

Price Reduced

For Sale - 2.5 Acres Available Development Opportunity

1035 S. York Road
Bensenville, IL



Anne Dempsey

Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey

Senior Associate
+1 847 989 4404
kate.dempsey@colliers.com

Angela Schurr

Business Analyst | Broker
+1 847 384 2858
angela.schurr@colliers.com

Colliers

Property Specs

Address	1035 S. York Road
City	Bensenville
County	DuPage
Acres	2.5
Building SF	12,091
Zoning	C-2
Year Built	1962
Schools	District 2 - Tioga Elementary School District 100 - Fenton High School
Taxes (2024)	\$45,886
APN	03-25-100-009
Sale Price	\$1,650,000
Highlights	<ul style="list-style-type: none">• Adjacent to RS zoning - easy to change zoning• All utilities to the site - municipal water and sewer• Prime location near Grand Ave & York Rd.• Near White Pines Golf Course (5 min Drive)• Close to River Forest Country Club (0.8 miles)• Close to Bo Jackson sports facility (1.4 miles)• Strong VPD Counts (12,500+)

Survey

Allowed Uses



Demographics

3 Miles

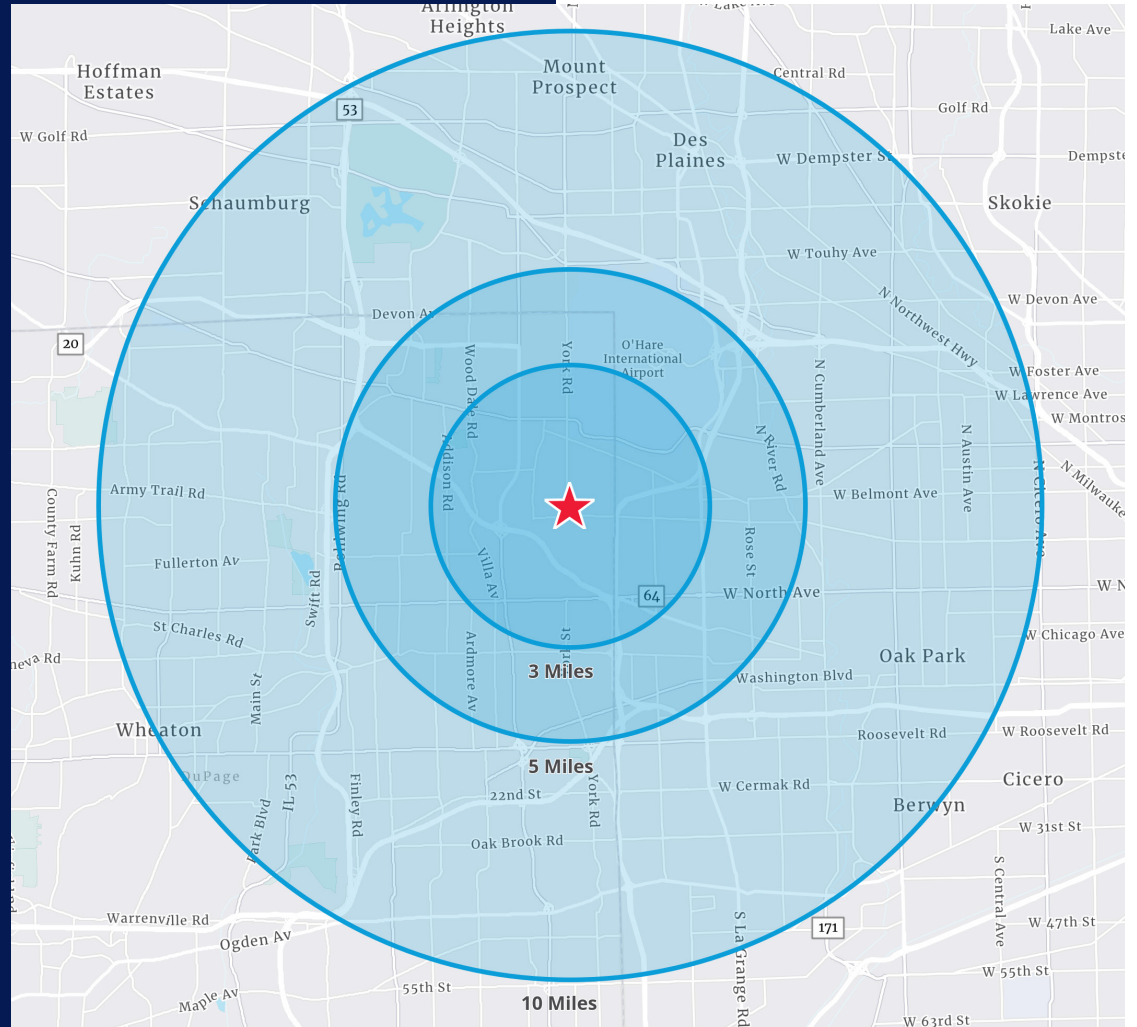
Population	85,061
Median Age	39.3
Avg. Income	\$86,185
Median Home Value	\$330,755

5 Miles

Population	244,916
Median Age	40.1
Avg. Income	\$87,798
Median Home Value	\$311,770

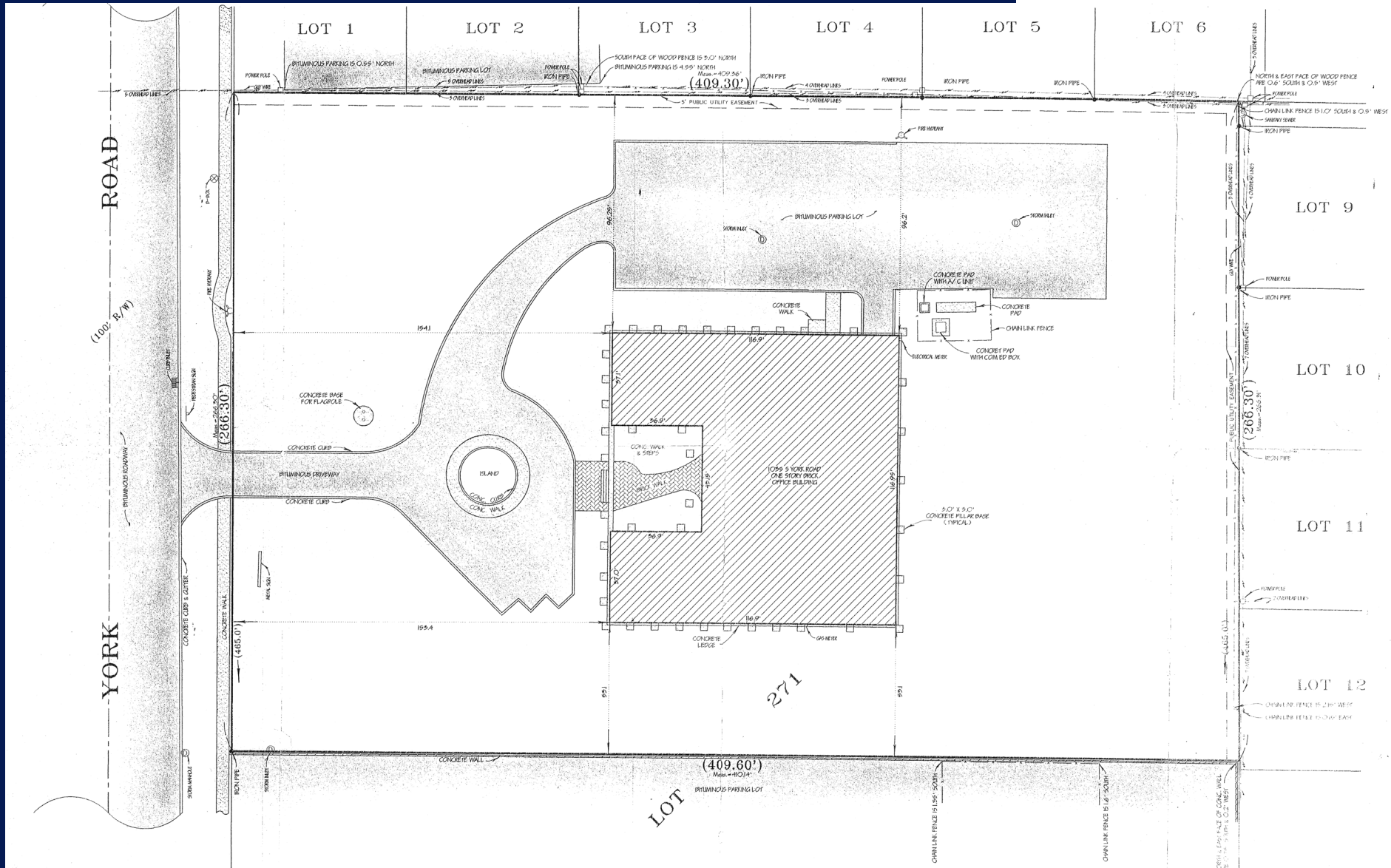
10 Miles

Population	1,448,708
Median Age	40.9
Avg. Income	\$89,735
Median Home Value	\$348,543



[Click for Details](#)

Survey



Development Opportunity

For Sale - 2.5 Acres Available

1035 S. York Road
Bensenville, IL

CONTACT US

Anne Dempsey

Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey

Senior Associate
+1 847 989 4404
kate.dempsey@colliers.com

Angela Schurr

Business Analyst | Broker
+1 847 384 2858
angela.schurr@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.