

FOR SALE

## MIXED USE DEVELOPMENT OPPORTUNITY

BENSON PROPERTY - 2089 DEVON AVENUE (TIF 3)  
Hanover Park, Illinois



### Property Description

- 85.5 acres
- Zoning: BP, Business Park
- Potential uses: Residential, with Retail, Office, Restaurant fronting Devon Ave.
- Walkable from Metra Station (Less than 0.5 miles)
- Direct access to I-390 when extension is constructed
- Ideal for “Move-Up Housing”
- Average Daily Traffic (ADT):
  - 9,150 vehicles on Devon Avenue
  - 19,400 vehicles on County Farm Road
- Price: Negotiable