

# For Sale - 2.5 Acres Potential Transit-Oriented Development

7459 Franklin St,  
Forest Park, IL 60130



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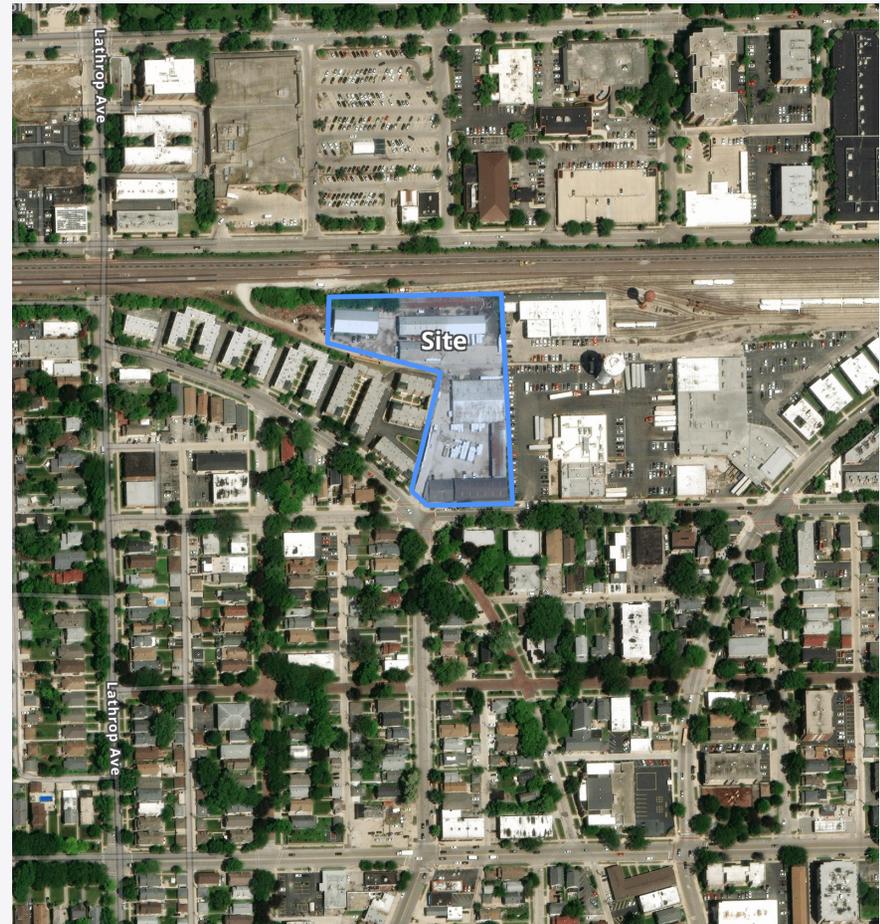


# Executive Summary



## 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.

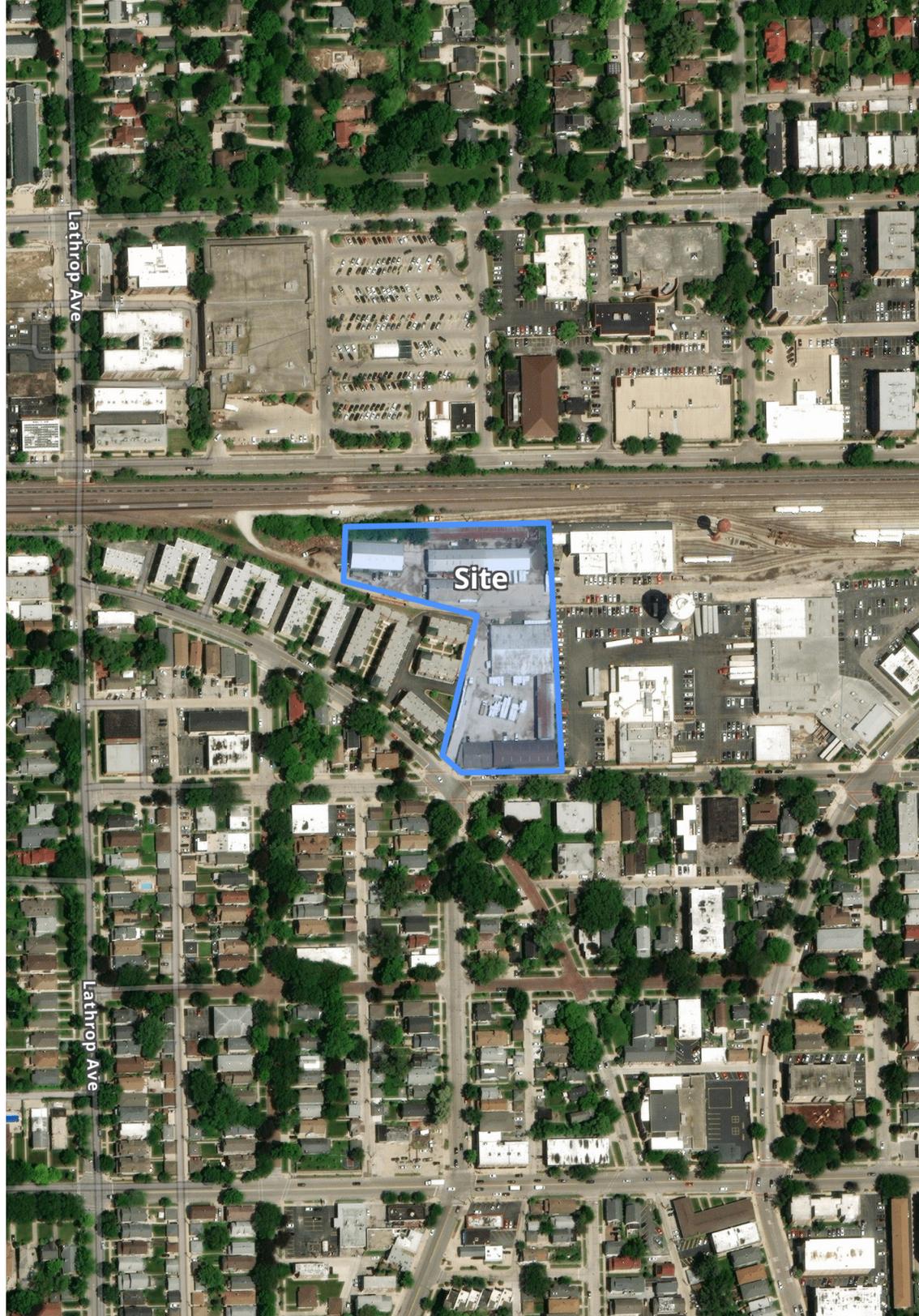


# Property Specs

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

Tax Increment Financing

Circle Harlem Redevelopment Area



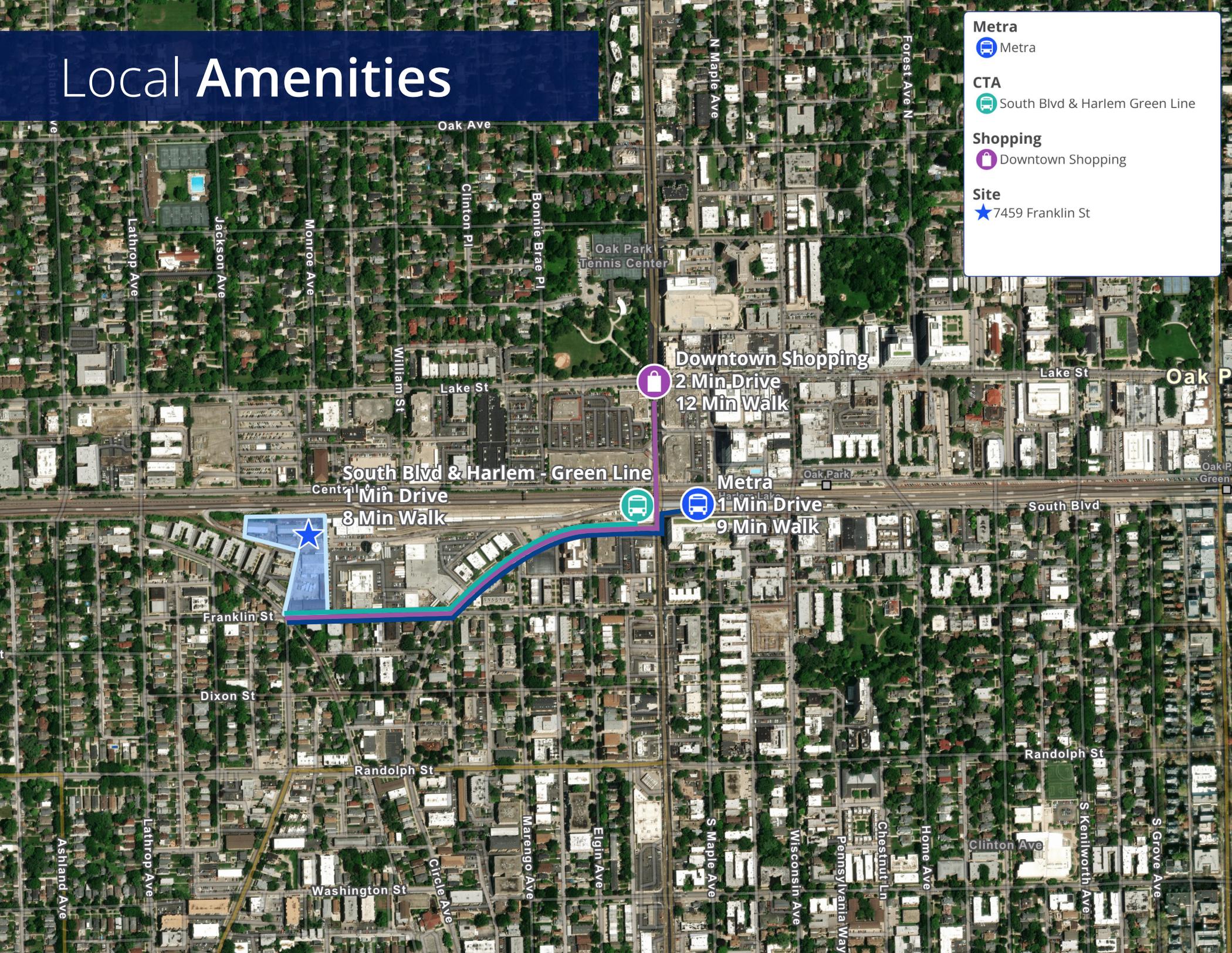
# Local Amenities

**Metra**  
 Metra

**CTA**  
 South Blvd & Harlem Green Line

**Shopping**  
 Downtown Shopping

**Site**  
 7459 Franklin St



**South Blvd & Harlem - Green Line**  
1 Min Drive  
8 Min Walk

**Downtown Shopping**  
2 Min Drive  
12 Min Walk

**Metra**  
1 Min Drive  
9 Min Walk

Ashland Ave

Lathrop Ave

Jackson Ave

Monroe Ave

Clinton Pl

Bonnie Brae Pl

William St

Lake St

N Maple Ave

Forest Ave N

Oak Park  
Tennis Center

Lake St

Oak P

Oak P  
Green

South Blvd

Franklin St

Dixon St

Randolph St

Randolph St

Lathrop Ave

Washington St

Circle Ave

Marengo Ave

Elgin Ave

S Maple Ave

Wisconsin Ave

Pennsylvania Way

Chestnut Ln

Home Ave

Clinton Ave

S Kenilworth Ave

S Grove Ave

# Development Parameters



## 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



## 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

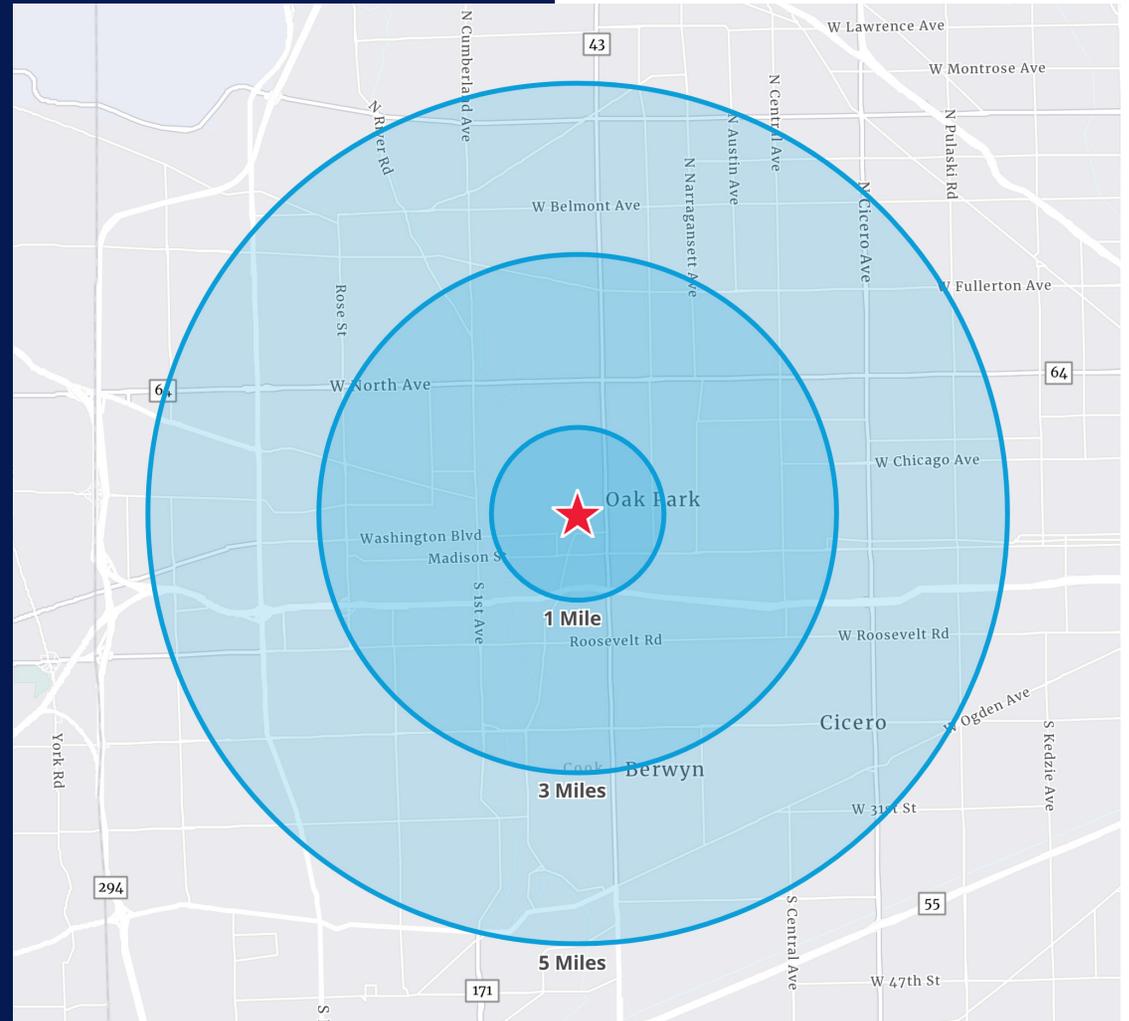
Population	30,499
Median Age	42.4
Avg. Income	\$97,396
Median Home Value	\$459,712

## 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](#)

FOR SALE

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## CONTACT US

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