

# LAND FOR SALE

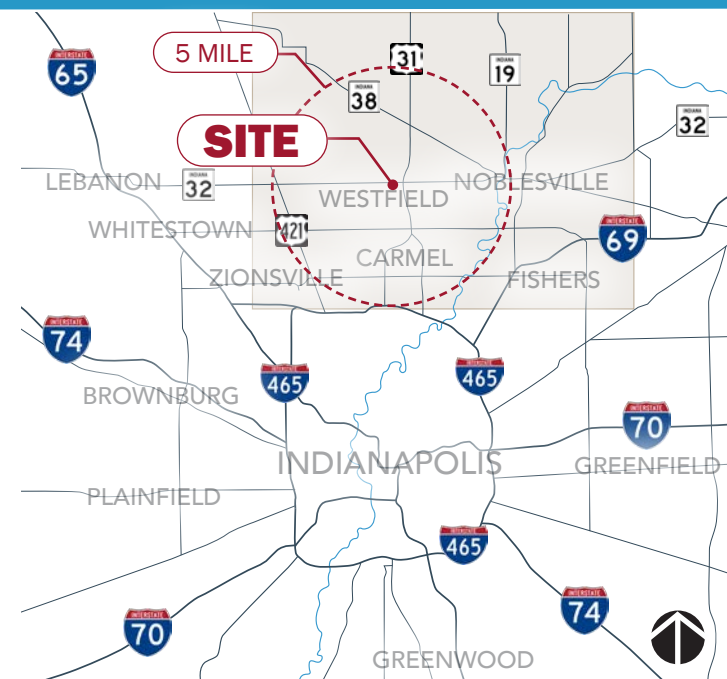
OFFICE

## OAK RIDGE POINTE

STATE ROAD 32 + OAK RIDGE ROAD | WESTFIELD, INDIANA







### PROPERTY

7.94 acres

### ZONING

Oak Ridge Pointe  
Planned Unit  
Development (office)

### OPPORTUNITIES

Raw land sale  
Build to suit  
Joint venture

### PROPERTY HIGHLIGHTS

- **Ideal Office Node:** Located in heart of high-growth area ideal in close proximity to trails, community amenities and desirable neighborhoods.
- **Convenient Connectivity:** Easy access to US 31; high-profile intersection of State Highway 32 and Oak Ridge Road (traffic signal); high vehicular and pedestrian accessibility; adjacent to Midland Trace Trail; close proximity to Monon Trail.
- **Zoning and Utilities:** Zoned for offices uses with utilities located along Oak Ridge Road.
- **High-Growth Area:** 1,094 new single family home starts in 2022; 4,176 new single family home starts over last 4 years.
- **Excellent demographics:** High average and median incomes and above average education attainment.
- **Amenities:** Top-rated public schools; close proximity to Midland & Monon Trails, Quaker Park, Downtown, Grand Park Sports Campus, Chatham Hills Pete Dye Golf Course, and Grand Junction Plaza; growing foodie presence in the community.
- **Class A Office:** Ideal location for multi-story professional and medical office; easily accessible from US31 and SR32, and located in close proximity to employment base, retail and restaurant amenities, trail corridors, and parks.

### FOR INFORMATION, PLEASE CONTACT:

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# LOCATION MAP

OFFICE LAND FOR SALE







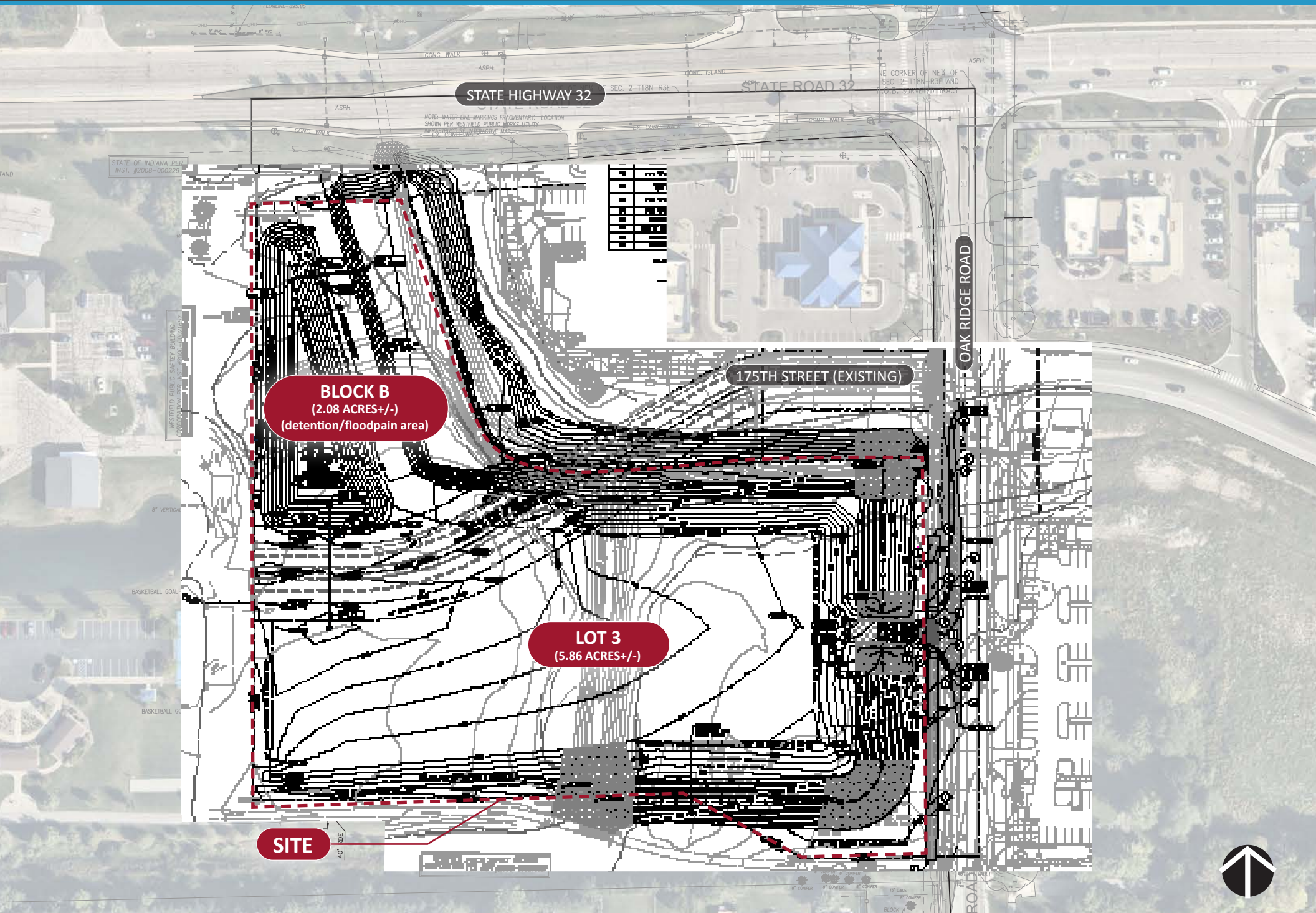


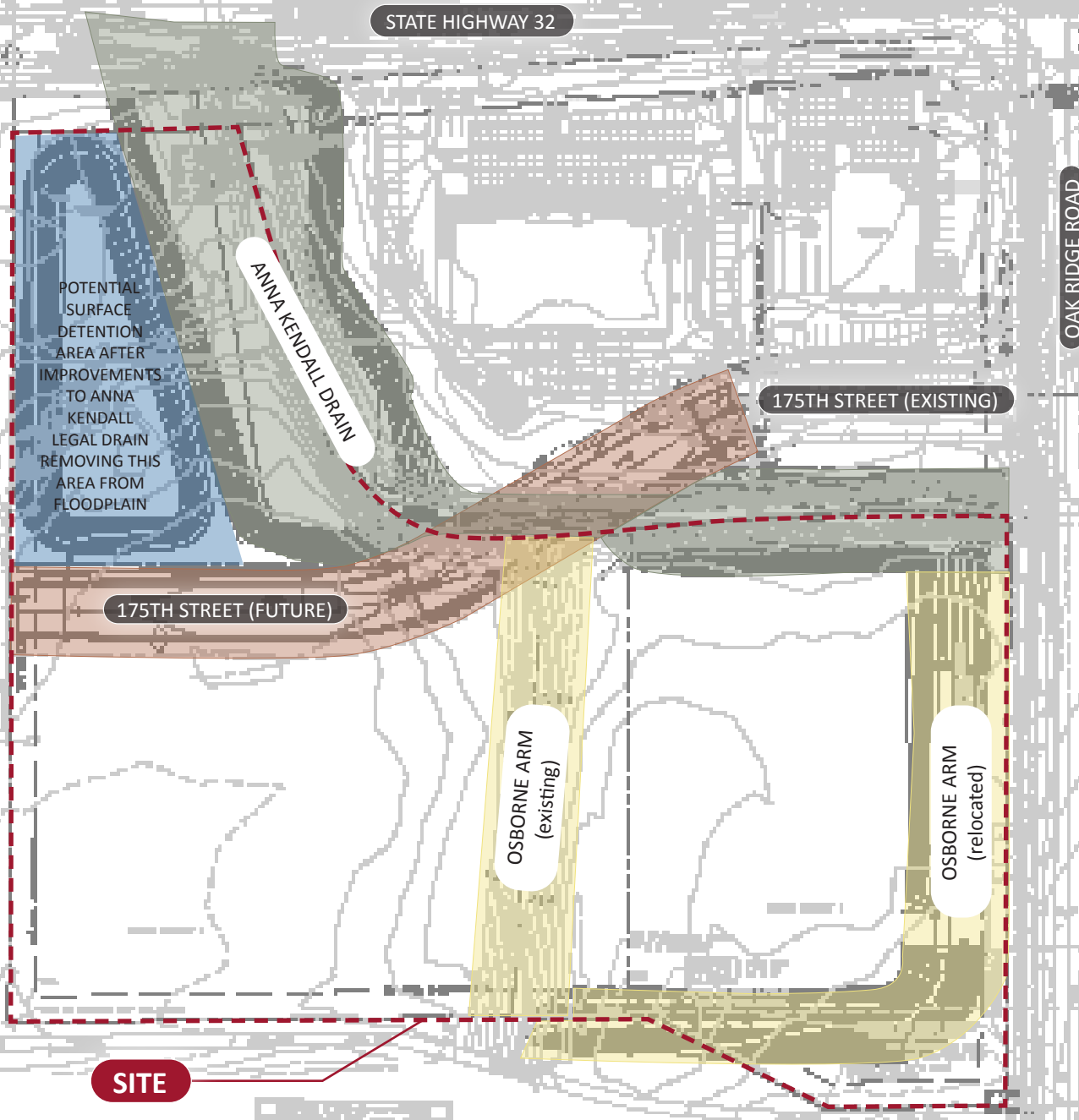












FLOODPLAIN EXHIBIT (EXISTING)



### Site Conditions:

The site is currently an 8.67-acre+/- parcel with floodplain (see above exhibit). Improvements to the Anna Kendall Drain to a two-stage ditch would reduce the site's floodplain. Dedication of right-of-way is required by the City for the extension of 175th Street, which would result in roughly 5.86 acres for development south of 175th Street (3.52 acres outside the lot's expected legal drain easements).

A single access onto Oak Ridge Road (and one emergency access) is currently supported by the City. There is no current plan or funding available for the 175th Street extension. The relocation of the Osborne Arm that bisects the property to run along Oak Ridge Road instead would reduce the width of the legal drain and allow for a unified development pattern for the property.

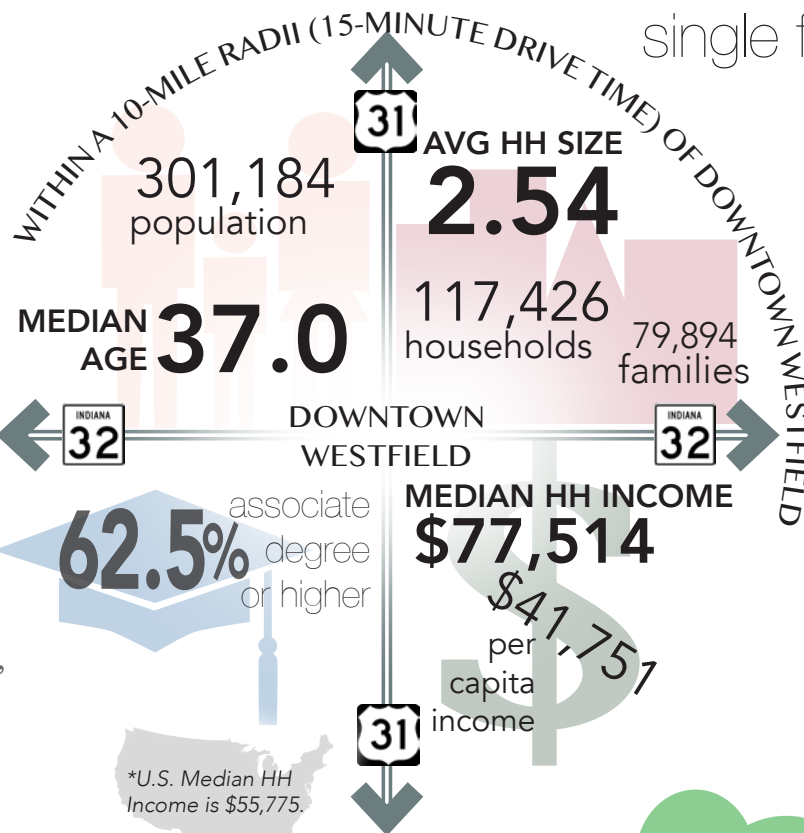
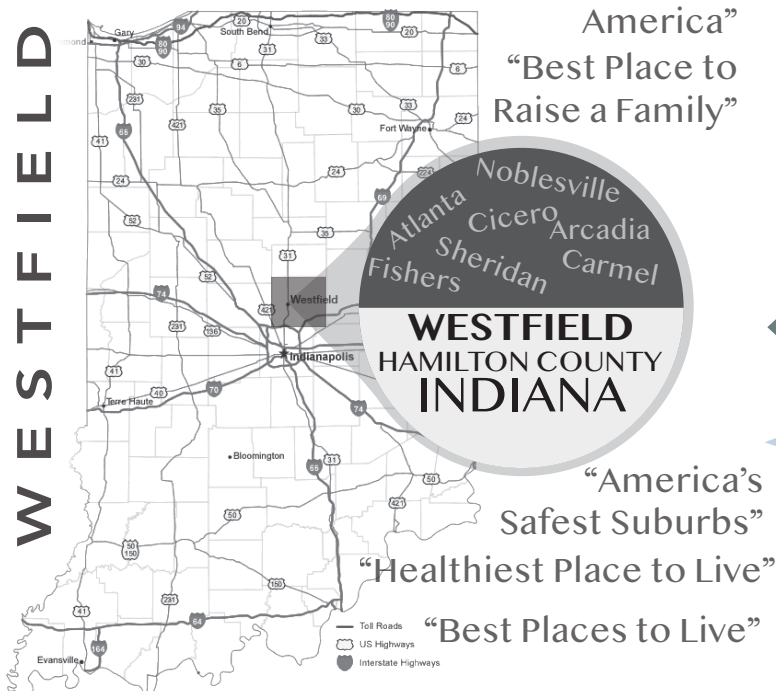


## WESTFIELD

Hamilton County, Indiana

"Best Small City in America"

"Best Place to Raise a Family"



single family starts (2019)

**786**



Westfield housing starts have increased between **70% - 90%** every year since 2010.

## RAPID POPULATION GROWTH

**+194%**  
30,068

15,461

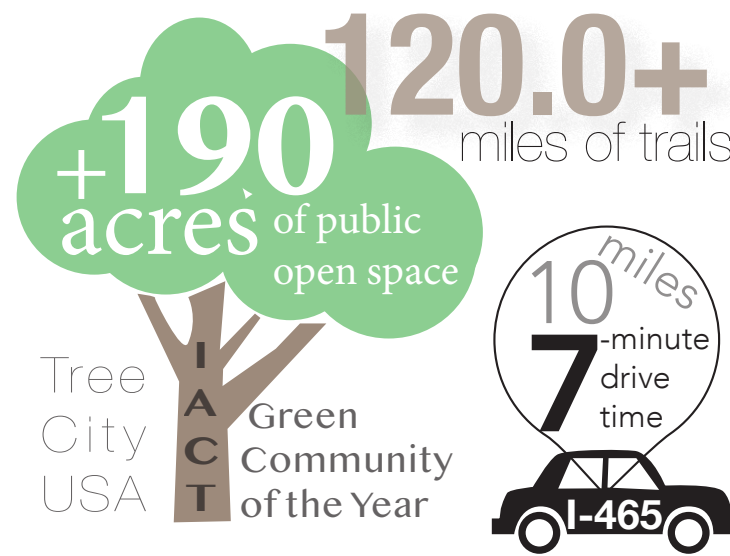
**+154%**  
46,410

**+123%**  
49,346

Westfield's population as of April 2020 Census.

**49,346**

\*Estimated continued population growth of 2,500 - 3,000 annually.





## WESTFIELD

Hamilton County, Indiana

### grand junction plaza



“Grand Junction” is synonymous with downtown Westfield. Grand Junction Plaza (8 acres) is an urban park being developed in the heart of downtown by the City to include: an amphitheater + lawn gathering place for festivals, concerts + special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area for programmable space throughout all seasons. Surrounding pedestrian-friendly streets will invite visitors and residents to explore the plaza, area restaurants and shops.



### grand park sports campus

The Grand Park Sports Campus is at the core of Westfield’s economic development strategy and consists of a 400-acre state of the art amateur sports tournament facility. The campus includes multiple indoor facilities, 31 fields and 26 diamonds. The campus attracts over 1.5 million visits annually and over 20,000 people on a given tournament weekend. Grand Park is also the newest home for the Indianapolis Colts training camp.



GRAND PARK EVENT CENTER



**31 FIELDS** (soccer / multipurpose)  
**26 DIAMONDS** (baseball / softball)

**400 ACRES**  
**1.9 MILLION ANNUAL VISITS**

**\$151 MILLION VISITOR SPENDING**  
(2017 estimated)  
**PUBLIC & PRIVATE LEAGUES**