

Carramore
by Drees Homes
82 Homes

Chatham Hills
700 Homes

Osborne Trails
490 Homes

Aberdeen by Lennar
276 Homes

Chatham Village by Lennar
207 Homes

The Carlyle at Chatha Hills
250 Units | Built 2024

Osborne Trails
Phase V
108 Homes

Harvest Trail
235 Homes

Elem. School

WEST
FORK
WHISKY
CO.

Woods Robnison PUD
Mixed-Use

Lancaster by Pulte
490 Homes

(5.5M Visitors, 2023)

GRAND
PARK

Westfield, Indiana is developing a 10-year plan to transform the Grand Park Sports Campus area into a year-round entertainment district, adding amenities like retail, housing, hotels, and winter sports facilities to create a 365-day destination.

WYNDHAM
HOTELS & RESORTS

Active Senior Living

Shelton Cove by Olthof Homes
114 Homes

Charlestown on the Monon
244 Units | Built 2021

Spring Orchard
at Spring Mill Trails

Harbor at Grand
Park Village
74 Homes

High School

Somerset West
by Silverthorne Homes
151 Homes

Tempo at Grand Park
240 Units | Built 2024

GrandView
158 Units | Built 2024

Orchard View
by Arbor Homes
271 Homes

Spring Mill Centre
Mixed-Use (57 Acres)

Market
DISTRICT

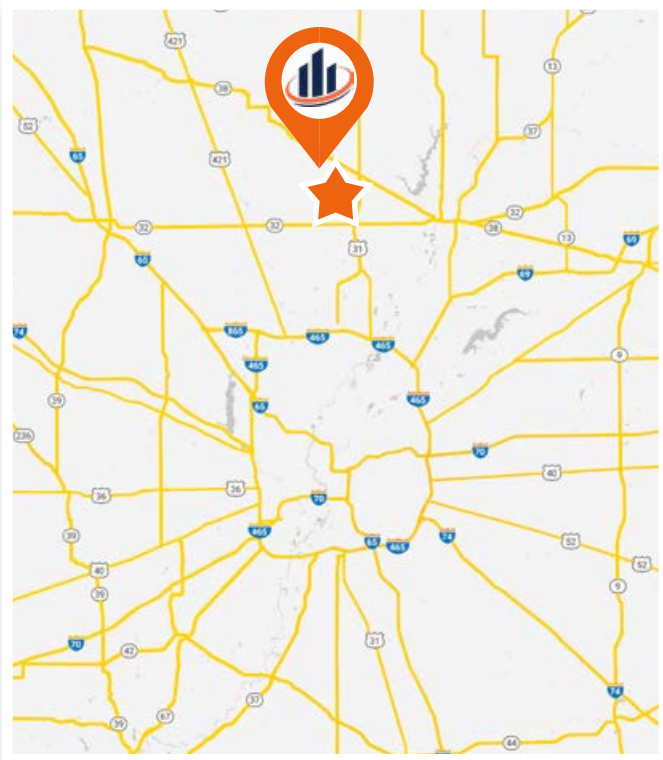
YMCA

Middle School

1717 E 116th Street, Suite 201, Carmel, IN 46032



Land For Sale
±12.08 Acres
Development Land Available
24 E 191st St. | Westfield, IN 46074



Parcel ID 08-05-26-00-00-002.002

Current Zoning PUD

Utility Providers

Water Citizen's Westfield
Sanitary Citizen's Westfield
Gas Vectren
Electric Duke Energy

Property Features

SVN Northern Commercial is pleased to present this opportunity to purchase development land along 191st Street and adjacent to The Sports Campus at Grand Park in rapidly growing Westfield, Indiana. This ±12.08-acre property includes a 3,062 square foot farmhouse built around 1916 and multiple outbuildings including the original barn and finished 2,960 square foot party-barn built in 2011. The existing zoning (part of the Osborne Trails PUD) permits restaurants, general office uses, assisted living facilities, commercial recreational uses (the full list of uses can be provided upon request).

The surrounding area is primarily residential, with 2,400 recently built or upcoming residential units within a 1-mile radius and 5,900 residential units within a 3-mile radius.



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Jeffrey Lauer
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This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.



Trade Area Residential Growth

±2,300
Residential
Units/Homes
(1 Mile)

±5,900
Residential
Units/Homes
(3 Miles)

±5,800
Residential
Units/Homes
(5 Miles)

● Monon Trail (27 Miles)



32

32

31

31

38

38

38

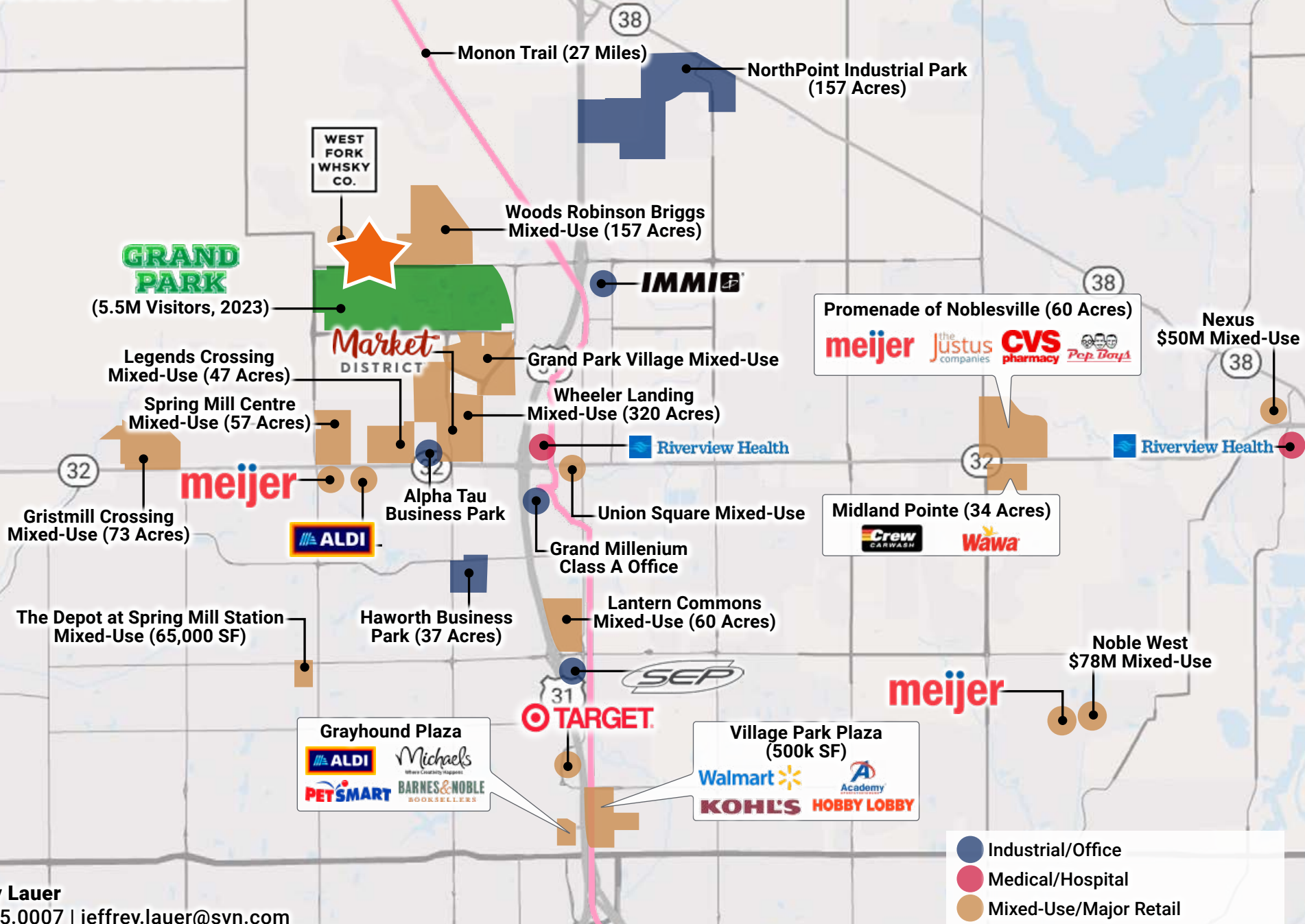
● Multi-Family (7 Years & Newer)

● Single-Family (7 Years & Newer)

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Trade Area Economic Growth



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Job Growth in Westfield

41% Job market increase over the next 10 years, higher than U.S. average.



Westfield was named the 6th Fastest-Growing City in America and #1 in Indiana in both 2023 and 2022.

➔ -U.S. Census Bureau

#4 Best Small City in America

-WalletHub, 2024

#5 Best Suburbs for Young Professionals in Indiana

-Niche, 2024

944 New

Residential Permits (Jan-July 2024) ←



#1 Best Suburb for Young Professionals in Indiana

-Niche, 2024

#4 Best Suburb to Live in Near a Large City

-SmartAsset, 2022

#9 Best Suburb to Live in Indiana

-Niche, 2022



Since 2020, the City has catalyzed incredible growth, resulting in **over \$1B in private development**, nearly **1,100 new jobs**, over **5,870 new residential units**, and nearly **3.6M SF of new commercial space**.

Innovation Mile is poised to become a carefully designed business hub, spanning over 200 acres and extending a mile in length. It will feature state-of-the-art commercial spaces tailored to support innovation-driven companies. ←



#1 Best Suburb to live in America

-Niche, 2024

Best Places to Live in the United States

-Livability, 2024



Best Places to Raise a Family in America

-Niche, 2024

#1 Best Small City in America

-WalletHub, 2023

#3 Best Places to Live in the United States

-Livability, 2023

Continuing Education

71% Bachelor's Degree or higher

\$231M

Development Projects from 2020-2023

Located in Carmel

130 Corporate headquarters

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Population

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	929	24,671	66,478
2029 Projected Population	1,172	28,559	74,827
Projected Annual Growth 2024 to 2029	5.2%	3.2%	2.5%
2024 Est. Median Age	36.1	35.6	37.4

Housing & Households

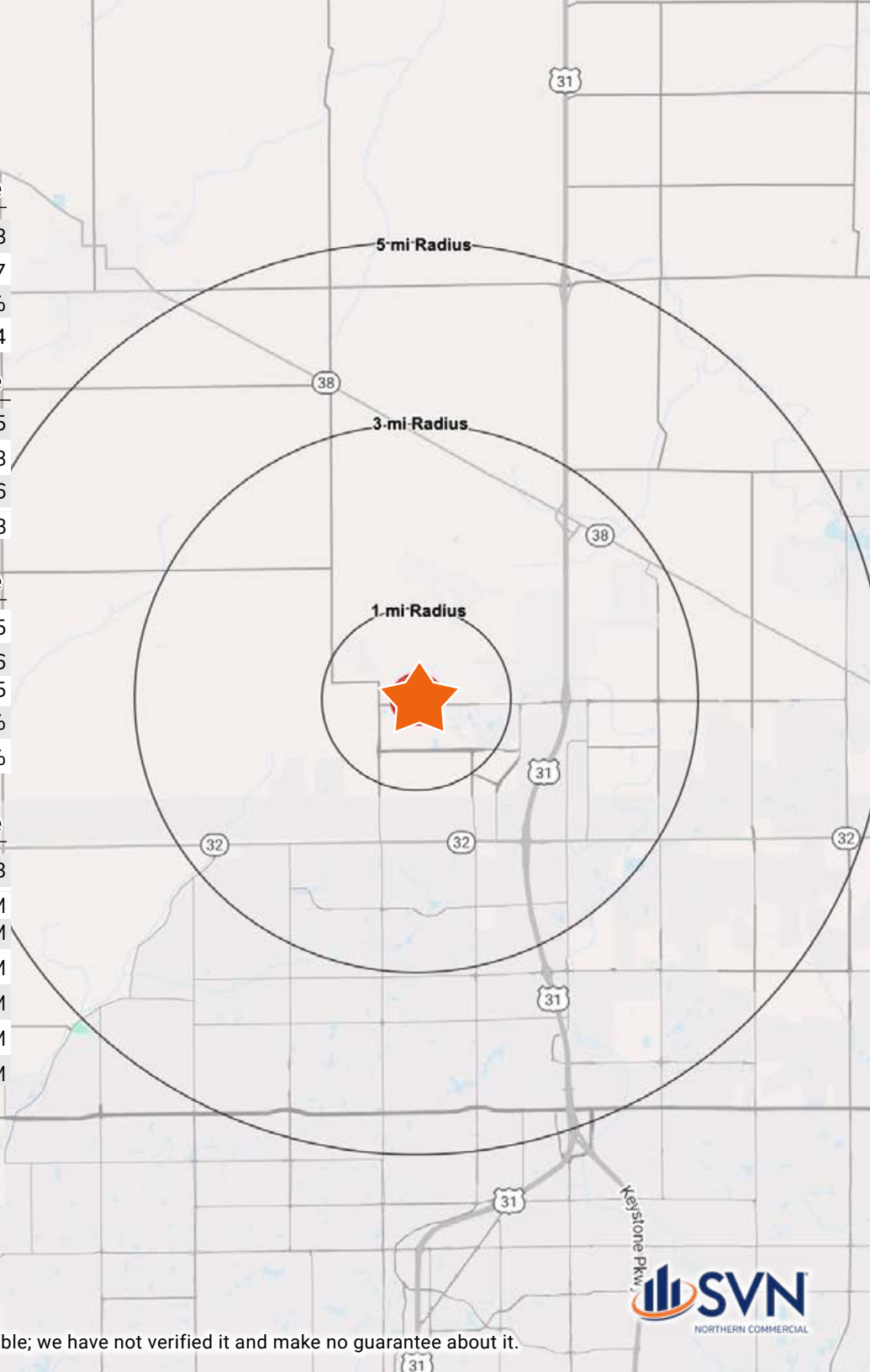
	1 Mile	3 Mile	5 Mile
2024 Estimated Households	320	9,405	24,715
2029 Projected Households	411	11,025	28,208
2024 Median Home Value	\$488,078	\$380,670	\$407,136
2024 Median Rent	\$1,199	\$1,215	\$1,248

Businesses & Employees

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$169,603	\$142,100	\$163,245
2024 Est. Total Employees	510	9,488	17,656
2024 Est. Total Businesses	64	891	2,195
2024 White Collar Workers	56.9%	67.9%	75.4%
2024 Blue Collar Workers	43.1%	32.1%	24.6%

Household Expenditures

	1 Mile	3 Mile	5 Mile
2024 Total Household Expenditure	\$27.5 M	\$801.99 M	\$2.42 B
2024 Apparel	\$996.06 K	\$28.87 M	\$87.52 M
2024 Entertainment	\$1.6 M	\$46.72 M	\$142.24 M
2024 Food, Beverages, Tobacco	\$4.11 M	\$120.41 M	\$358.92 M
2024 Furnishings, Equipment	\$984.12 K	\$28.9 M	\$87.84 M
2024 Health Care, Insurance	\$2.42 M	\$71.51 M	\$213.7 M
2024 Household Operations, Shelter,	\$8.81 M	\$256 M	\$767.3 M



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THE SVN® ORGANIZATION is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network® and just one of the many ways that SVN® Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Property Management
- Corporate Services
- Accelerated Sales
- Leasing
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

Specialty Practices

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose



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