

For Sale

Development Site



East 196th Street

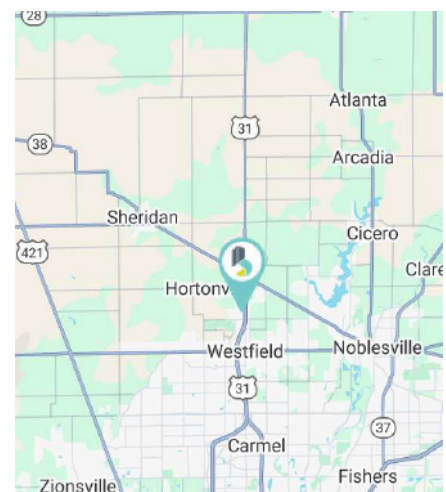
Westfield, IN, 46074

Sale Price \$3,400,000

Lot Size ± 31.51 Acres

Highlights

- Great Development Location along US 31 at 196th Street
- Nearly 1300' of Frontage on 31
- Mixed Use should contain Multifamily, Office Component & Retail with Structured Parking for walkable development
- Superb area with outstanding amenities and options!
- 41,132 VPD on US 31



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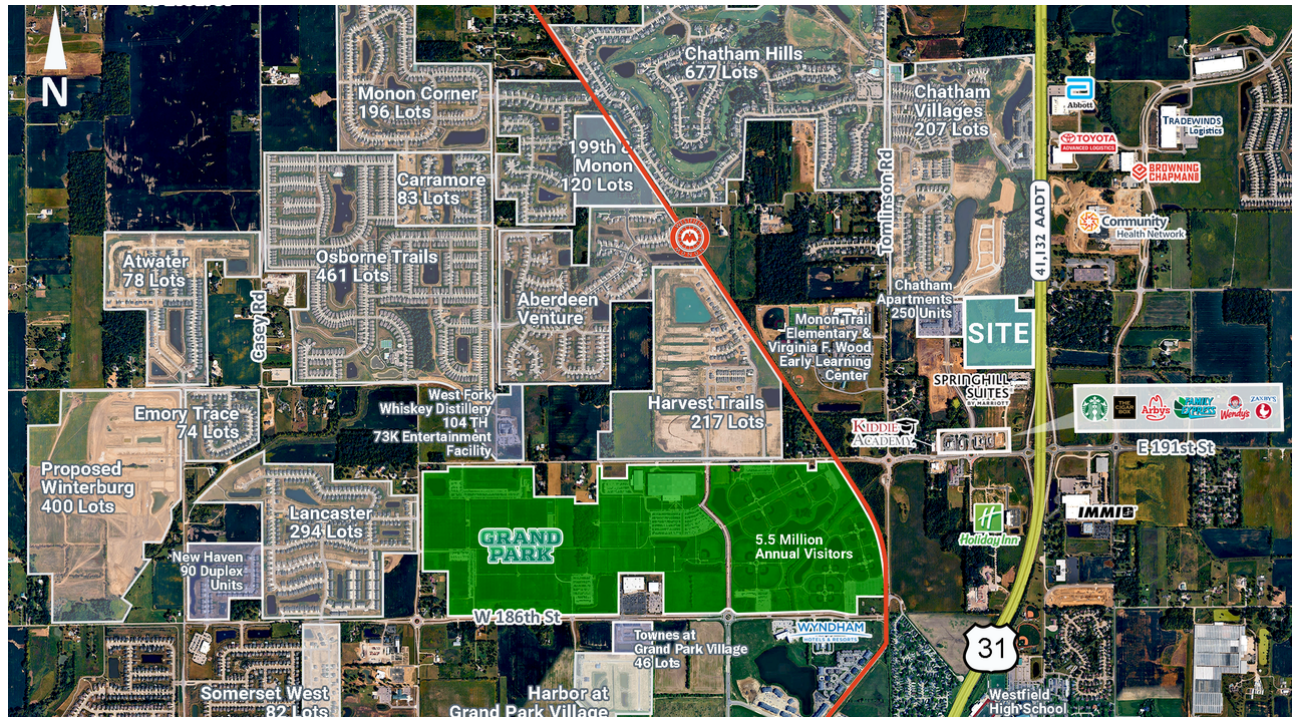
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Site Details

East 196th Street, Westfield, IN 46074



PRIME DEVELOPMENT OPPORTUNITY IN COVETED LOCATION

Positioned at US 31 and 196th Street in Westfield, this exceptional property offers a gateway to success in one of the most sought-after areas in Indiana. Boasting nearly 1300 feet of frontage along US 31, this parcel provides unparalleled visibility and accessibility, ensuring your project stands out amidst the bustling landscape.

Nestled within the prestigious Chatham Hills and Grand Park area, this prime location presents an enticing proposition for developers seeking to capitalize on the region's flourishing market. With a perfect blend of public and private partnership opportunities, this property offers an ideal canvas for collaborative ventures that align with community goals and commercial ambitions.

Embrace the vision of a vibrant mixed-use development that harmonizes multifamily residences, cutting-edge office spaces, and dynamic retail establishment. Designed for walkability and convenience, structured parking solutions ensure seamless accessibility for residents and visitors alike, fostering a thriving environment for commerce and community engagement.

Surrounded by exceptional amenities and recreational options, including renowned golf courses, parks, and entertainment venues, this area is the epitome of modern living. With a staggering 41,132 vehicles per day traversing US 31, your development is primed for success, capturing the attention of passersby and potential patrons.

Unlock the potential of this remarkable 31.51-acre parcel and embark on a journey of unparalleled opportunity and prosperity. Priced at \$3,400,000, this investment promises substantial returns in one of Indiana's most coveted locales. Seize this rare chance to make your mark on the landscape and redefine the future of development in this thriving community.

Contact us today to secure your slice of this lucrative venture and transform your vision into reality! Don't miss out on this extraordinary opportunity! Call us now and discuss the endless possibilities that await at this prime development site.

About Westfield

East 196th Street, Westfield, IN 46074



ABOUT

Westfield is a thriving community with a rich heritage dating back to its founding in 1834. It has been named one of the “Top Ten Places to Raise a Family” by Family Circle Magazine and has consistently been recognized as one of the best places to live in Indiana and the country.

Located just 30 minutes north of downtown Indianapolis, Westfield boasts a nationally recognized school corporation, diversified neighborhoods, pro-business economic climate, award-winning recreational trails and parks and a wealth of recreation, arts and sports opportunities for residents and visitors. With the development of Grand Park, Westfield has become a renowned sports destination playing host to national tournaments and is the home of the Indianapolis Colts Training Camp.

Grand Park Sports Campus, the official venue for the Indianapolis Colts Training Camp, stands as a unique sports destination. This expansive 400+ acre sports campus draws more than 2.5 million visitors annually and has played a significant role in Westfield's attraction of over \$1.5 billion in economic development, which includes substantial investments from companies such as Abbott Labs, Aptiv, Bastian Solutions, and Gordon Food Service, among others.

