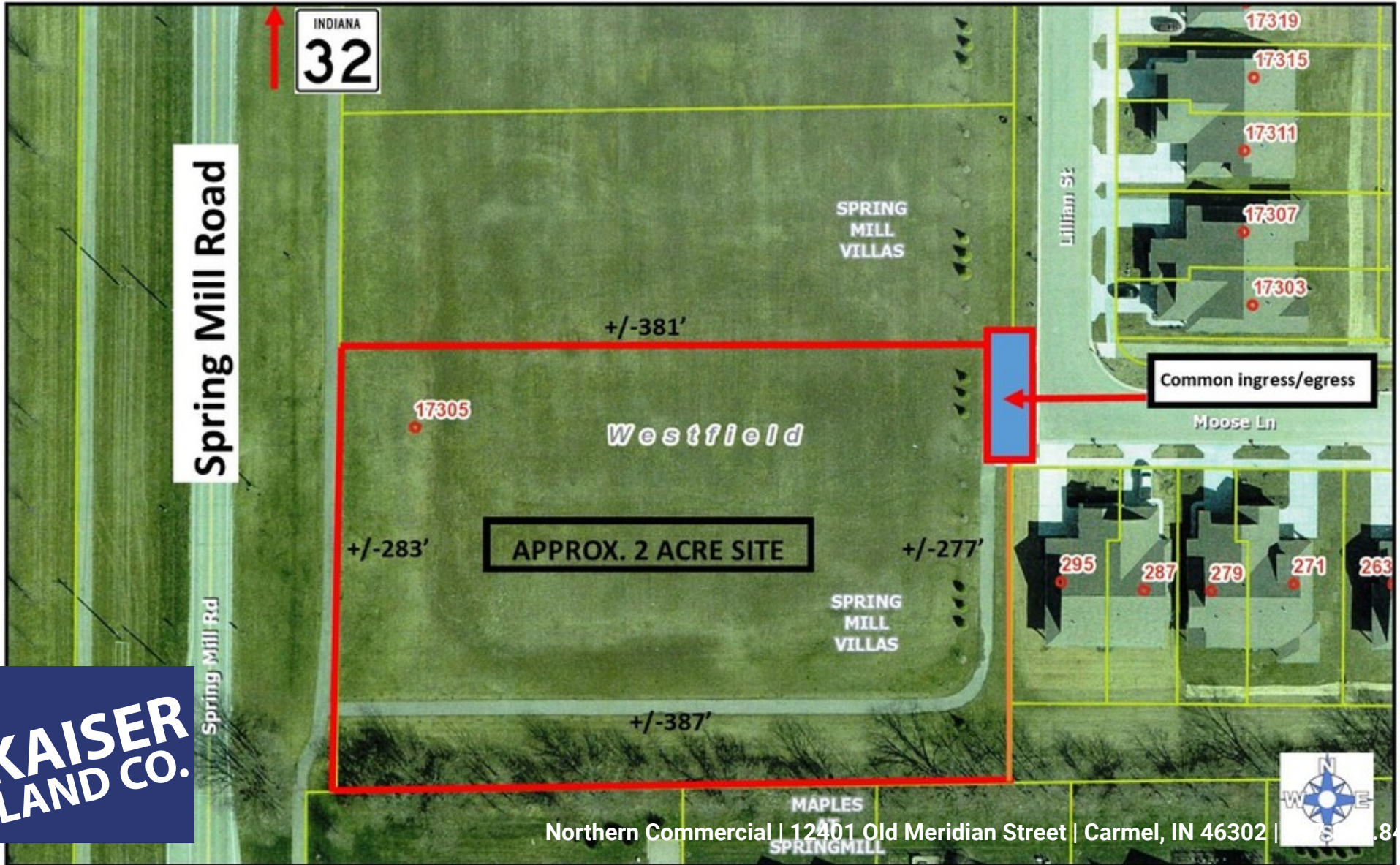


2.18 acre site - Westfield, IN.
17305 Spring Mill Road
Westfield, IN 46074

For Sale

17305 Spring Mill Road– 2 ACRE SITE



**KAISER
LAND CO.**

17305 Spring Mill Road– 2 ACRE SITE



PROPERTY DESCRIPTION

2.18 acre site on Spring Mill Road. Mixed Use Development land.
Possible uses: office, medical, assisted living, day care and educational

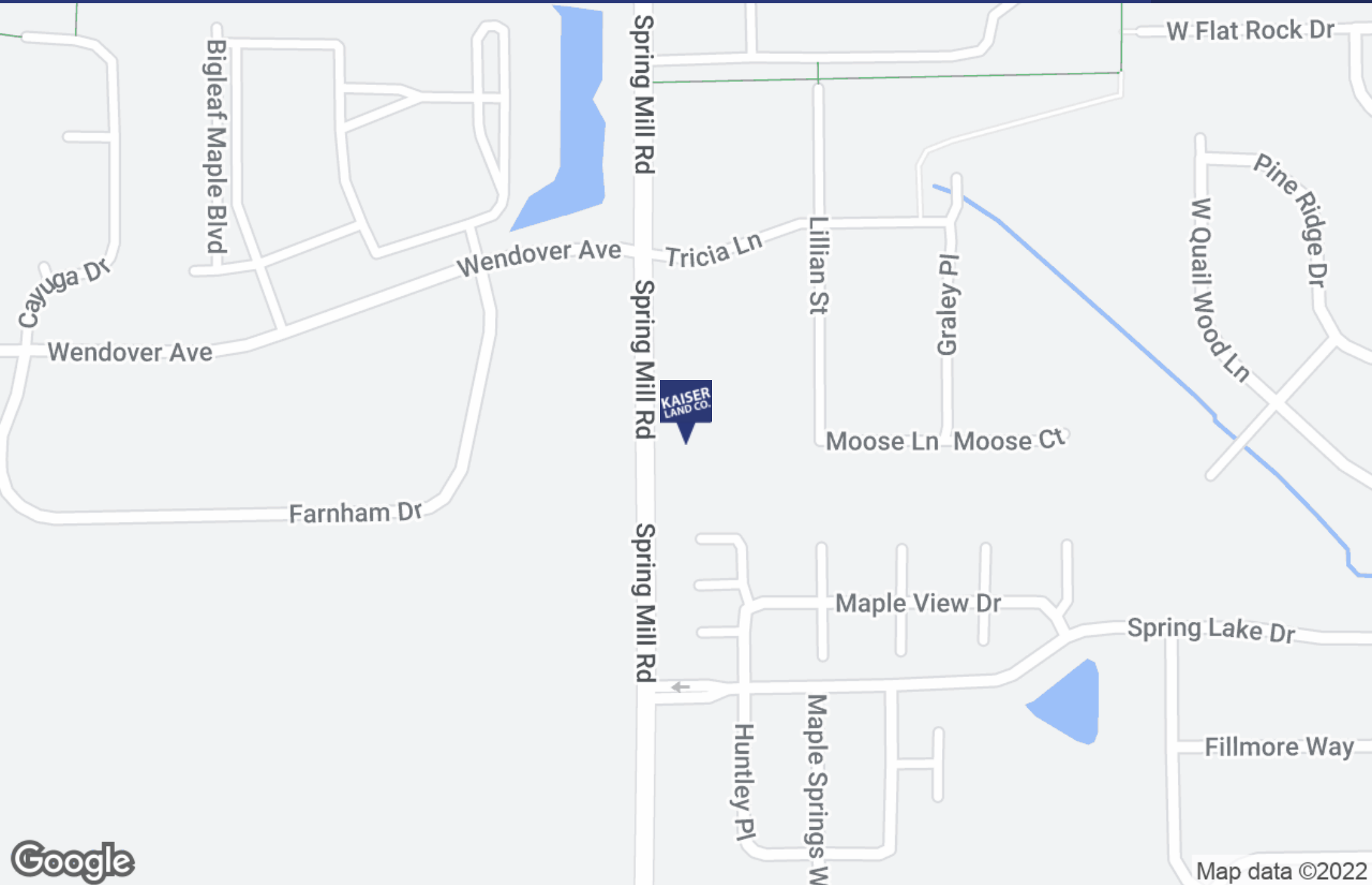
PROPERTY HIGHLIGHTS

- Mixed Use Development Site.
- 2.18 acres.
- Possible uses: office, medical, assisted living, day care and educational.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2.18 Acres

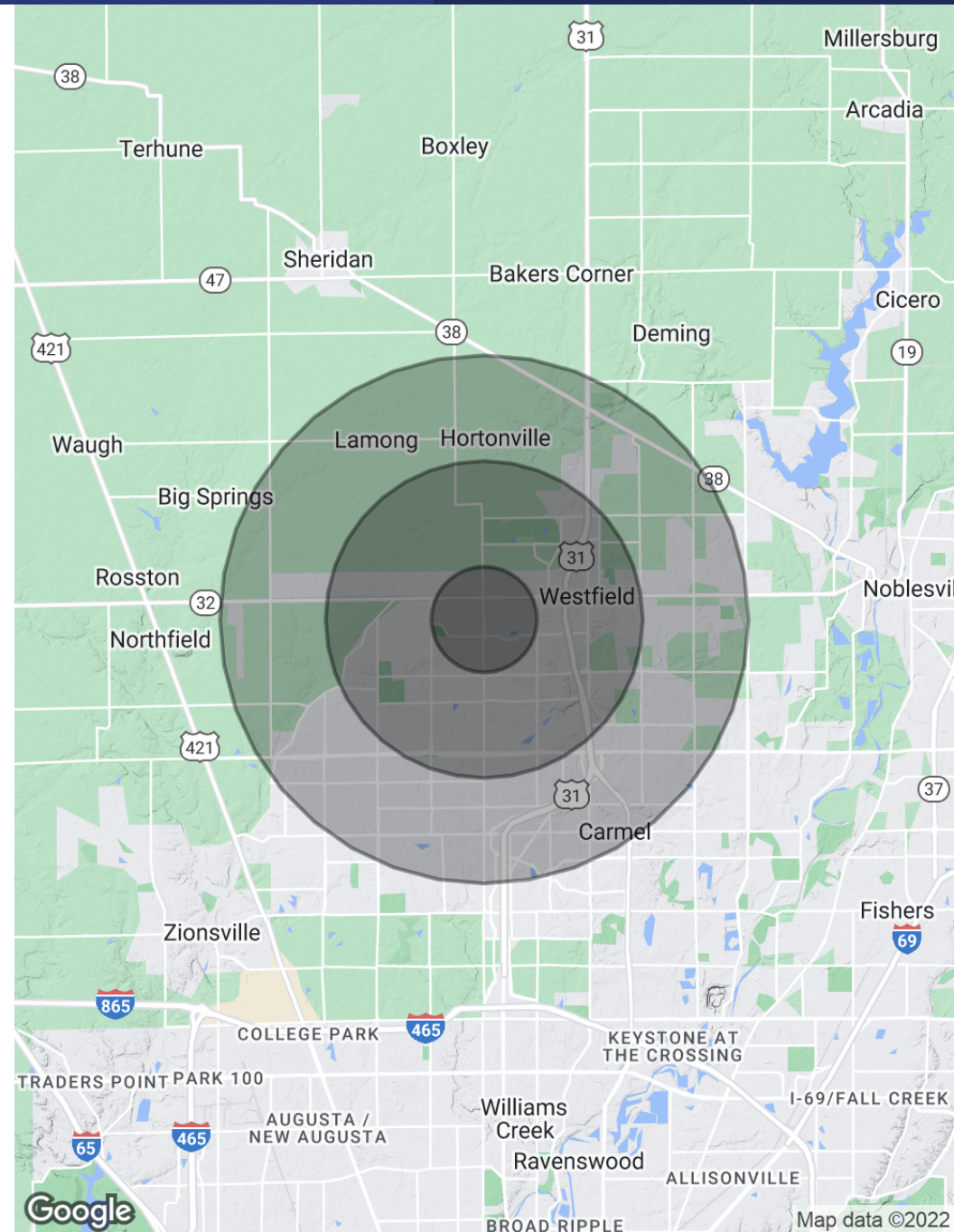
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	855	7,599	22,458
Total Population	2,320	20,620	61,492
Average HH Income	\$75,509	\$92,821	\$105,149

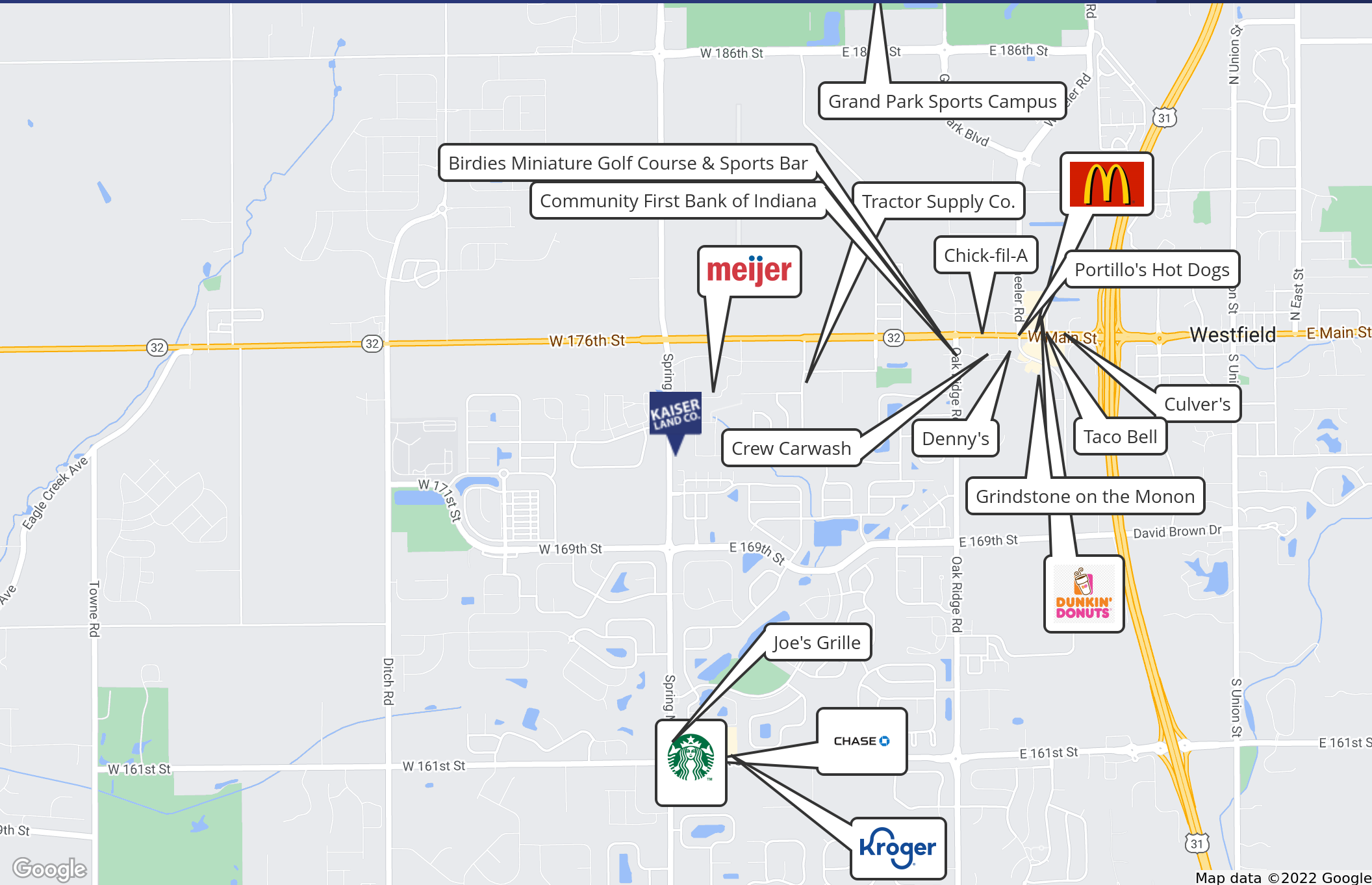


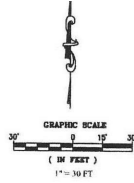
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,320	20,620	61,492
Average Age	33.1	34.2	35.2
Average Age (Male)	31.5	33.1	33.6
Average Age (Female)	34.3	35.0	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	855	7,599	22,458
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$75,509	\$92,821	\$105,149
Average House Value		\$266,260	\$301,313

* Demographic data derived from 2020 ACS - US Census







LEGEND

- | | | | | | |
|--------------------------|----------------|----------------|-----------------|-----------------|-----------------|
| FLUOR LINE | FIRE LINE | SEWER LINE | STREET LIGHT | TRAFFIC CONTROL | TRUCK SIGNAGE |
| UNDERGROUND UTILITY LINE | SEWER MANHOLE | SEWER CLEANOUT | TRAFFIC CONTROL | TRAFFIC CONTROL | TRAFFIC CONTROL |
| UNDERGROUND UTILITY LINE | SEWER CLEANOUT | SEWER CLEANOUT | TRAFFIC CONTROL | TRAFFIC CONTROL | TRAFFIC CONTROL |
| UNDERGROUND UTILITY LINE | SEWER CLEANOUT | SEWER CLEANOUT | TRAFFIC CONTROL | TRAFFIC CONTROL | TRAFFIC CONTROL |
| UNDERGROUND UTILITY LINE | SEWER CLEANOUT | SEWER CLEANOUT | TRAFFIC CONTROL | TRAFFIC CONTROL | TRAFFIC CONTROL |
| UNDERGROUND UTILITY LINE | SEWER CLEANOUT | SEWER CLEANOUT | TRAFFIC CONTROL | TRAFFIC CONTROL | TRAFFIC CONTROL |

SPRING MILL ROAD

NEW TRAIL

Block "B"
Spring Mill Villas
Re-Plat of Lots 2004, 5001-5005 & C.A.#2
Inst. No. 2019048862, P.C. 5, Slide 1045

Generational Property, LLC
Inst. No. 2022021644

Lot 5-R
Spring Mill Villas
Re-Plat of Spring Mill Villas Block "D"
Inst. No. 2022028094, P.C. 6, Slide 1265

Block "D"
Spring Mill Villas
Re-Plat of Lots 2004, 5001-5005 & C.A.#2
Inst. No. 2019048862, P.C. 5, Slide 1045
3.419 Ac.± (Total)

Generational Property, LLC
Inst. No. 2022021644
2.183 Ac.±

2.18 ACRES

Spring Mill Villas
Inst. No. 2019021491
P.C. 5, Slide 976

Matthew Robert Meyer, et al
Inst. No. 2020079172

