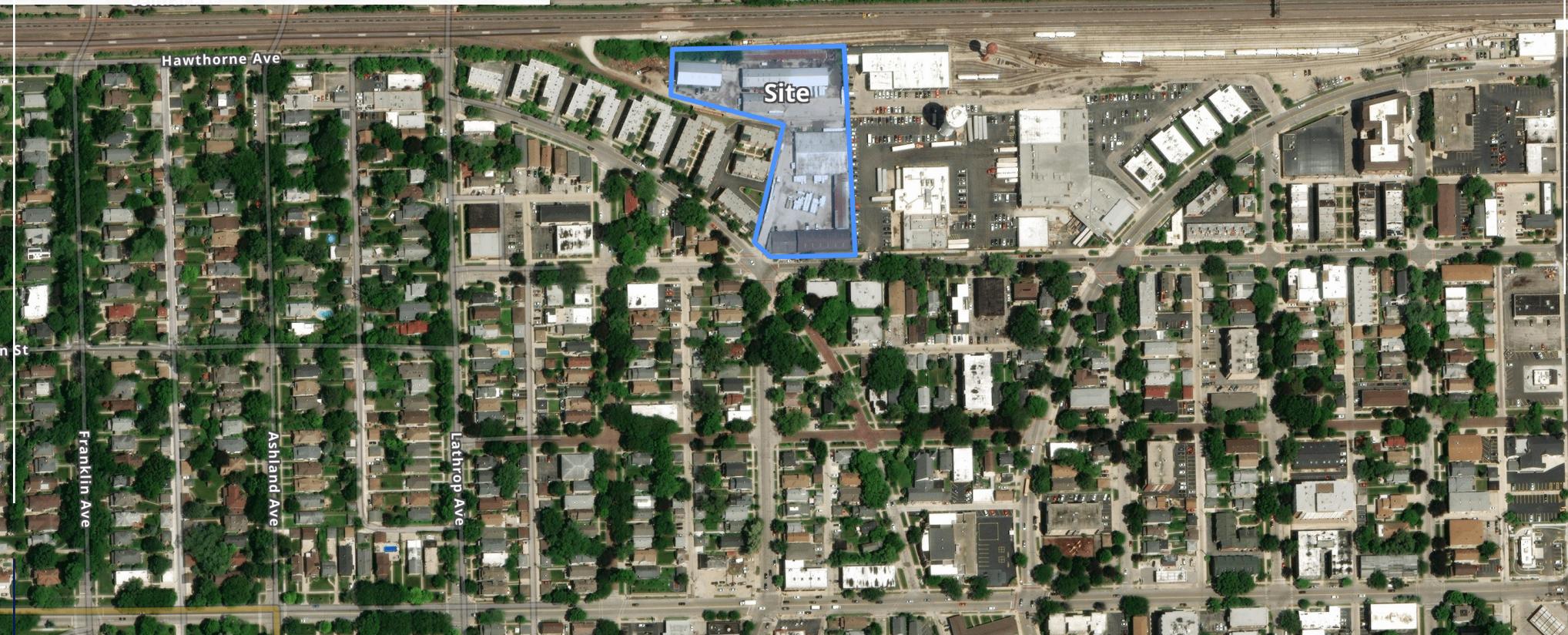


For Sale - 2.5 Acres Potential Transit-Oriented Development

7459 Franklin St,
Forest Park, IL 60130



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Executive Summary

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Property Overview

The subject property is a 2.5-acre site in the heart of Forest Park, IL, adjacent to the Metra rail line—an ideal opportunity for transit-oriented development (TOD). The site is well-suited for a high-density residential project that maximizes its exceptional connectivity. Its proximity to public transit, major roadways, and local amenities makes it a rare and valuable opportunity for developers seeking to create a vibrant, commuter-friendly community in a prime location.



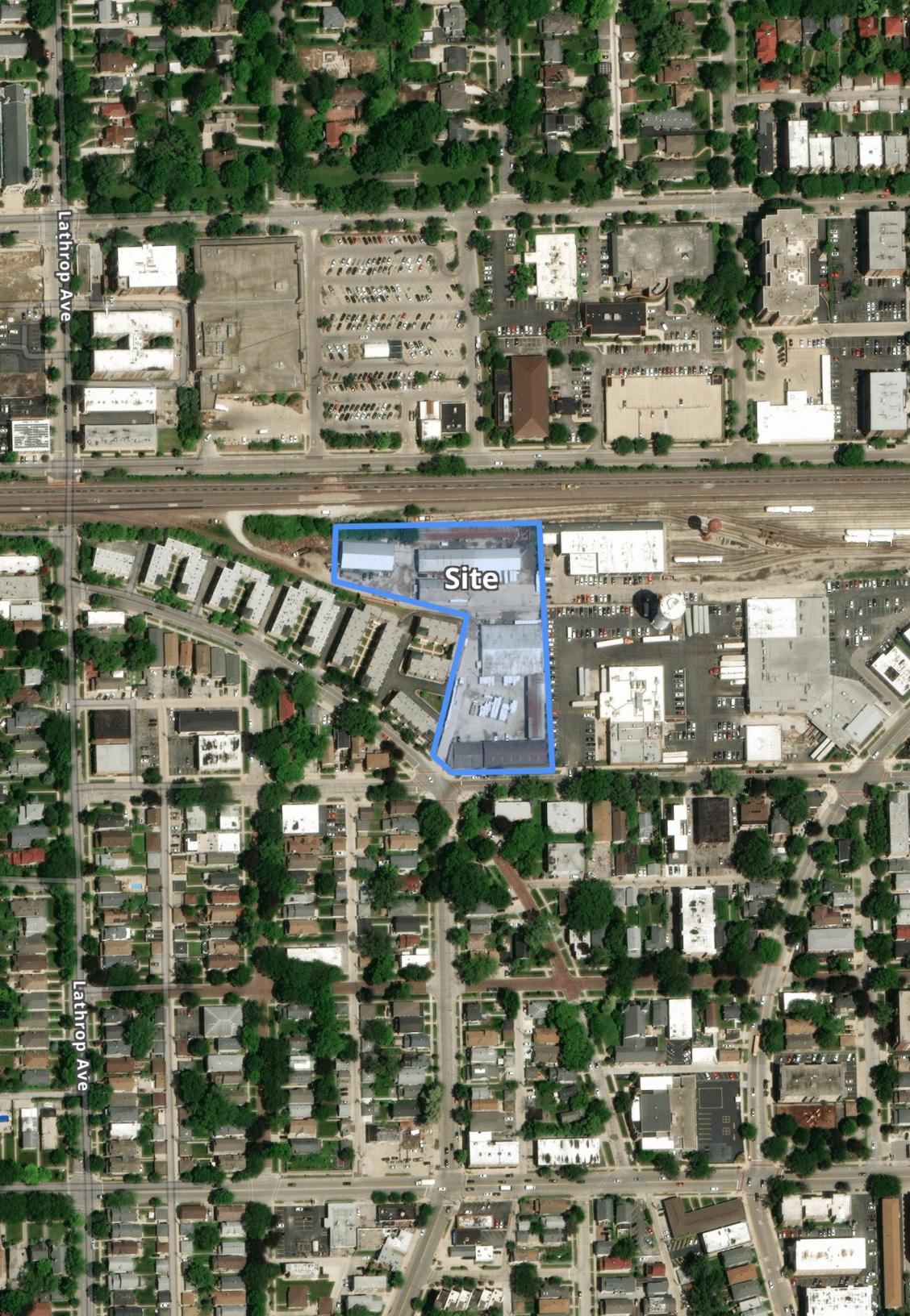
Property Specs

Address	7459 Franklin St
City	Forest Park
County	Cook
Acres	2.5
Zoning	I-2 (will likely need Planned Development)
Schools	District 91 - K-8 District 209 - Proviso Township High School
APN	15-12-400-015 15-12-400-019
Taxes (2024)	\$88,504.01
Sale Price	Subject to Offer
Highlights	<ul style="list-style-type: none">Potential Transit-Oriented DevelopmentMotivated MunicipalityProximity to MetraHalf of the property is in a TIF

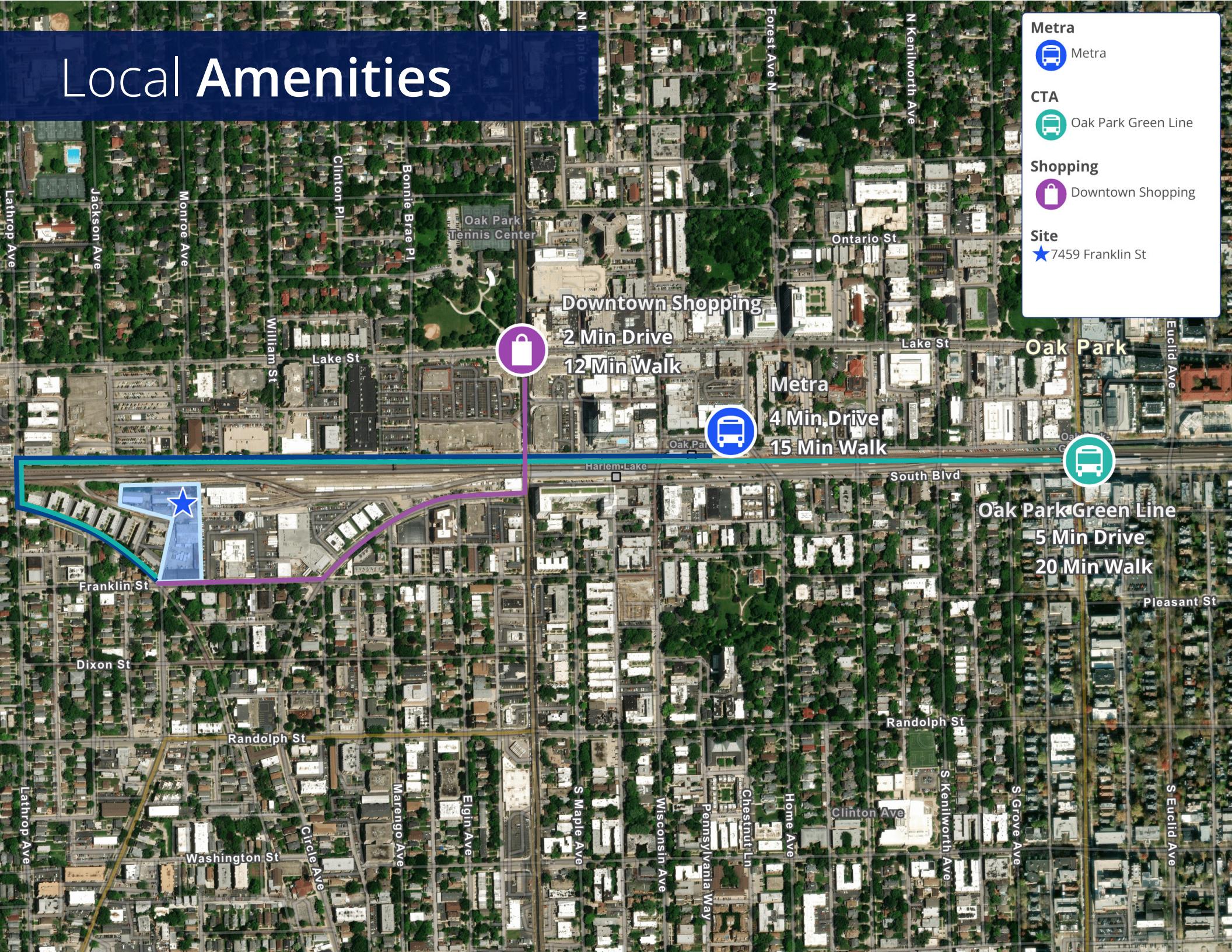
Tax Increment Financing

Circle Harlem Redevelopment Area

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Local Amenities



Metra



CTA



Shopping



Site

★ 7459 Franklin St

Development Parameters

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Conceptual Development Parameters

The following development parameters are conceptual in nature and subject to municipal approvals, zoning, and final design.

Site Area

±2.5 acres (±108,900 SF)

Proposed Use

- Transit-Oriented Development (TOD)
- Multifamily residential with potential ground-floor retail or amenity space

Density

- Approximate density range: **60-100 units per acre**
- Estimated unit count: **150-200 units**

Building Height

- Mid-rise multifamily
- **5-7 stories**, subject to zoning and municipal review

Parking (Conceptual)

- Combination of structured and/or podium parking

Transit Orientation

- Adjacent to Metra rail line
- Walkable access to transit, retail, and neighborhood amenities
- Site configuration supports pedestrian-oriented design

Development Parameters

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Zoning Status

- Current zoning: **I-2 Industrial**
- Village of Forest Park has expressed support for Planned Development

Incentives

- Portion of the site currently located within the **Circle Harlem Redevelopment Area (TIF)**
- Potential to include the **entire property within the TIF district**

Development Notes

- Site size and configuration support efficient building massing
- Opportunity for high-quality, transit-focused residential product
- Strong alignment with municipal planning goals and transit-oriented growth

Demographics

1 Miles

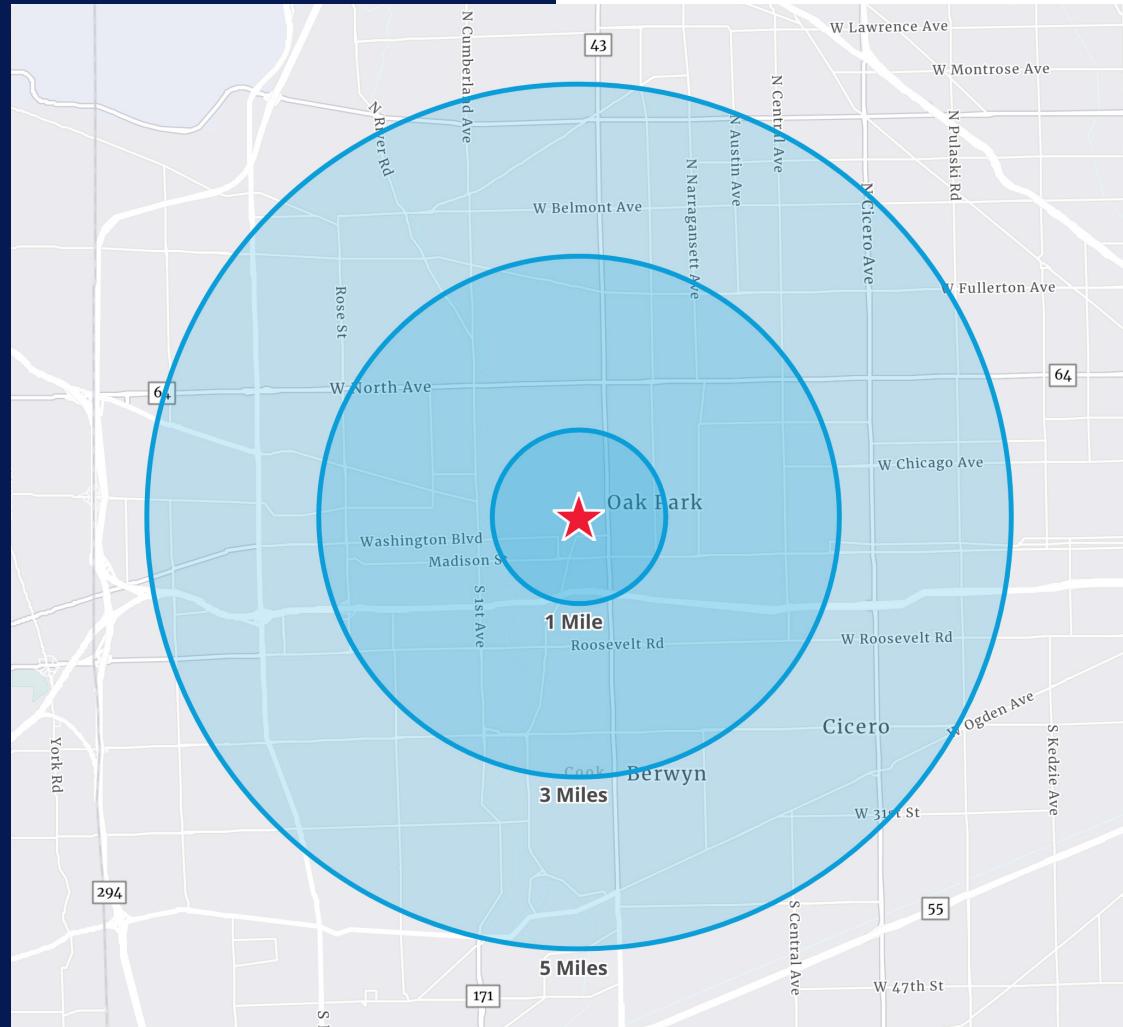
Population	30,499
Median Age	42.4
Avg. Income	\$97,396
Median Home Value	\$459,712

3 Miles

Population	256,531
Median Age	39.2
Avg. Income	\$76,909
Median Home Value	\$337,457

5 Miles

Population	720,724
Median Age	38.3
Avg. Income	\$73,811
Median Home Value	\$311,595



[Click for Details](#)



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