

Land For Sale

±21.52 Acres Land Opportunity
15206 Westfield Blvd.
Carmel, IN 46032



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



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	AG-SF1: Agriculture/Single-Family 1 (with variances to permit industrial technology park) (zoning info here)

Trade Area Features

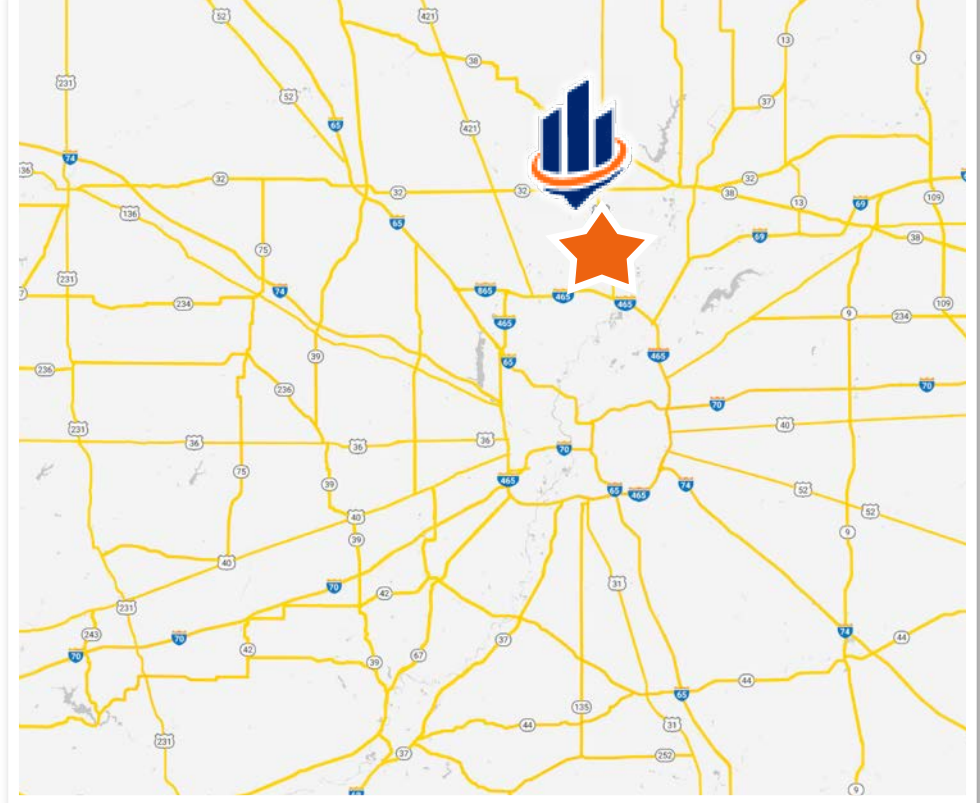
The property can be conveniently reached via both 156th St. and the Westfield Blvd. extension, which links to Union Blvd. and downtown Westfield.

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.



Clay Terrace



Cool Creek Commons

More Info, Click Logo



10 Min.
I-465

28 Min.
Downtown Indy

30 Min
Indy Airport

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





W. 156th St.



31

N. Meridian St.

Westfield Blvd.

2,283 VPD

47,435 VPD

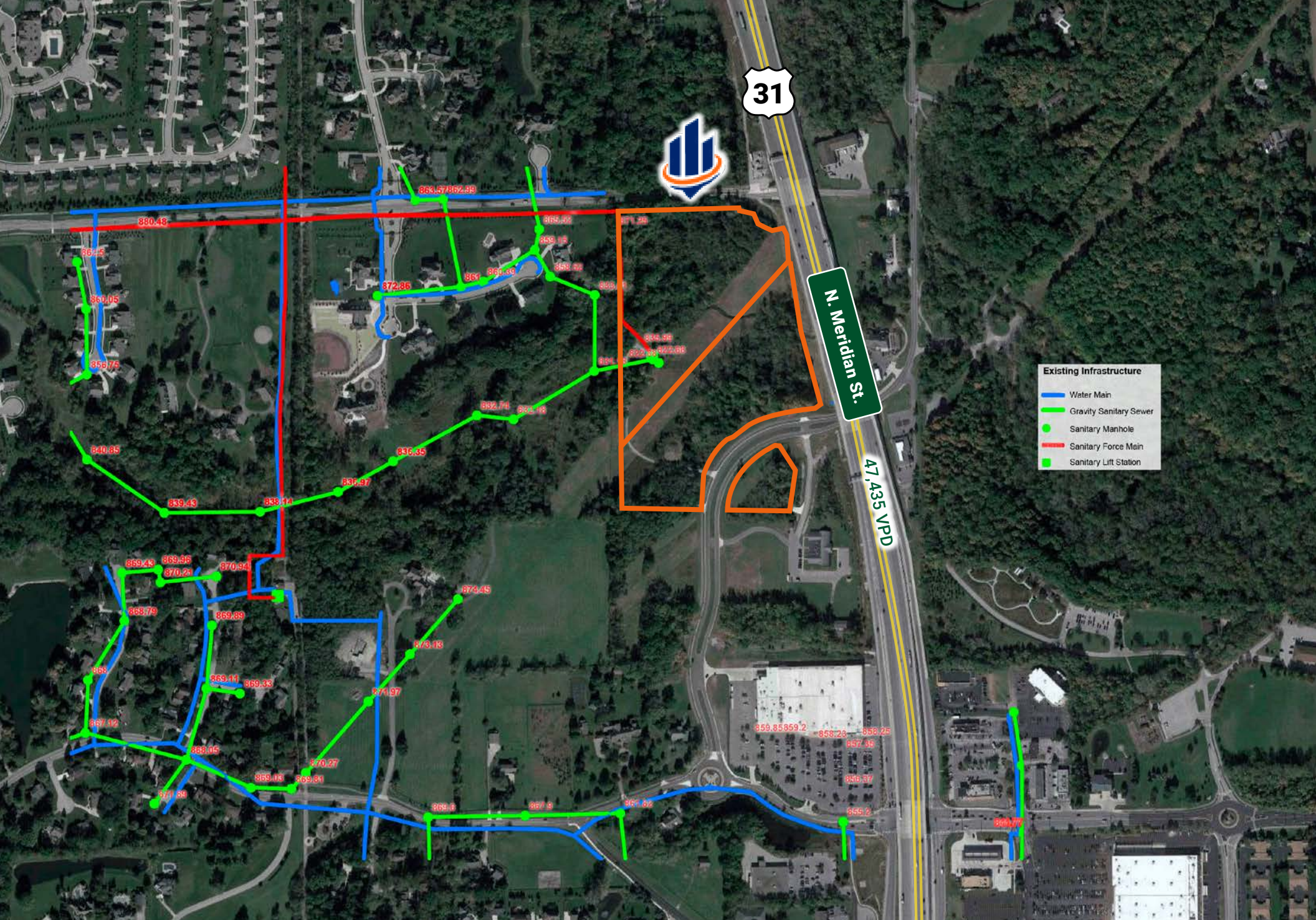
Westfield Blvd.

Block A	±10.12 Acres
Block B	±9.87 Acres
Block C	±1.53 Acres

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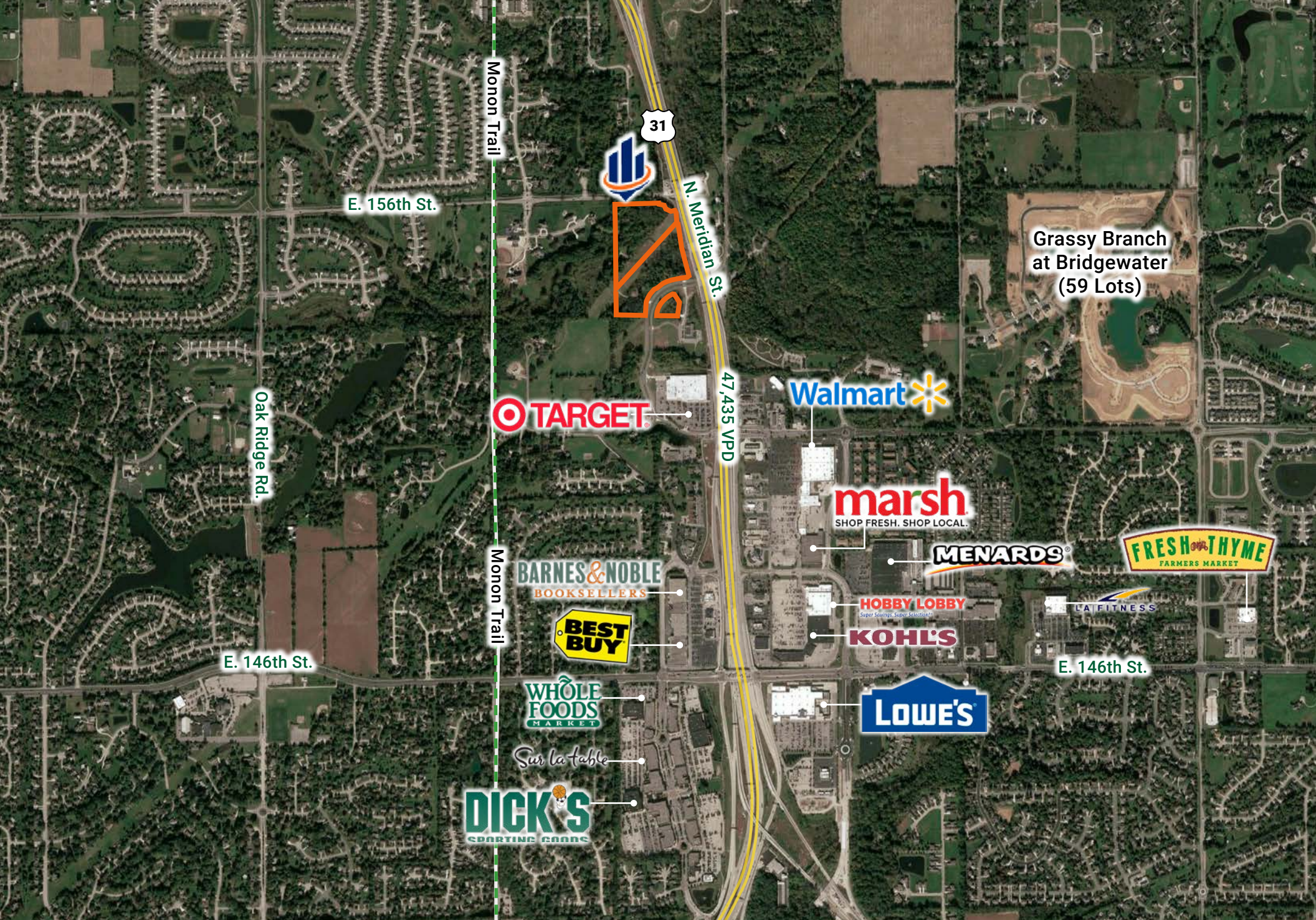
- Existing Infrastructure**
- Water Main
 - Gravity Sanitary Sewer
 - Sanitary Manhole
 - Sanitary Force Main
 - Sanitary Lift Station

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263
Residential Permits
(YTD 2020)

\$76M
Est. Construction Cost
(YTD 2020)

925
Residential Permits
(2019)

\$289M
Est. Construction Cost
(2019)

New Businesses Locating
to Westfield, IN



±41%
Job Market Increase
over the next 10 years,
higher than the US Average

\$231M
Development
Projects*

±500,000 SF
Office & Retail*

±918
Multi-Family Units*

*In the last 4 years
and upcoming

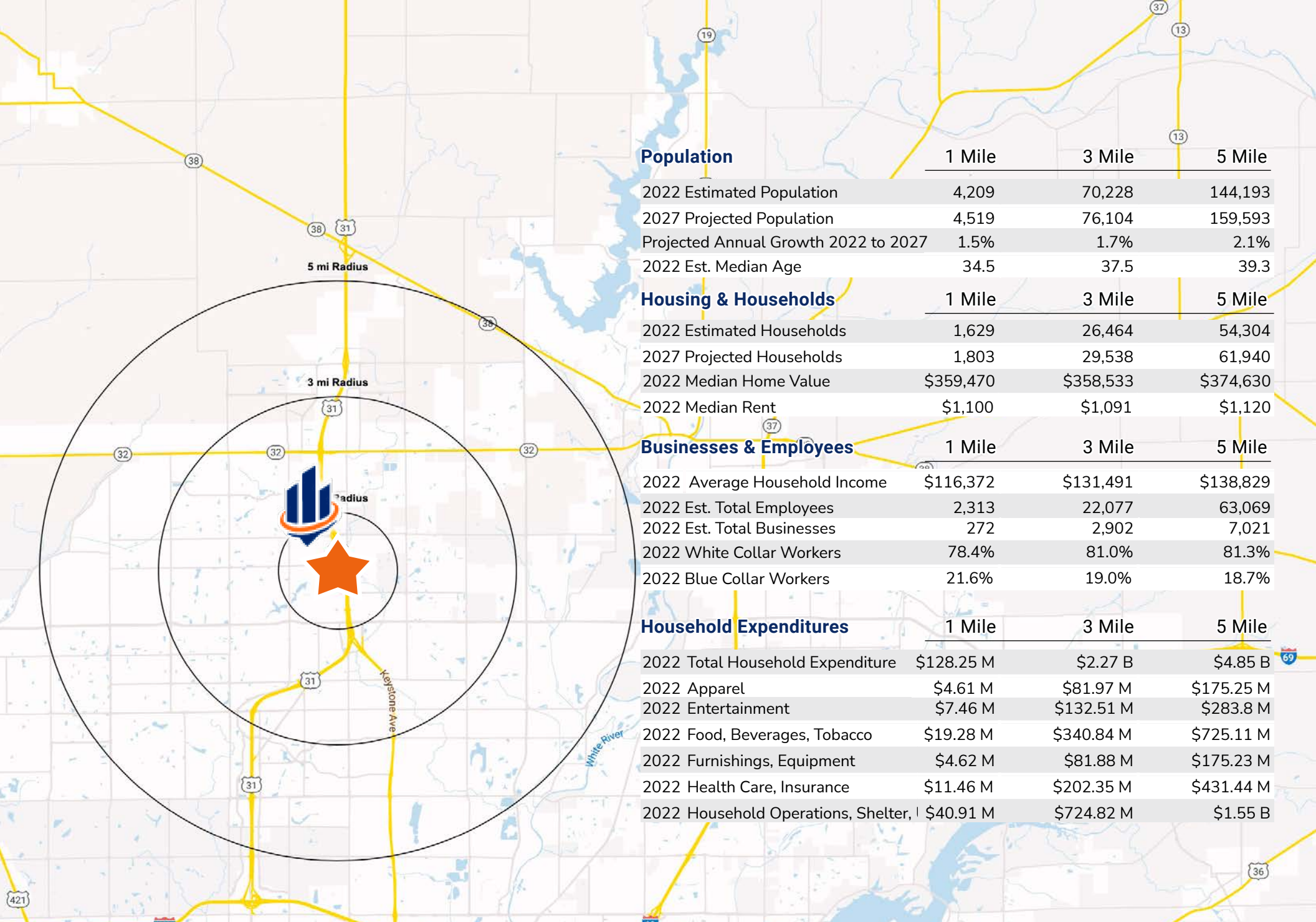
New Businesses Locating
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Population

	1 Mile	3 Mile	5 Mile
2022 Estimated Population	4,209	70,228	144,193
2027 Projected Population	4,519	76,104	159,593
Projected Annual Growth 2022 to 2027	1.5%	1.7%	2.1%
2022 Est. Median Age	34.5	37.5	39.3

Housing & Households

	1 Mile	3 Mile	5 Mile
2022 Estimated Households	1,629	26,464	54,304
2027 Projected Households	1,803	29,538	61,940
2022 Median Home Value	\$359,470	\$358,533	\$374,630
2022 Median Rent	\$1,100	\$1,091	\$1,120

Businesses & Employees

	1 Mile	3 Mile	5 Mile
2022 Average Household Income	\$116,372	\$131,491	\$138,829
2022 Est. Total Employees	2,313	22,077	63,069
2022 Est. Total Businesses	272	2,902	7,021
2022 White Collar Workers	78.4%	81.0%	81.3%
2022 Blue Collar Workers	21.6%	19.0%	18.7%

Household Expenditures

	1 Mile	3 Mile	5 Mile
2022 Total Household Expenditure	\$128.25 M	\$2.27 B	\$4.85 B
2022 Apparel	\$4.61 M	\$81.97 M	\$175.25 M
2022 Entertainment	\$7.46 M	\$132.51 M	\$283.8 M
2022 Food, Beverages, Tobacco	\$19.28 M	\$340.84 M	\$725.11 M
2022 Furnishings, Equipment	\$4.62 M	\$81.88 M	\$175.23 M
2022 Health Care, Insurance	\$11.46 M	\$202.35 M	\$431.44 M
2022 Household Operations, Shelter,	\$40.91 M	\$724.82 M	\$1.55 B

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

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- Land
- Multifamily
- Office
- Retail
- Special Purpose



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