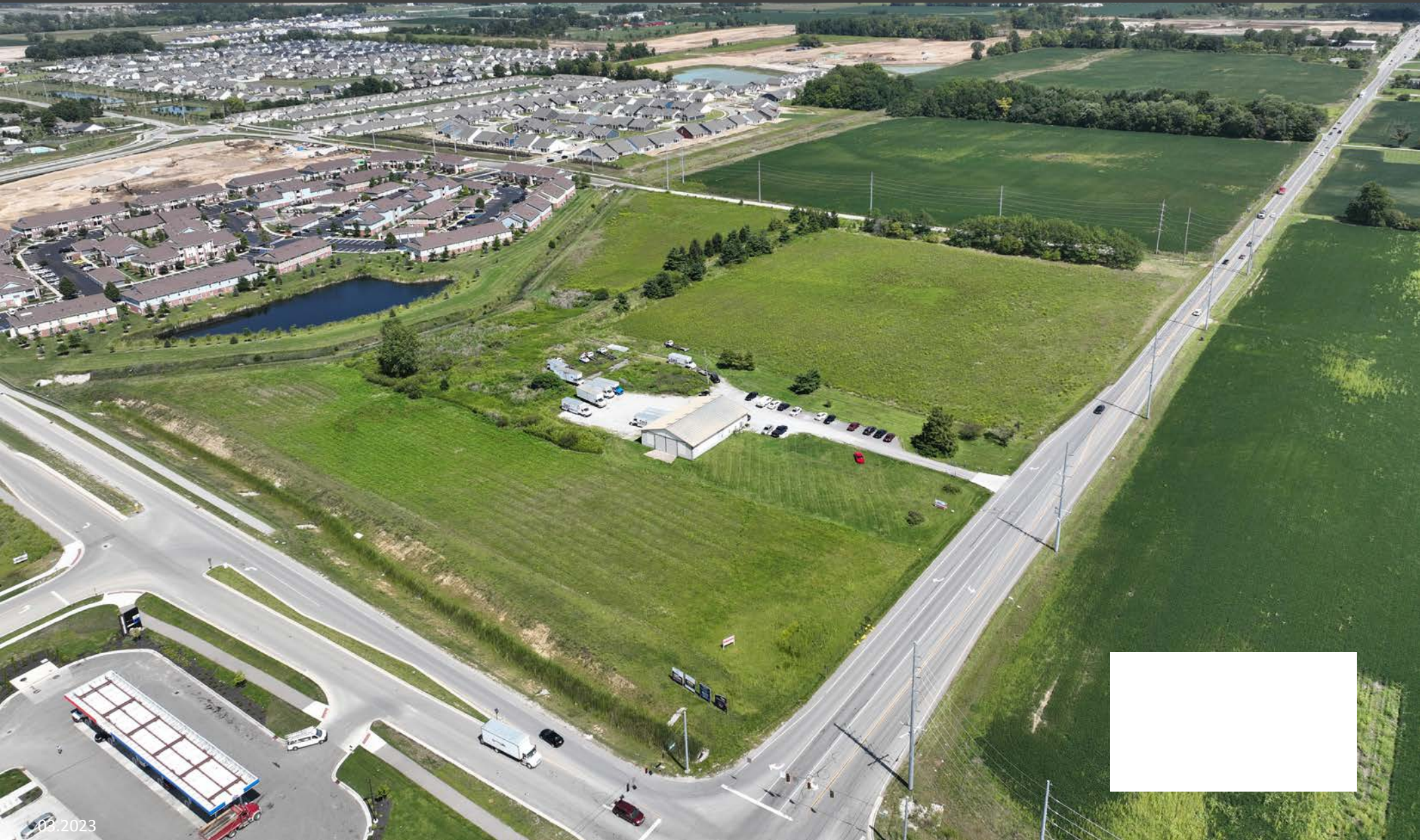


LAND - COMMERCIAL

FOR SALE

SPRINGMILL TRAILS
STATE ROAD 32 + DITCH ROAD | WESTFIELD, INDIANA



OVERVIEW

COMMERCIAL LAND FOR SALE



ZONING

Springmill Trails
PUD District

“Market Center District”
(General Business)

UTILITIES

Site adjacent

DELIVERY

Raw Land; or
Developed Lots

PROPERTY HIGHLIGHTS

- **Prime Commercial Node:** 19-acre commercial property located in heart of high-growth residential area in Westfield; outparcels and second tier lots contemplated.
- **Excellent Road Infrastructure:** State Highway 32 is a major east-west 4 lane highway; easy access to US 31 expressway; Ditch Road is a north-south arterial with on-going improvements.
- **Convenient Connectivity:** High-profile signaled intersection of State Highway 32 and Ditch Road; high vehicular and pedestrian accessibility.
- **Zoning and Utilities:** Already approved and utilities at property’s boundaries.
- **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 the Grand Park Sports Campus, Chatham Hills Pete Dye Golf Course, and Grand Junction Plaza; growing foodie presence in the community.

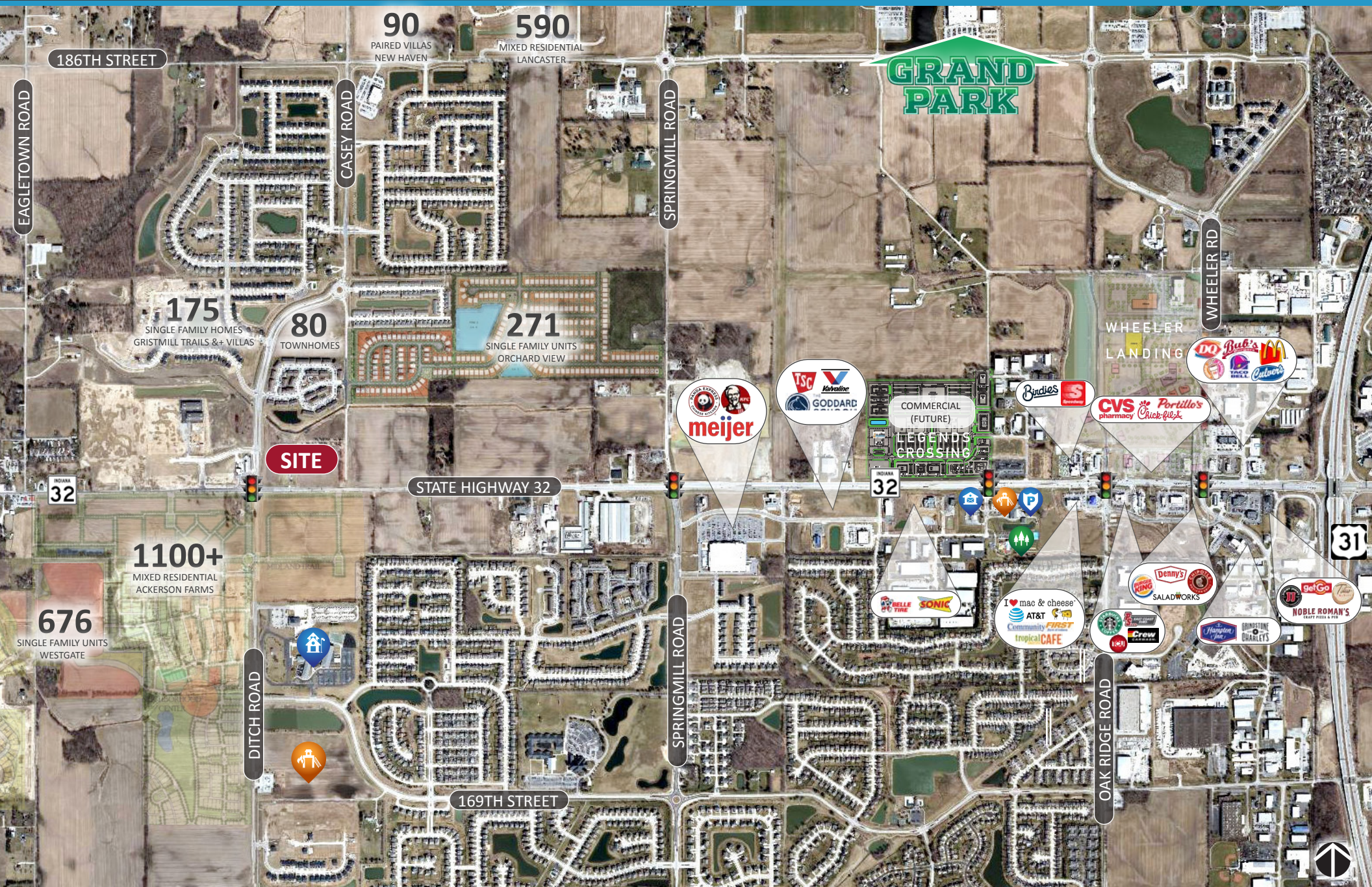
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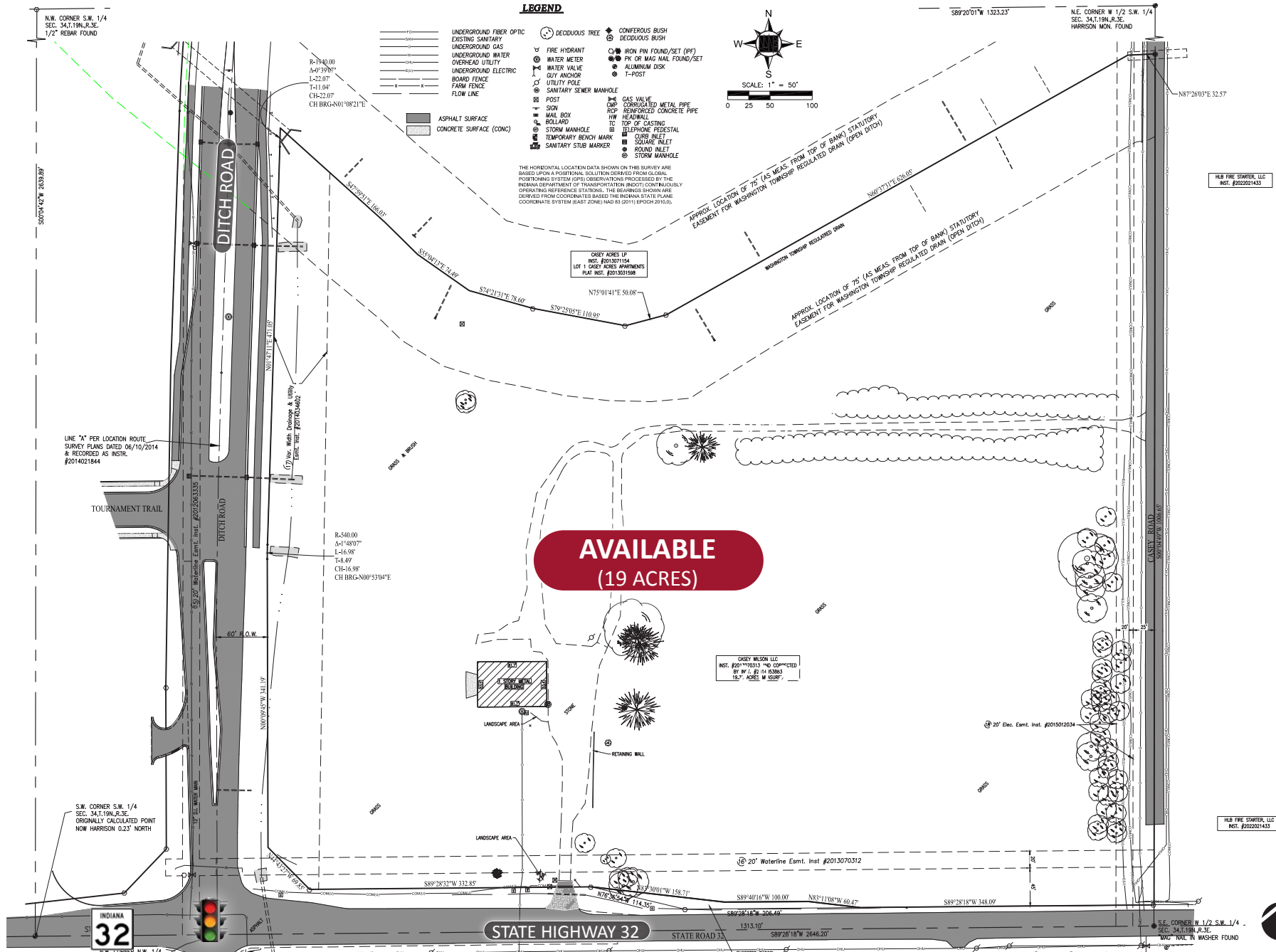
LOCATION MAP

COMMERCIAL LAND FOR SALE



SURVEY EXHIBIT

COMMERCIAL LAND FOR SALE



PLAT SCHEMATIC

COMMERCIAL LAND FOR SALE

