

# Commercial Links

## Grand Park Frontage - 186th Street - Westfield, IN



### Property Highlights

- Agricultural Zoning
- Grand Park Frontage
- 5.26 Acres +/-
- Excellent 1031 Exchange
- Utilities Nearby/Adjacent
- Development Opportunity
- Approx. 485' Road Frontage
- High Visibility Location
- Path of Progress
- Strong Traffic Pattern

For More Information Call:

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# GRAND PARK

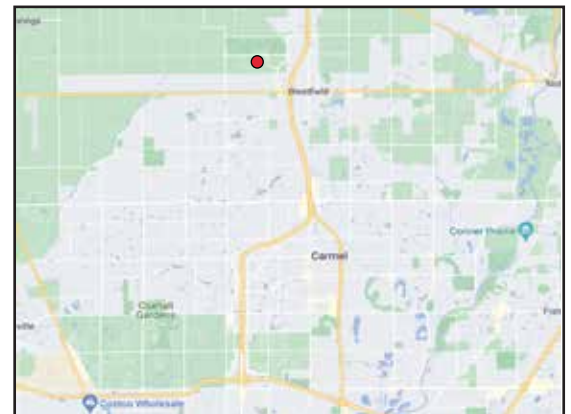


### Property Description

The 5.26 acre property is located across the street from Grand Park. This parcel would make an excellent 1031 Exchange option in the path of progress. A development opportunity directly across from Grand Park. The parcel is zoned Agricultural but, the City of Westfield would look favorably on a rezone for commercial use.

Approximately 245' of road frontage on 186th Street. The location has great potential for development and is just across the street from the high visitor traffic of Grand Park. Grand Park is a 400+ acre sports park containing, Grand Park Event Center and multiple independent facilities that create full year traffic patterns.

- Great location with easy access
- 5.26 +/- acres available
- Excellent traffic count
- Large street frontage
- Commercial development opportunity
- New growth area in path of progress
- Utilities nearby/on property
- Located in City of Westfield



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