49.6% Males, 50.4% Females
Average Age: 32.9 years old
52.7% White 34.7% Hispanic
2.1% Asian 17% African American

Joliet,/Plainfield Illinois is a thriving commercial hub in Chicago's southwest corridor, offering commercial real estate markets direct access to a large and growing population base. The city is anchored by a diverse economy—ranging from manufacturing and transportation to healthcare and entertainment—which supports a stable employment base and robust consumer spending.

Joliet/Plainfield holds excellent transportation access via Interstates 55 and 80, as well as proximity to key regional highways and rail lines, making it a strategic location for any business looking to tap into both local and regional markets. The surrounding trade area features a blend of mature neighborhoods and new residential developments, providing a balanced and expanding customer demographic. Traffic counts along major arterial roads near the site regularly exceed 30,000 vehicles per day, offering excellent visibility and exposure.

Significant development initiatives in Joliet/Plainfield have further positioned the area as a commercial powerhouse. With a robust infrastructure that supports economic expansion, this area features:

- **Established Businesses:** A strong base of employers across logistics, manufacturing, healthcare, and education sectors, including companies such as Amazon and IKEA.
- **Entertainment and Tourism:** Attractions like the Hollywood Casino, Chicagoland Speedway, and a vibrant downtown scene help drive tourism and support local businesses.
- **Development Initiatives:** Significant investment in industrial parks, logistics hubs, and mixed-use projects, supported by proactive local government and economic development programs have continuously grown in Joliet, IL.

With strong municipal support for economic development and an emphasis on infrastructure improvements, new property owners can feel confident that Joliet/Plainfield growth trajectory is poised to continue for the foreseeable future.

Sources: PropertyShark, CommercialCafe, Rofo, and CommercialSearch.

PLAINFIELD- MARKETPLACE OVERVIEW

Median Household Income

$109,025	$118,657	$110,826
1 mile	3 miles	5 miles

Median Home Value

$390,921	$339,142	$308,571
1 mile	3 miles	5 miles

12 Nearby Colleges
11 Private and Award Winning Public Schools

Population: ~47,448
50.3% Males, 49.7% Females
Average Age: 41.2 years old
72.3% White 10% Hispanic
9.3% Asian 9% African American

Joliet/Plainfield, Illinois, is one of the fastest-growing communities in the Chicago metropolitan area, offering a vibrant mix of suburban charm and economic opportunity. With a population now exceeding 45,000 residents and strong year-over-year growth,

Joliet/Plainfield attracts families and professionals alike with its highly rated schools, expanding housing developments, and attractive quality of life. Plainfield's historic downtown district continues to thrive, blending unique local businesses with a supportive municipal environment focused on fostering commerce and community.

Located along key transportation corridors such as U.S. Route 30, Illinois Route 59, and Interstate 55, Plainfield offers excellent regional access, making it an ideal hub for retail development and business visibility.

Retailers in Joliet/Plainfield benefit from a strong customer base and proximity to neighboring high-growth communities like Naperville, Bolingbrook, and Joliet. The village government actively encourages business development through incentive programs and streamlined approval processes.

The area is home to:

- **Established Retail Hubs**
- **Proximity to Downtown Plainfield** – A hub for community events like street festivals, parades, and farmers markets, which consistently draw large crowds, Downtown Plainfield offers an ideal spot for businesses looking to tap into both local residents and visitors from surrounding communities.
- **Ongoing Residential Development** – New subdivisions and housing projects continue to expand the local customer base and drive demand for additional retail services.

With strong municipal support for economic development and an emphasis on infrastructure improvements, new property owners can feel confident that Joliet/Plainfield growth trajectory is poised to continue for the foreseeable future.

Sources: PropertyShark, CommercialCafe, Rofo, and CommercialSearch.

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COMMERCIAL
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BROKERAGE
MANAGEMENT
APPRAISAL

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