

SALE



LAND

WESTFIELD MIXED USE DEVELOPMENT SITE



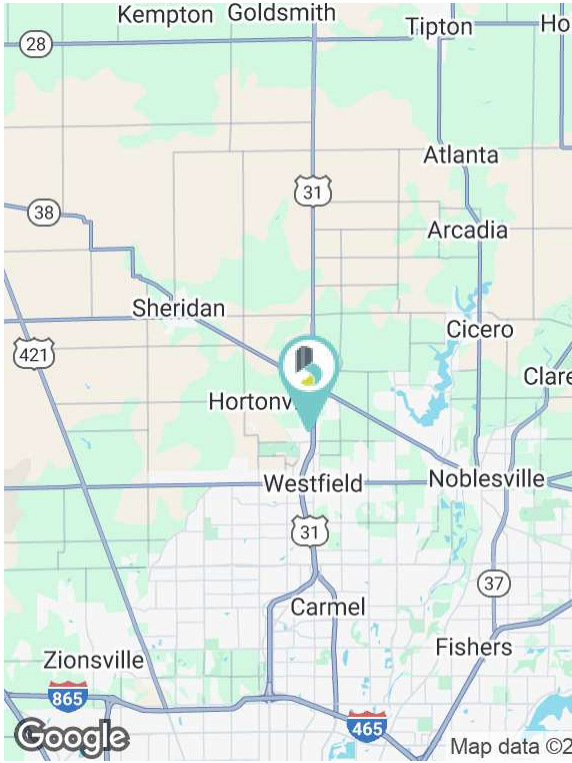
EAST 196TH STREET, WESTFIELD, IN 46074

PROPERTY 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!
- 46,745 AADT on US 31

SALE PRICE \$4,271,400

Lot Size: ± 31.51 Acres



BRADLEY COMPANY
310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

MICHAEL HORRIGAN, SIOR
Senior Vice President | Director of Land Services
317.439.3452
mhorrigan@bradleyco.com

SAM KAROZOS
Vice President
317.371.0128
skarozos@bradleyco.com



BRADLEYCO.COM



EAST 196TH STREET, WESTFIELD, IN 46074

SALE

LAND



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 35,524 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 \$4,271,400, 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.

MICHAEL HARRIGAN, SIOR
Senior Vice President | Director of Land Services
317.439.3452
mharrigan@bradleyco.com

SAM KAROZOS
Vice President
317.371.0128
skarozos@bradleyco.com



EAST 196TH STREET, WESTFIELD, IN 46074

SALE

LAND



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.



MICHAEL HORRIGAN, SIOR

Senior Vice President | Director of Land Services
317.439.3452
mhorrigan@bradleyco.com

SAM KAROZOS

Vice President
317.371.0128
skarozos@bradleyco.com