

# 5N047 Route 83

Bensenville, IL 60106

DEVELOPMENT SITE FOR SALE



john  
greene  
COMMERCIAL

# 5N047 Route 83 | Bensenville, IL 60106

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

DEVELOPMENT - OTHER FOR SALE



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,400,000
<b>Lot Size:</b>	4.78± Acres
<b>Zoning:</b>	DuPage County - R-4
<b>Traffic Count:</b>	52,500 VPD
<b>School District:</b>	Bensenville Grade School Dist 2 and HS Dist 100
<b>Taxes:</b>	\$19,616
<b>Tax Year:</b>	2020

## PROPERTY OVERVIEW

Prime land development site in Eastern DuPage County. Unincorporated Bensenville. Existing building is vacant and formerly housed a church. Site is surrounded by School, Park District Facility, and open space. Buyer can develop site in County or Annex to Bensenville.

Utilities available nearby - contact broker for details.

Due Diligence items available upon request: Soils report, Wetland Delineation, IDOT access approval, Utility plans, Survey

**Shamus Conneely**

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773.814.3378

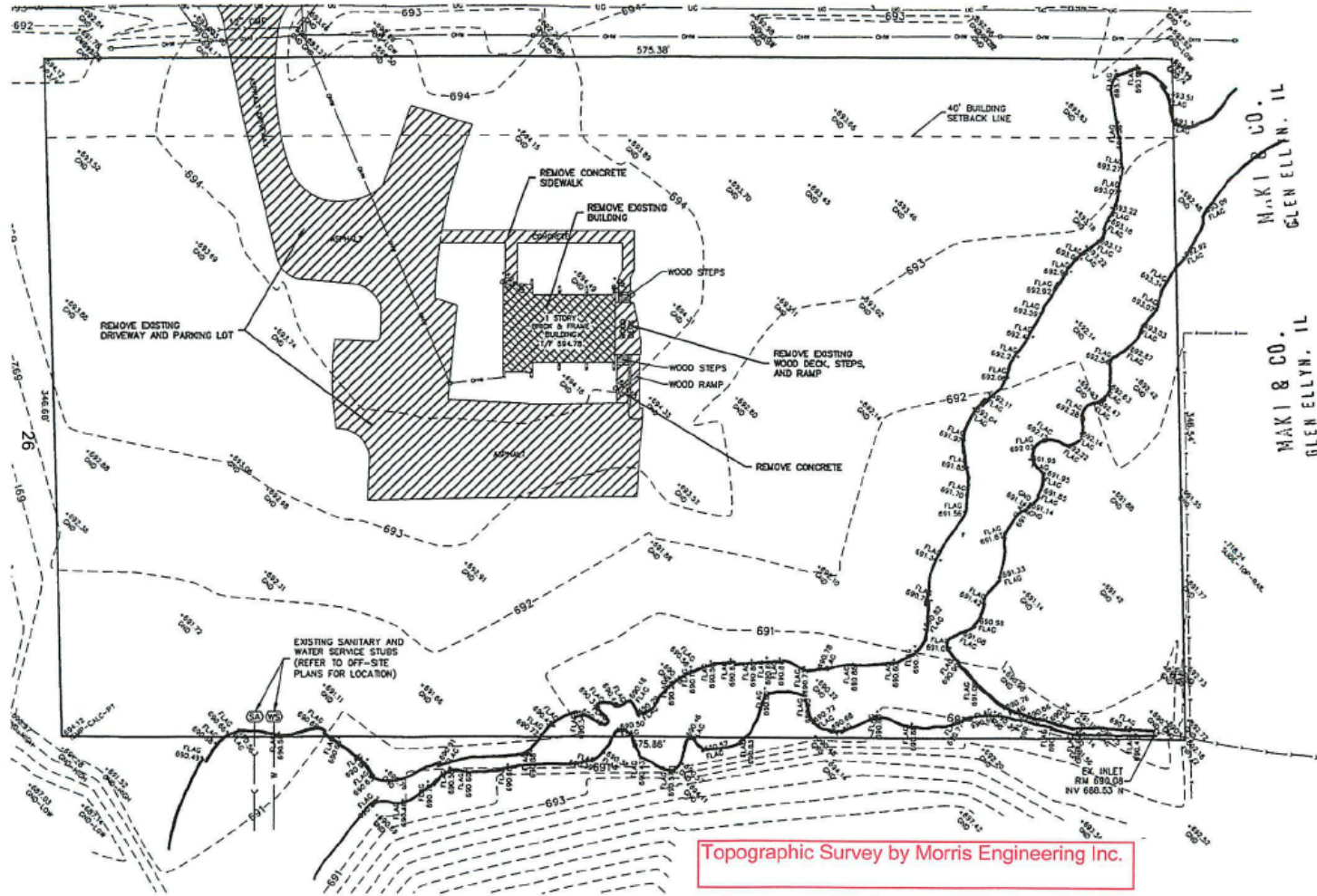
**Cory Ramey**

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773.882.0677

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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Exhibit 5  
Wetland Delineation

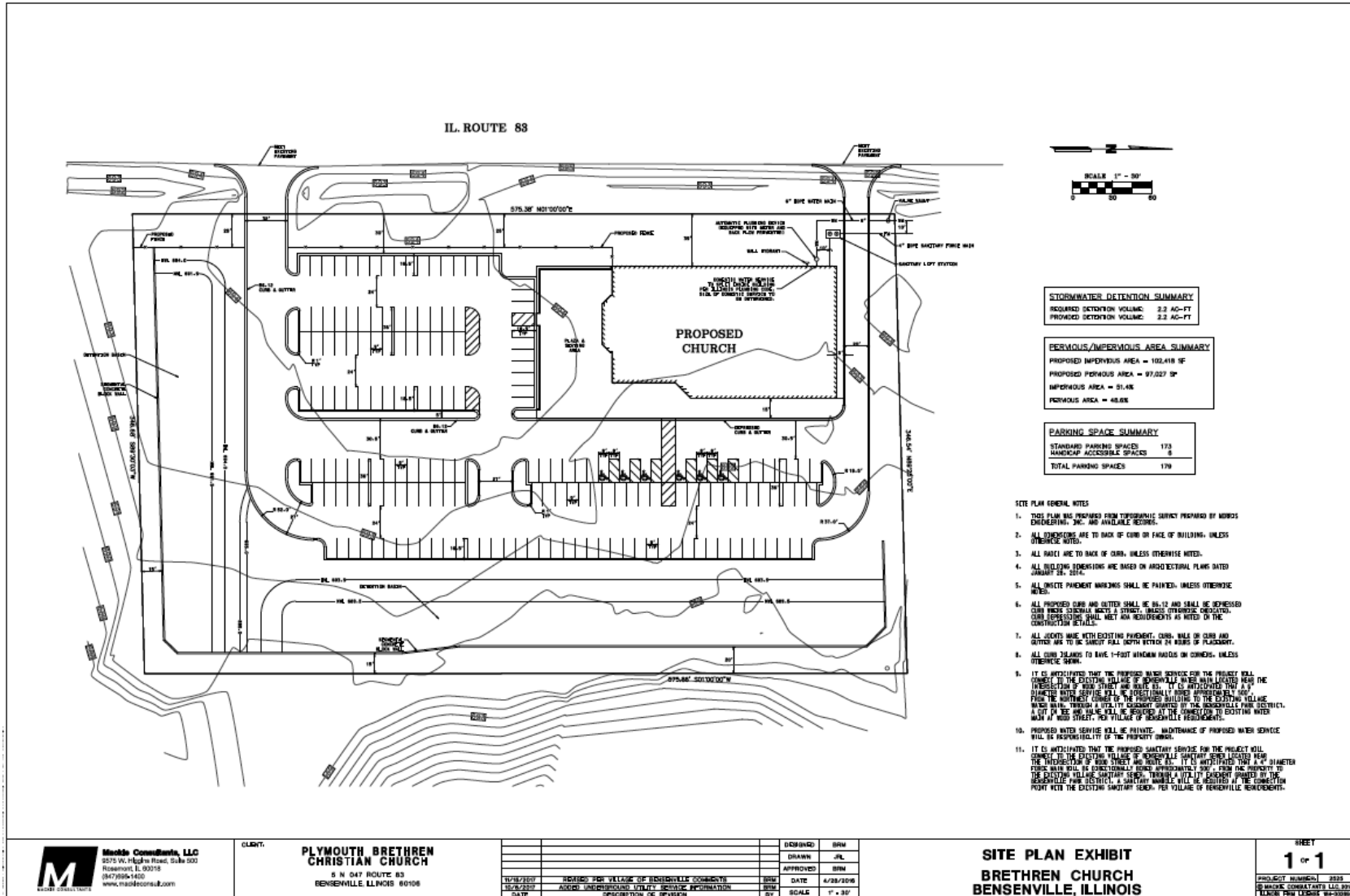


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CLIENT: **PLYMOUTH BRETHREN CHRISTIAN CHURCH**  
 6 N 047 ROUTE 83  
 BENSENVILLE ILLINOIS 60106

DESIGNED	BRM
DRAWN	JAL
APPROVED	BRM
DATE	6/28/2016
SCALE	1" = 30'

**SITE PLAN EXHIBIT  
 BRETHREN CHURCH  
 BENSENVILLE, ILLINOIS**

SHEET  
**1 of 1**  
 PROJECT NUMBER: 2016  
 DRAWING CONVENTIONS: LLD, 2016  
 PLOTTED FROM: LAYOUT: 6/28/2016

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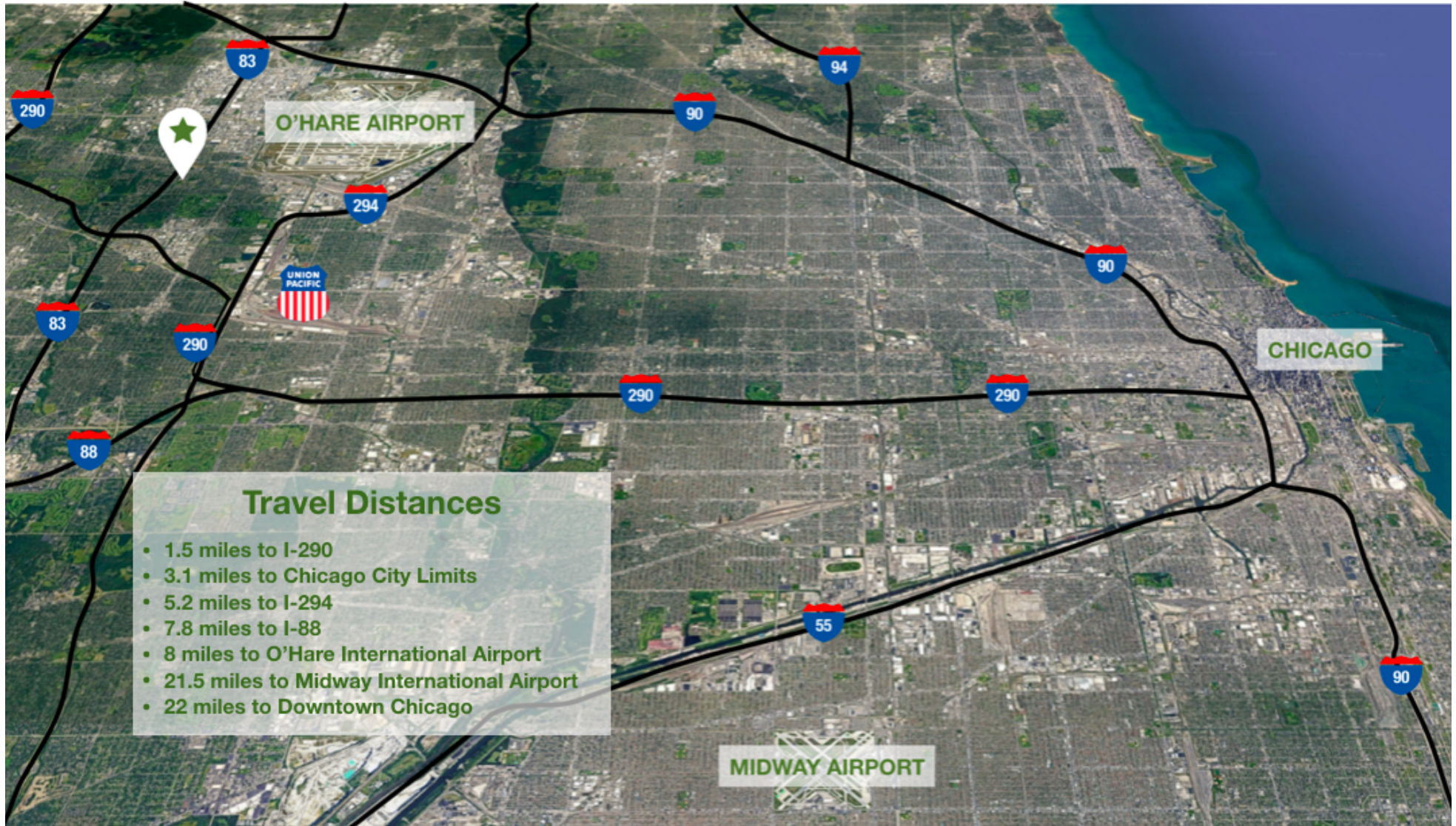
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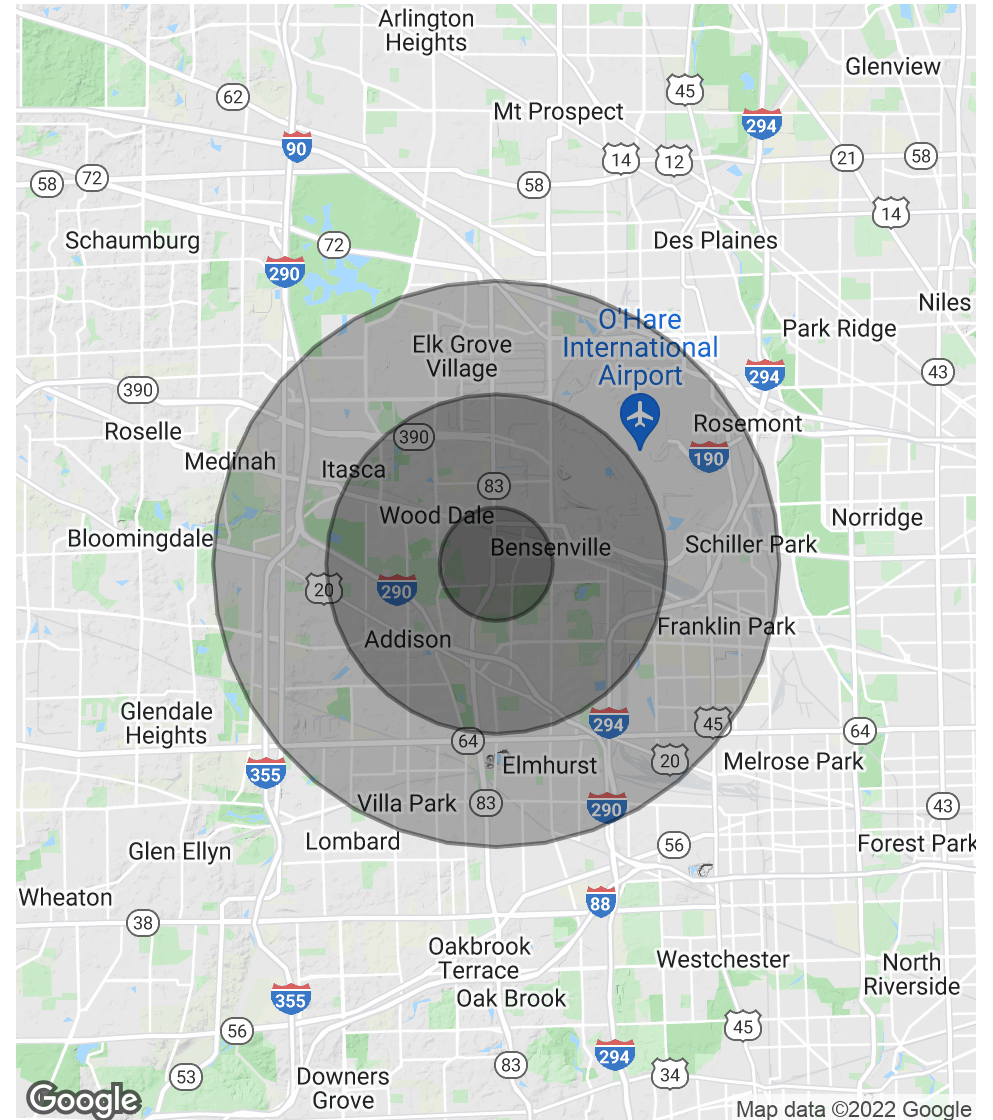
DEVELOPMENT - OTHER FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,372	73,383	202,714
Average age	37.0	35.9	36.7
Average age (Male)	35.6	34.1	35.1
Average age (Female)	38.2	37.5	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,697	25,580	70,715
# of persons per HH	2.8	2.9	2.9
Average HH income	\$73,524	\$72,426	\$81,583
Average house value	\$297,065	\$320,736	\$341,394

\* Demographic data derived from 2010 US Census



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