



**SITE**

**SALE**

# Residential Development Opportunity

**BENSENVILLE, IL 60106**

**PRESENTED BY:**

**DAVID PERNICE**

O: 847.233.1115

david.ernice@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	6.1 Acres
ZONING:	R-2
APN:	03-24-404-025, 03-24-404-026 & 03-24-404-060

DAVID PERNICE  
O: 847.233.1115  
david.pernice@svn.com

LOCATION OVERVIEW

Proximity to O'Hare International Airport

Strategically positioned just a short distance from O'Hare International Airport, this property benefits from its convenient location, making it an excellent choice for families, business professionals, frequent travelers, and aviation enthusiasts. The proximity ensures easy access to the airport terminals, allowing for efficient commuting and travel.

Excellent Highway Connectivity

The land enjoys seamless connectivity to a network of major highway arteries, including Interstates I-294 and I-90, Rte. 83, providing convenient transportation options for residents and enabling easy access to neighboring cities and attractions. This strategic positioning enhances accessibility and facilitates efficient commuting throughout the area.

Permitted Uses

Permitted uses include daycare home, government facility, school, two-unit dwellings, single-unit dwellings, and community residences.

## PROPERTY HIGHLIGHTS



### DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com

## PROPERTY DESCRIPTION

Welcome to this exceptional opportunity to acquire a remarkable piece of residential vacant land spanning 6.1 acres, ideally situated in the highly sought-after suburb of Bensenville, Illinois, within the prestigious DuPage County. Boasting a prime location near O'Hare International Airport and with excellent access to major highway arteries, this property offers a multitude of advantages and is an ideal investment for those seeking to create a distinctive residential development or capitalize on its immense potential.

## SUBURB OF BENSENVILLE

Bensenville, a charming and vibrant suburb, offers a peaceful residential environment while maintaining close proximity to urban amenities and opportunities. Residents benefit from a harmonious blend of tranquility and convenience, enjoying a high quality of life coupled with the comforts of suburban living.

## SCHOOL SYSTEM

Bensenville boasts a schooling system that is dedicated to providing excellent education and a nurturing environment for students. The district is committed to fostering academic excellence and offers a wide range of educational programs, extracurricular activities, and resources to support the development and success of its students. Families will find comfort in the availability of exceptional schools, further enhancing the desirability and appeal of the area.



## PROPERTY DESCRIPTION



### DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com

## R-2 ZONING DETAILS

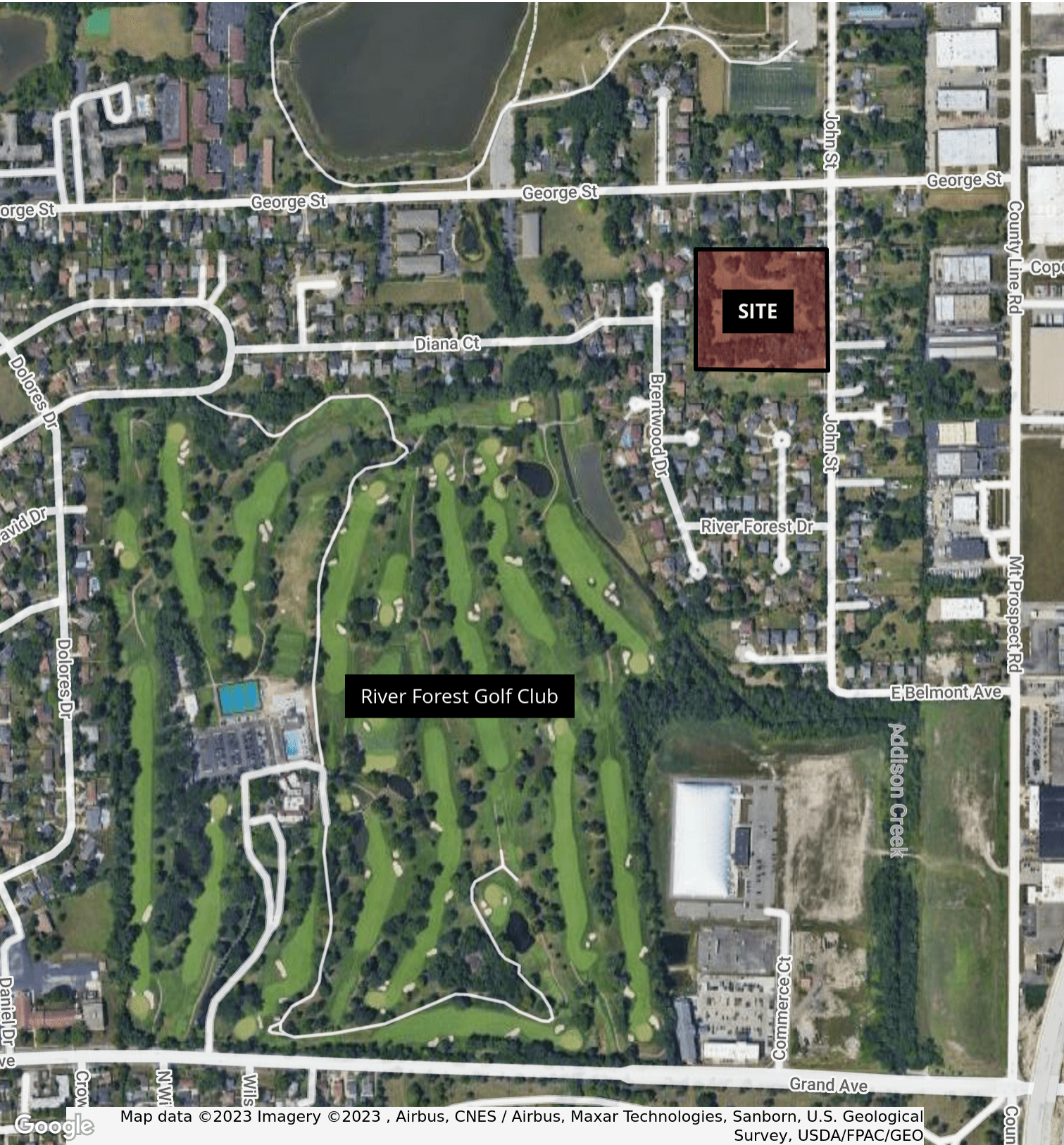
The property features R-2 zoning, which designates it for residential use and presents an array of possibilities for developers and investors alike. R-2 zoning permits various residential uses, including single-family homes, townhouses, and dwellings, depending on the specific requirements and regulations set forth by the local zoning ordinances. This zoning designation reflects the community's commitment to maintaining a harmonious residential environment while accommodating diverse housing needs.

## SUMMARY

In summary, this 6.1-acre vacant land parcel offers an exceptional opportunity for development in the prestigious suburb of Bensenville, DuPage County. Its advantageous location near O'Hare International Airport and excellent highway connectivity, combined with the benefits of the suburb's amenities and the excellence of its schooling system, make it an enticing prospect for investors, developers, and individuals looking to create a remarkable residential community. The property's R-2 zoning further enhances its potential and flexibility, making it a truly remarkable development opportunity.



LOCATION MAP



**DAVID PERNICE**  
O: 847.233.1115  
david.pernice@svn.com



# PLAT OF SURVEY

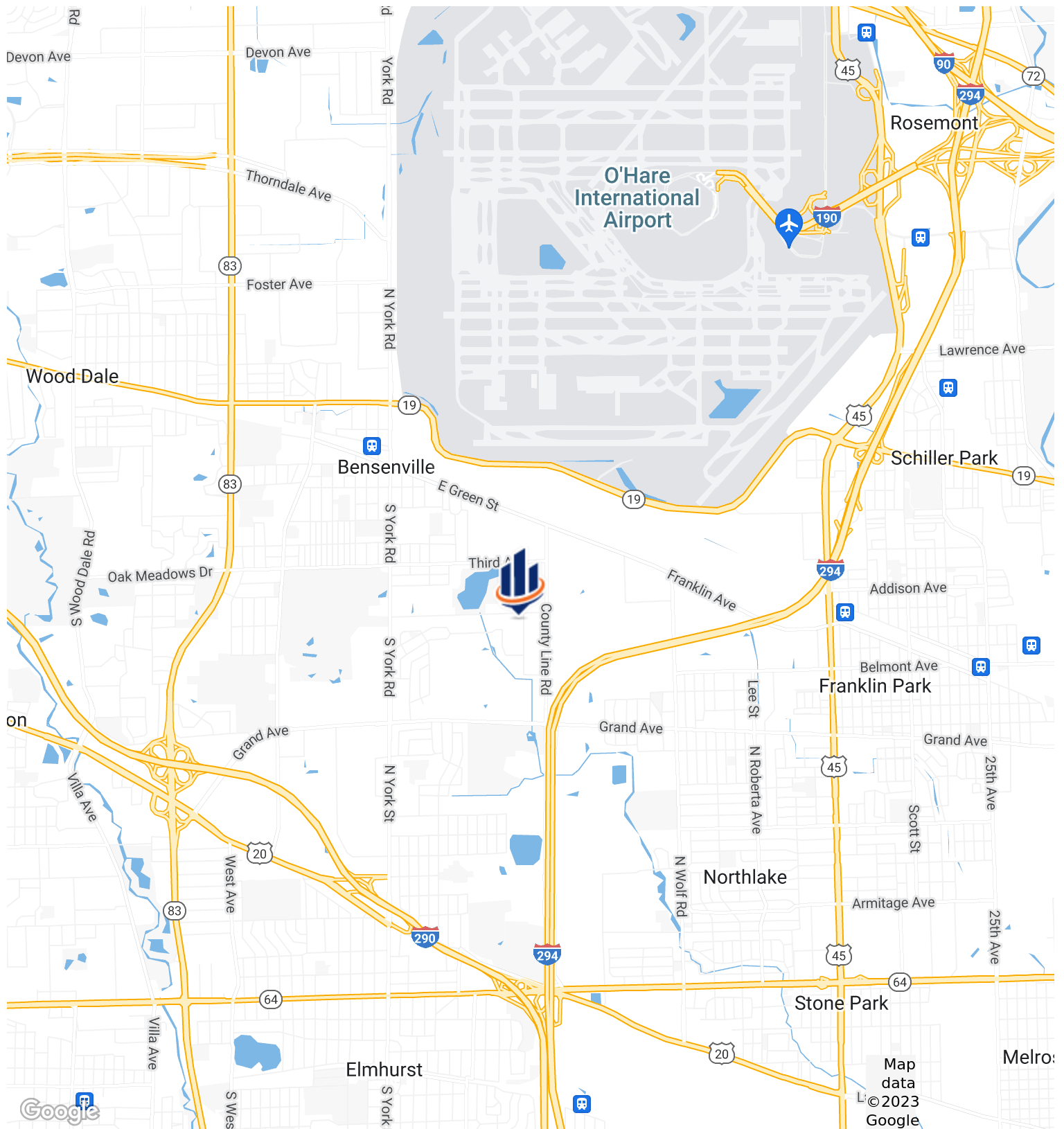
LOTS 31 AND 32, IN BLOCK 2, IN BENSENVILLE FARMS, A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, IN BOOK 10 OF PLATS, PAGE 82, AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

to  
of  
est



david.pernice@svn.com

## LOCATION MAP



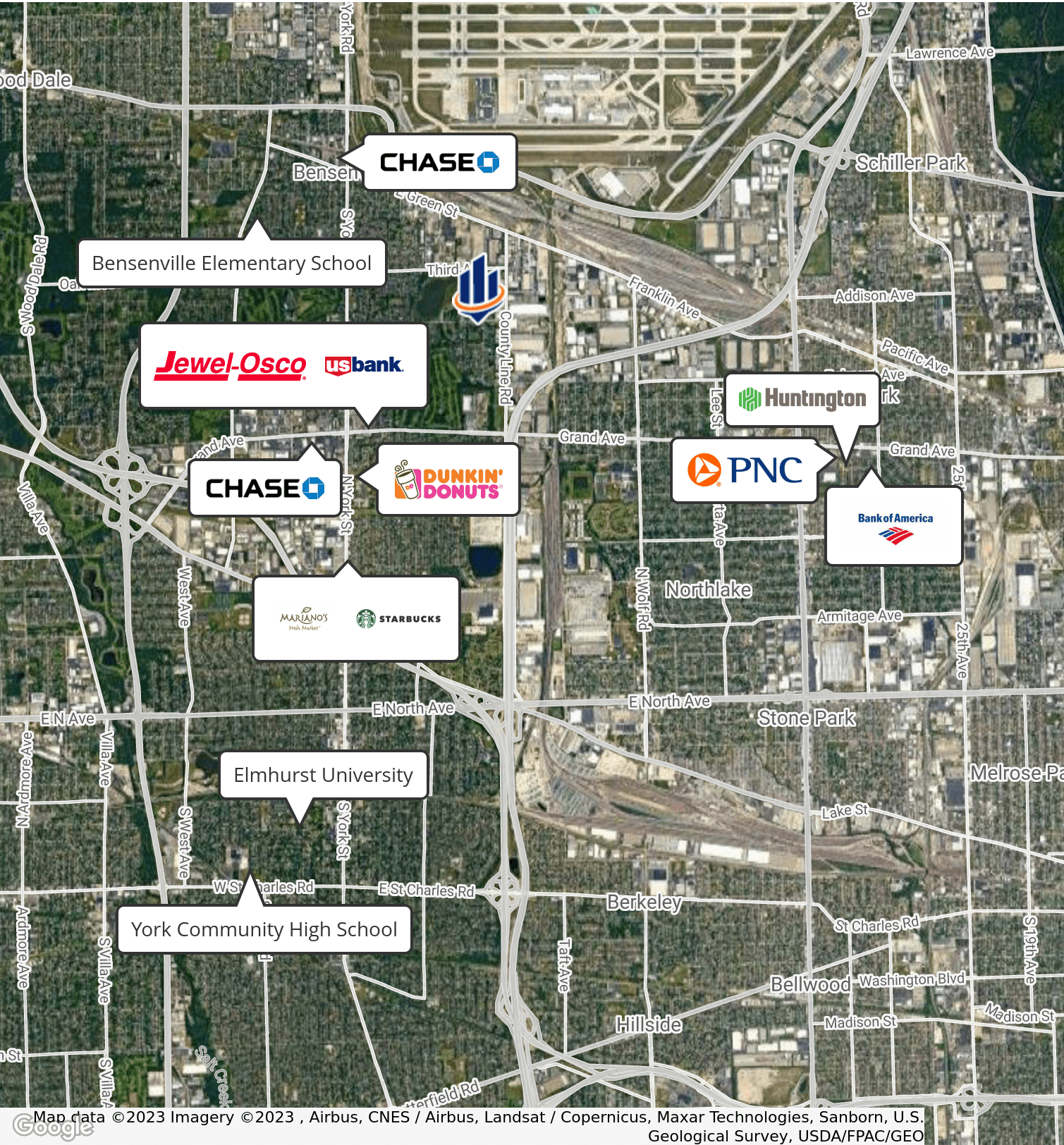
**DAVID PERNICE**

O: 847.233.1115

david.pernice@svn.com



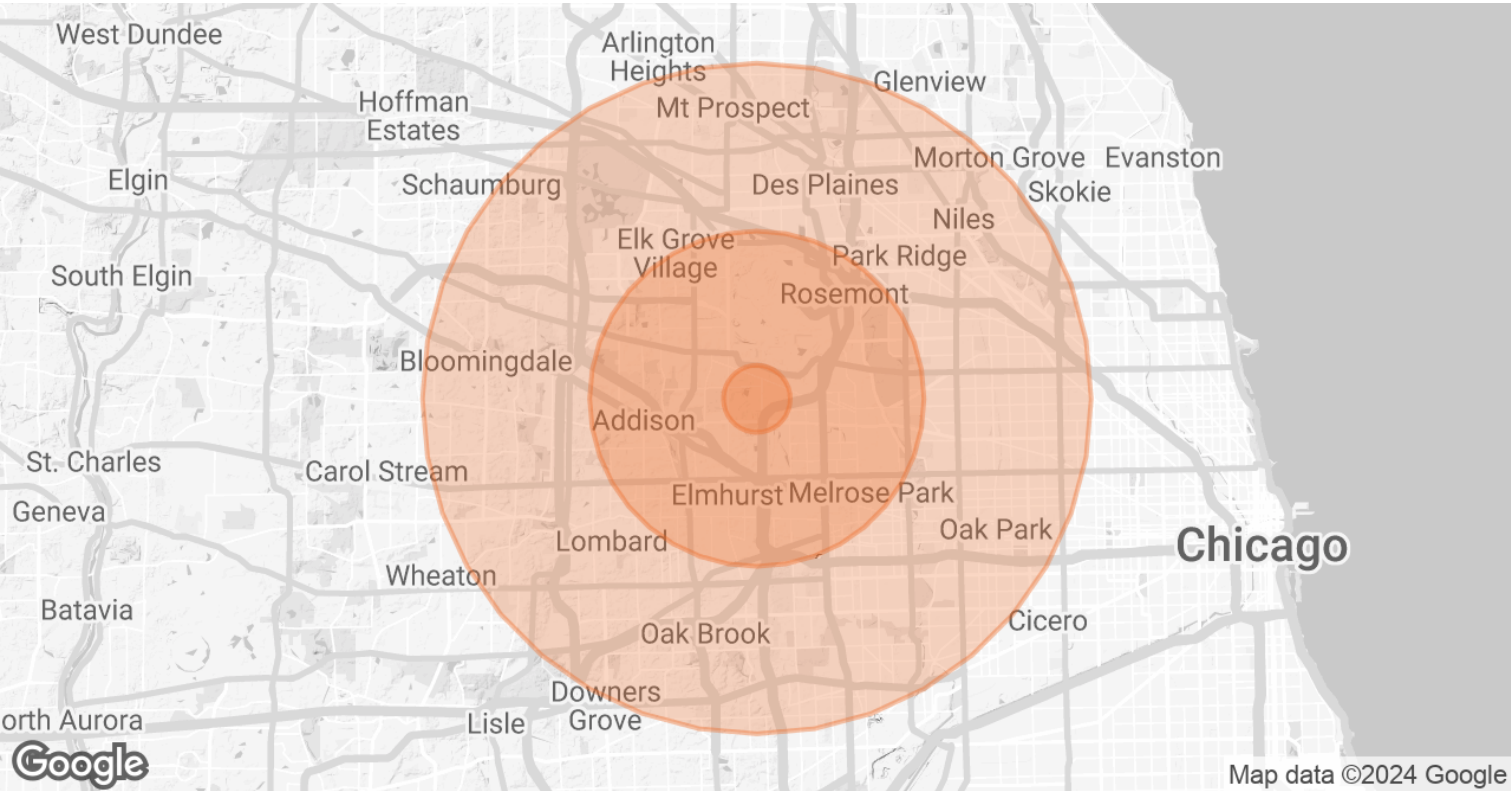
RETAILER MAP



**DAVID PERNICE**  
O: 847.233.1115  
david.pernice@svn.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,930	265,428	1,561,616
AVERAGE AGE	37.1	38.5	40.4
AVERAGE AGE (MALE)	32.5	37.3	39.1
AVERAGE AGE (FEMALE)	41.4	39.8	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,089	98,072	609,803
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$70,433	\$89,352	\$95,803
AVERAGE HOUSE VALUE	\$227,431	\$265,049	\$299,818

\* Demographic data derived from 2020 ACS - US Census

DAVID PERNICE  
O: 847.233.1115  
david.pernice@svn.com

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**DAVID PERNICE**

O: 847.233.1115

david.pernice@svn.com