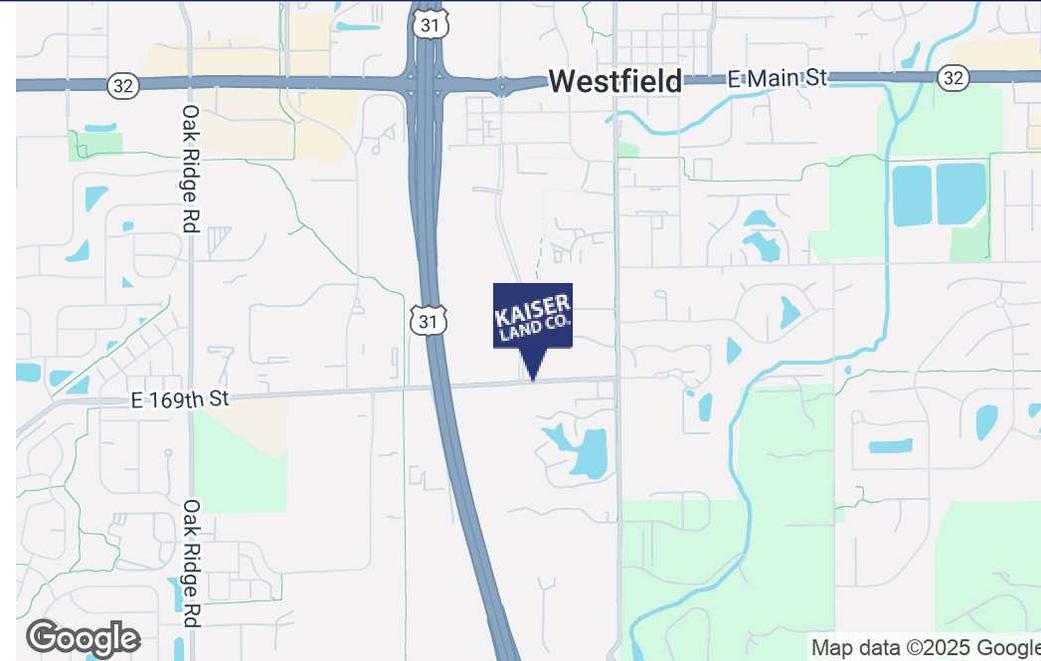


ZONED GENERAL BUSINESS-PD



OFFERING SUMMARY

Sale Price:	\$150,000 / acre
Available SF:	
Lot Size:	23.14 Acres
Price / Acre:	\$150,000
Zoning:	General Business PD

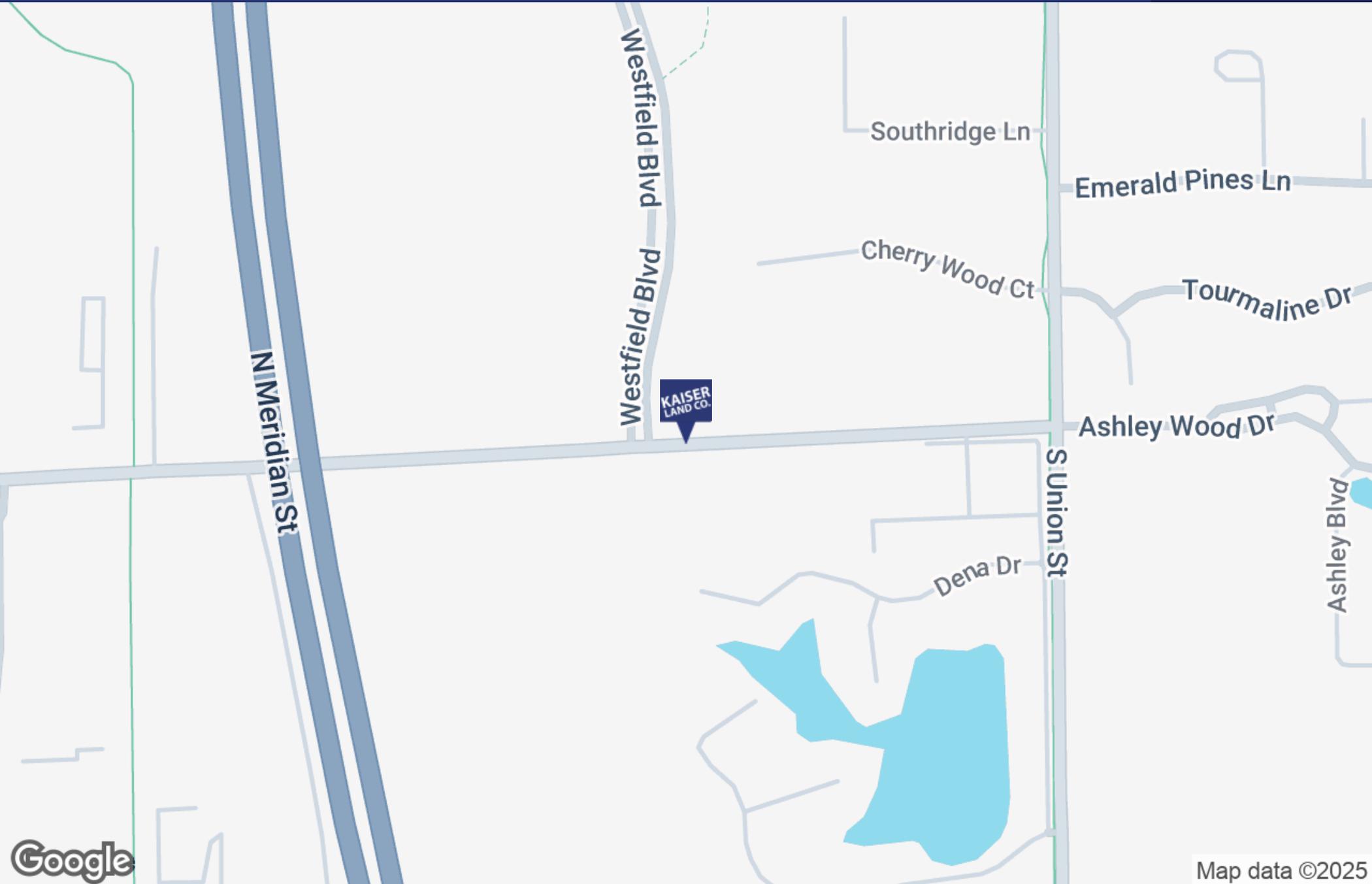
PROPERTY OVERVIEW

Approximately 23 acres on the east side of US 31 and south of 169th Street, adjoining a car dealership to the west, multi-family to the east. Approximately 950' of US 31 frontage and approximately 600' frontage on 169th Street. Zoned General Business- PD. Annual Average Daily Traffic (AADT) is 61,737 vehicles. New Westfield Boulevard Connector for direct access from State Road 32 to the property at 169th Street/David Brown Drive. Utilities available to site. Property located in high growth area, approximately one mile from Grand Park, Grand Junction Plaza, big box retailers: New Meijer, Market District, Walmart, Target, Kohls, Hobby Lobby, Kroger and numerous restaurants/retail businesses. Over 81,000 homes within 5 miles, with an average HH annual income of over \$102,954

PROPERTY HIGHLIGHTS

- - Zoned General Business PD
- - Prime location in Westfield
- - Ideal for office development
- - Easy access to major highways
- - High visibility for businesses
- - Proximity to local amenities

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Map data ©2025

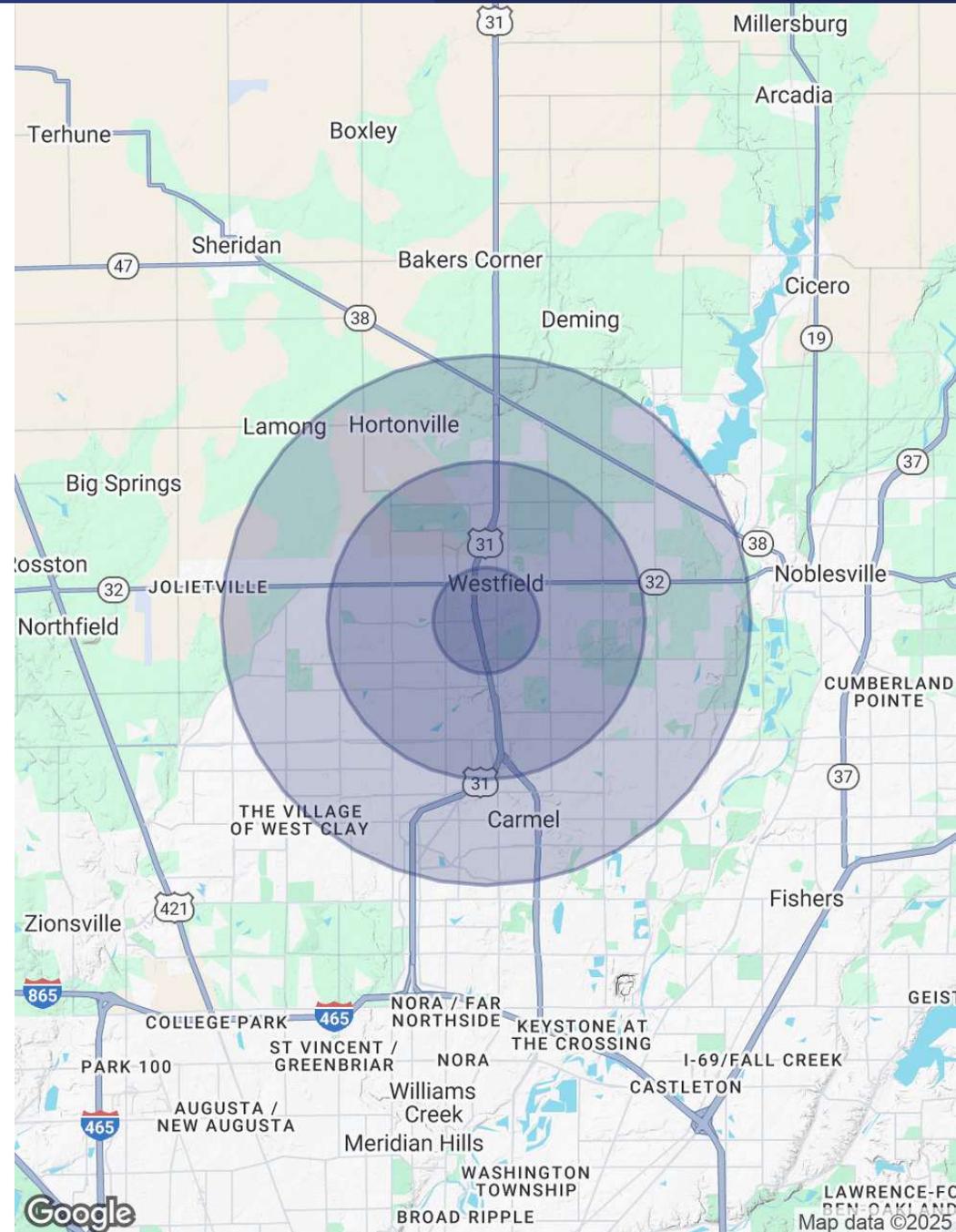
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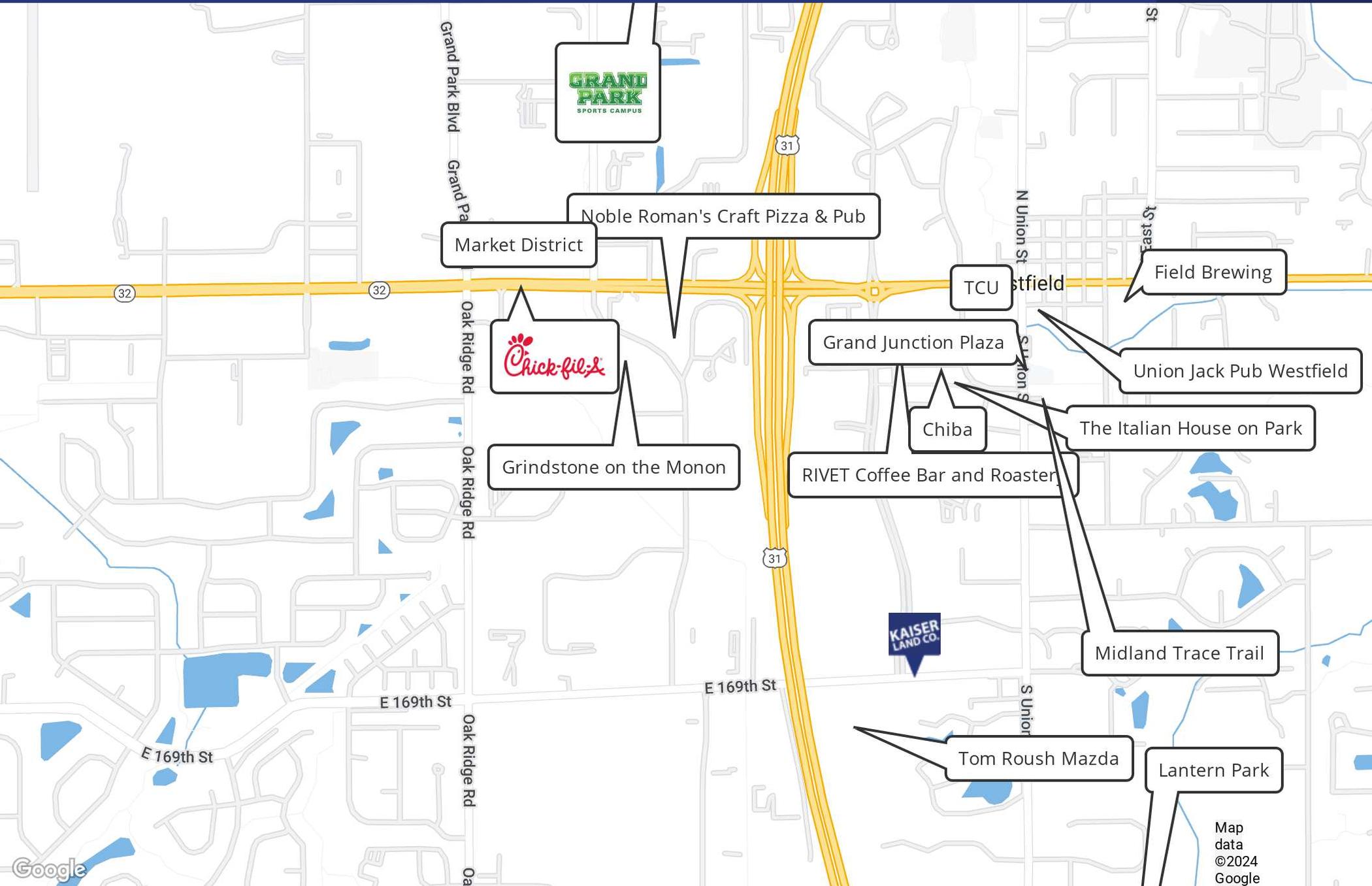
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,993	31,211	81,388
Average Age	32.6	34.3	36.4
Average Age (Male)	31.1	33.4	34.9
Average Age (Female)	33.5	34.9	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,461	11,274	29,953
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$77,584	\$97,911	\$102,954
Average House Value	\$323,545	\$296,611	\$284,302

* Demographic data derived from 2020 ACS - US Census



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