

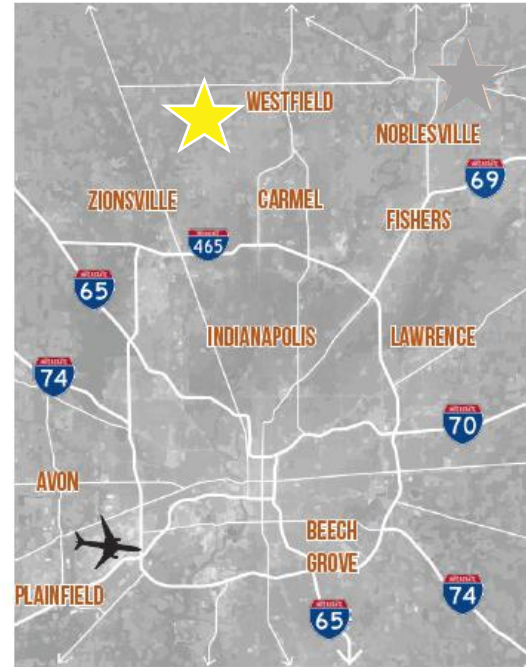
FOR SALE

64 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, includes the W. 146th St. expansion and Towne Rd. roundabout.
- Situated in Hamilton County, one of the 100 fastest growing areas in the U.S.
- Sanitary sewer and water mains located on Towne Rd.



COMMERCIAL
REAL ESTATE
SERVICES

FOR SALE

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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 31 multipurpose fields, 26 ball diamonds, two indoor facilities, a 377,000 square-foot event center, and connection to the Monon Trail — 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:	Three parcels: 64 acres	Parcel A	
Jurisdiction:	City of Westfield	Acreage:	30
Township/County:	Washington/Hamilton	Frontage:	1,800' (W. 151st St.) 980' (Towne Rd.)
Current Zoning:	AG-SF1 (Agriculture Single Family 1) Allow residential, church, and school uses	Price:	\$65,000 per acre
Comprehensive Plan Recommendation:	New Suburban: Allows attached and detached dwellings and institutional uses	Parcel B	
Utility Providers:	Sanitary Sewer — Citizens Energy Group Water — Citizens Energy Group Electricity — Duke Energy Natural Gas — Vectren	Acreage:	10
		Frontage:	400' (Towne Rd.)
		Price:	\$85,000 per acre
		Parcel C	
		Acreage:	24
		Frontage:	1,000' (Towne Rd.) 1,000' (W. 146th St.)
		Price:	\$120,000 per acre

DEMOGRAPHIC PROFILE (2019 ESTIMATES)

	<i>Drive Time (5 min.)</i>	<i>Drive Time (10 min.)</i>
Population	18,017	72,158
Median Household Income	\$148,909	\$117,726
Median Home Value	\$374,225	\$334,371
Total # of Employees	1,727	30,926



*For More Information
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