

| Sale Price | See Broker | | |
|-----------------------|--|--|--|
| Real Estate Taxes | \$12,425.78 (2023) | | |
| Parcel ID | 08-09-13-00-00-006.000 | | |
| Gross Lot Size | ±21.52 Acres | | |
| Zoning | G-SF1: Agriculture/Single-Family 1 vith variances to permit industrial chnology park) (zoning info here) | | |

Trade Area Features

The property can be conveniently reached via both 156th St. and the Westfield Blvd. extension, which links to Union Blvd. and downtown Westfield.

Situated approximately 0.25 miles away is the Monon Trail, while easy access to US-31/Meridian St., a prominent commercial artery in the Indianapolis metropolitan region, is just a few minutes away.

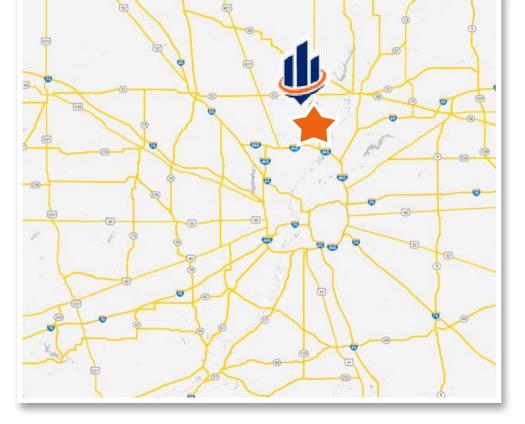
A plethora of options for retail and dining can be found within Village Park Plaza, Clay Terrace, and Cool Creek Commons.

The trade area boasts a high income demographic and encompasses Carmel, Fishers, Zionsville, Westfield, and Noblesville.

Initially designated as a technology park in 2003 under the name Westfield Technology Center.













10 Min. I-465

28 Min. Downtown Indy

30 Min Indy Airport



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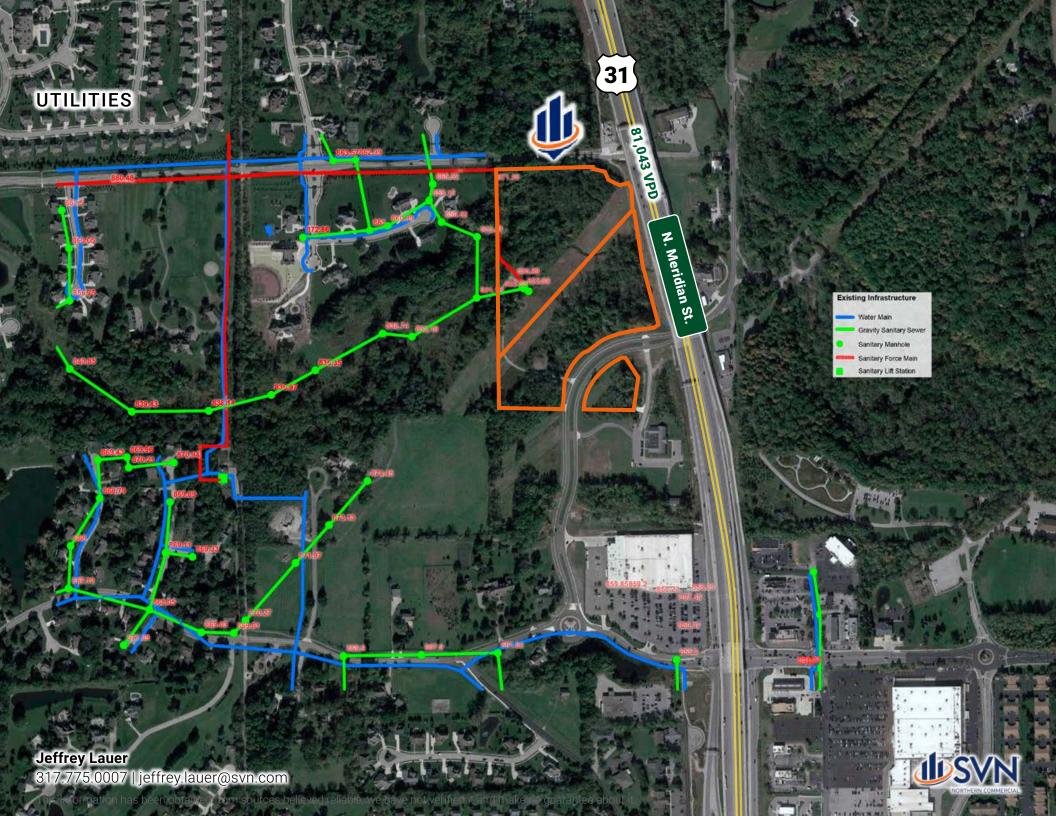


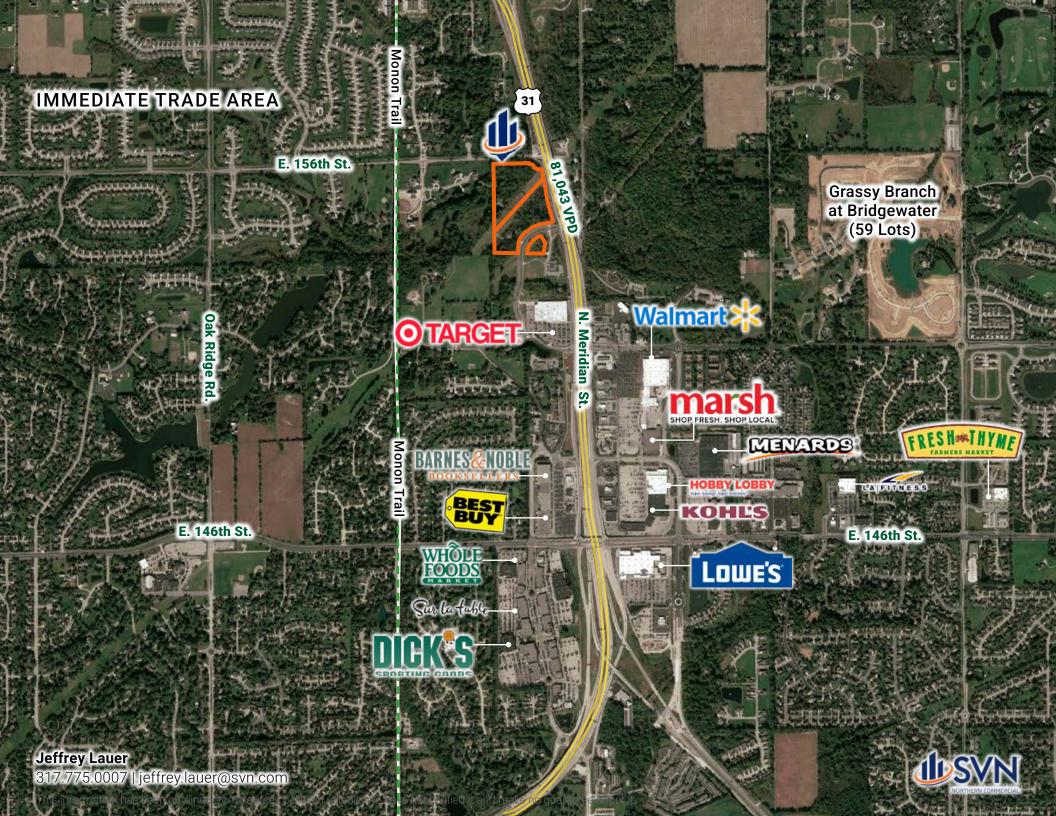












TRADE AREA ECONOMY

Hamilton County Residential **Permits**

2,134 Single-Family Permits (2025) 2,388 Single-Family Permits (2024) As of September 2025







Carmel Residential **Permits**

242 Single-Family Permits (2025) **322** Single-Family Permits (2024) As of September 2025







130 Corporate headquarters located in Carmel

71% Residents have a Bachelor's Degree or Higher \$231M Development Projects

from 2020-2023

live in America

#1 Best Suburb to Best Places to Raise a Family in America

the United States

in America

Best Places to Live in #1 Best Small City #3 Best Places to Live in the United States

-Livability, 2023

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



-Niche, 2024

-Niche, 2024

-Livability, 2024

-WalletHub, 2023





MAINSTREET



NewPro





Abbott







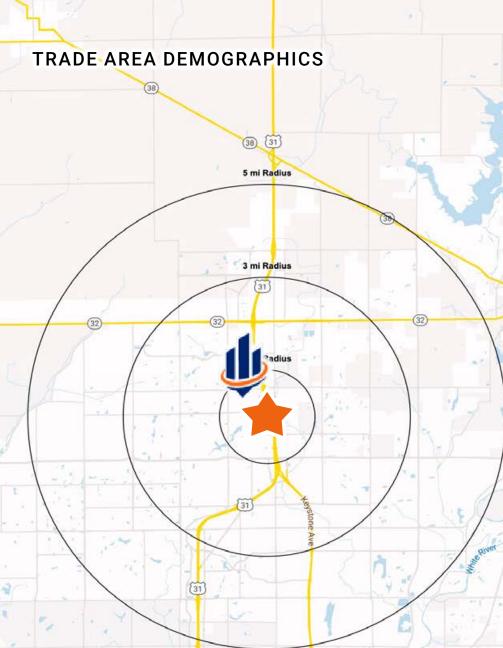
Westfield was named the 6th Fastest-Growing City in America and #1 in Indiana in both 2023 and 2022.

-U.S. Census Bureau

Jeffrey Lauer







| | | | | (13) | |
|-----|--|------------|------------|------------|--|
| | Population / | 1 Mile | 3 Mile | 5 Mile | |
| | 2025 Estimated Population | 4,722 | 72,523 | 156,487 | |
| | 2030 Projected Population | 4,823 | 77,312 | 169,777 | |
| | Projected Annual Growth 2025 to 203 | 0.4% | 1.3% | 1.7% | |
| | 2025 Est. Median Age | 35.8 | 38.3 | 38.7 | |
| 7 | Housing & Households | 1 Mile | 3 Mile | 5 Mile | |
| | 2025 Estimated Households | 1,740 | 28,543 | 60,355 | |
| | 2030 Projected Households | 1,816 | 31,264 | 67,090 | |
| | 2025 Median Home Value | \$418,759 | \$455,253 | \$474,217 | |
| 4 | 2025 Median Rent | \$1,379 | \$1,394 | \$1,439 | |
| × 1 | Businesses & Employees | 1 Mile | 3 Mile | 5 Mile | |
| | 2025 Average Household Income | \$149,715 | \$165,809 | \$181,648 | |
| 1 | 2025 Est. Total Employees | 3,385 | 25,160 | 63,583 | |
| 1 | 2025 Est. Total Businesses | 340 | 3,337 | 7,835 | |
| - | 2025 White Collar Workers | 81.3% | 80.5% | 81.2% | |
| | 2025 Blue Collar Workers | 18.7% | 19.5% | 18.8% | |
| | | 12 = | | Z | |
| 1 | Household Expenditures | 1 Mile | 3 Mile | 5 Mile | |
| | 2025 Total Household Expenditure | \$229.9 M | \$3.79 B | \$8.34 B | |
| | 2025 Apparel | \$4.22 M | \$69.21 M | \$151.66 M | |
| | 2025 Entertainment | \$13 M | \$213.22 M | \$466.85 M | |
| 2 | 2025 Food, Beverages, Tobacco | \$25.82 M | \$417.7 M | \$907.17 M | |
| | 2025 Health Care | \$11.22 M | \$187.59 M | \$400.28 M | |
| | 2025 Household Furnishings and Equ | i \$6.14 M | \$101.07 M | \$221.82 M | |
| - | 2025 Household Operations, Shelter, | \$48.3 M | \$788.65 M | \$1.71 B | |
| | and the same of th | | | | |

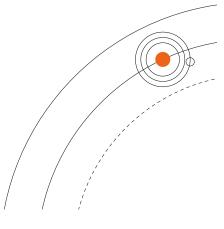
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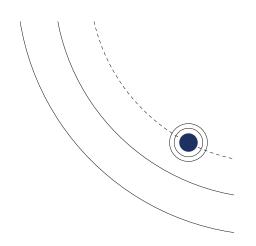
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465



SVN Core Services & Specialty Practices



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

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



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