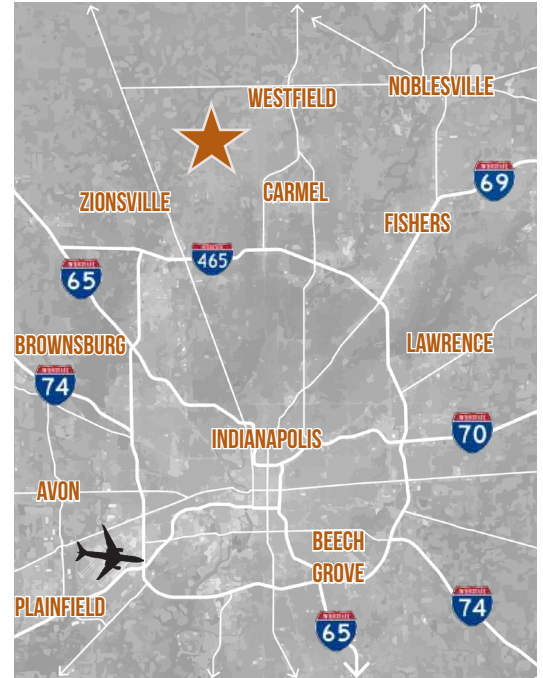


**FOR
SALE**

40 ACRES
24.2 ACRES
WESTFIELD, INDIANA 46074
INDIANAPOLIS METRO AREA



- Prime development sites within a short drive to the US 31/North Meridian Corridor, Carmel City Center, Clay Terrace, and Grand Park.
- Located in top-performing Westfield Washington Schools district.
- Millions of dollars invested in public infrastructure improvements nearby, including the W. 146th St. expansion and Towne Rd. roundabout.
- Situated in Hamilton County, one of the 100 fastest growing areas of the U.S.
- Sanitary sewer and water mains located on Towne Road



COMMERCIAL
REAL ESTATE
SERVICES

FOR SALE

40 ACRES
24.2 ACRES
WESTFIELD, INDIANA 46074
INDIANAPOLIS METRO AREA



The parcels are located in Westfield, one of four dynamic cities in Hamilton County, the northern anchor of the Indianapolis Metropolitan Area and fastest growing county in Indiana. Westfield has established itself as the “Family Sports Capital of America” with Grand Park — a premier 400-acre campus featuring 26 baseball and softball diamonds, 31 soccer fields, and two indoor facilities — all less than four miles from the properties. Employment, shopping, and recreational opportunities are abundant and in close proximity to the sites, making it a desirable location for new development.

› *These prime development sites are located just 10 minutes from the US 31/North Meridian Corridor, one of Indiana’s largest business districts, second only to Downtown Indianapolis within the region.*

PROPERTY SPECIFICATIONS

| | | | |
|---|---|-------------------|---|
| Total: | Two parcels: 40 acres and 24.2 acres | Parcel I | |
| Jurisdiction: | City of Westfield | Parcel ID: | 08-09-17-00-00-004.000 |
| Township/County: | Washington/Hamilton | Acreage: | 40 |
| Current Zoning: | AG-SF1 (Agriculture Single Family 1) Allows residential, church, and school uses | Frontage: | 1,322' (W. 151st St.) |
| Comprehensive Plan Recommendation: | New Suburban: Allows attached and detached dwellings and institutional uses | Price: | \$1,800,000 (\$45,000 per acre) |
| Utility providers: | Sanitary Sewer – Citizens Energy Group Water – Citizens Energy Group Electricity – Duke Energy Natural Gas – Vectren | Parcel II | |
| | | Parcel ID: | 08-09-17-00-00-008.000* |
| | | Acreage: | 24.2 |
| | | Frontage: | 985' (Towne Rd.) 1,285' (W. 151st St.) |
| | | Price: | \$1,950,000 (\$80,500 per acre) |

* Part of larger parcel.

DEMOGRAPHIC PROFILE (2017 ESTIMATES)

| | <i>Drive Time (10 min.)</i> | <i>Drive Time (15 min.)</i> |
|-------------------------|-----------------------------|-----------------------------|
| Population | 61,840 | 134,331 |
| Median Household Income | \$118,450 | \$97,039 |
| Median Home Value | \$322,782 | \$288,453 |
| Total # of Employees | 17,999 | 125,855 |

For More Information
Please Contact:



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