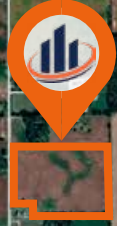


Land For Sale

±24.56 Acres

Development Land Available

Lamong Road | Sheridan, IN 46069



Six Points Rd

Monon Corner
223 Homes

Chatham Hills | 700 Homes

Chatham Village
207 Homes

Carramore | 82 Homes

Osborne Trails | 490 Homes

Aberdeen
276 Homes

Multi-Family
250 Units | Built 2024

Osborne Trails
Phase V | 108 Homes

Harvest Trail
235 Homes

Elem. School

Atwater | 280 Homes

WEST FORK
WHSKY
CO.

Woods Robinson PUD
Mixed-Use

Winterburg PUD
(210 Homes | 206 Acres)

GRAND PARK
(5.5M Visitors, 2023)

IMMIO

Lancaster
490 Homes

Westfield plans to transform the Grand Park Sports Campus into a year-round entertainment district with retail, housing, hotels, and winter sports.

Grand Universe
Mixed-Use (\$1.2B)

New Haven
90 Homes

Grand Park Village Mixed-Use

Shelton Cove | 114 Homes

Harbor at Grand Park Village
74 Homes

High School

Spring Orchard | 204 Homes

Wheeler Landing
Mixed-Use (320 Acres)

Middle School

Orchard View | 279 Homes

Spring Mill Centre
Mixed-Use (57 Acres)

Market DISTRICT

Gristmill Trials | 87 Homes

Westfield-Washington
Township Schools
(195.78 Acres)

Midland
403 Homes

Goodwill

ALDI

ORTHINDY

Riverview Health

meijer

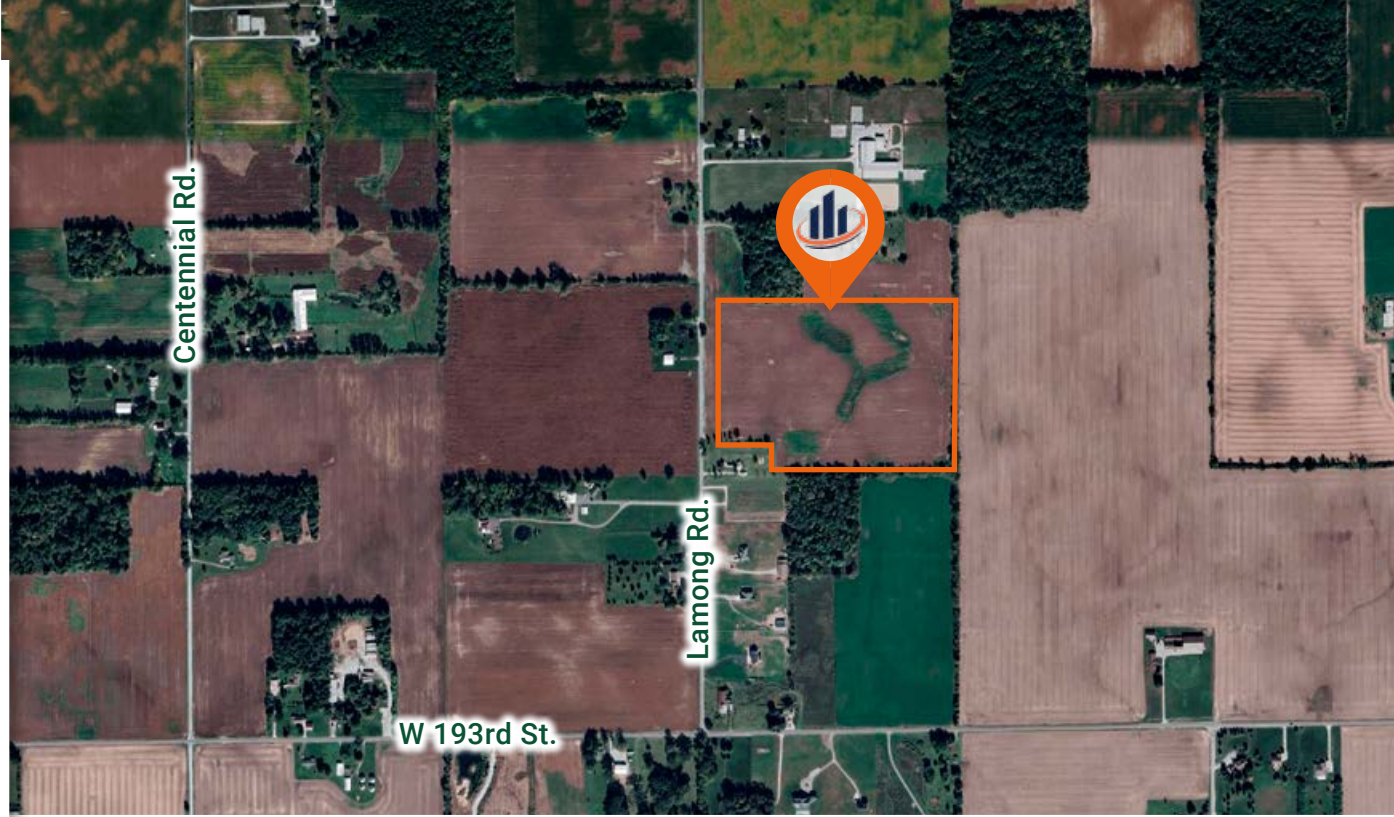
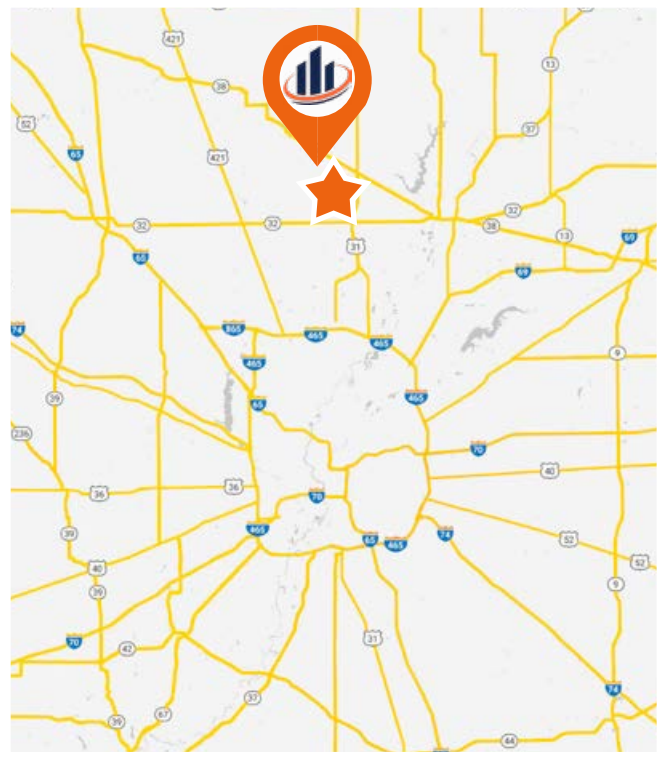
Westgate
675 Homes

Spring Mill Villas | 88 Homes

TRACTOR SUPPLY CO

Elem. School

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



Price \$1,350,800 (\$55,000/acre)

Parcel ID 08-05-21-00-00-017.000

Lot Size ±24.56 Acres

Current Zoning [AG-SF1 \(Agriculture/Single-family Rural\) District](#)

Property Features

SVN | Northern Commercial is pleased to present this 24.56-acre investment or development land opportunity in the rapidly growing Westfield, Indiana submarket. The property is located on Lamong Road, just north of 193rd Street (which will have direct access to US 31 via 193rd/191st Street and Spring Mill/Horton Road roundabout slated for future construction).

The property is positioned just west of an actively developing quadrant in Westfield, which includes the Winterburg, Atwater, and Osborne Trails subdivision projects. The property is also located approximately two miles north of the recently announced new Westfield Middle School West projected to open in 2027, which will have a student capacity of 1,500 and ancillary facilities.

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



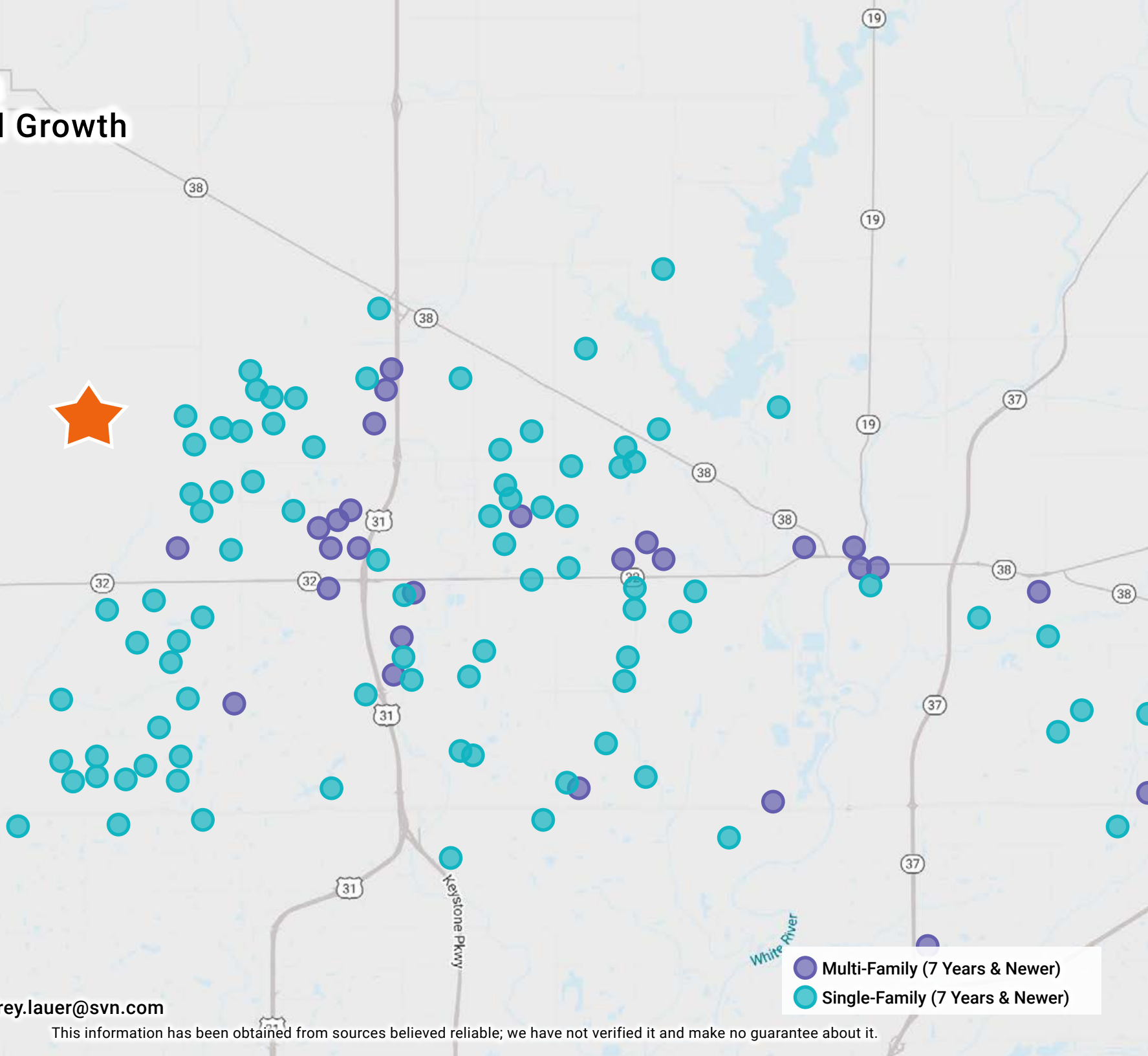
Trade Area Residential Growth

±14,000
Newer Single-Family
Homes (Trade Area)

±9,200
Newer Single-Family
Homes (5 Miles)

±5,300
Multi-Family Units
(Trade Area)

±2,900
Newer Multi-Family
Units (5 Miles)

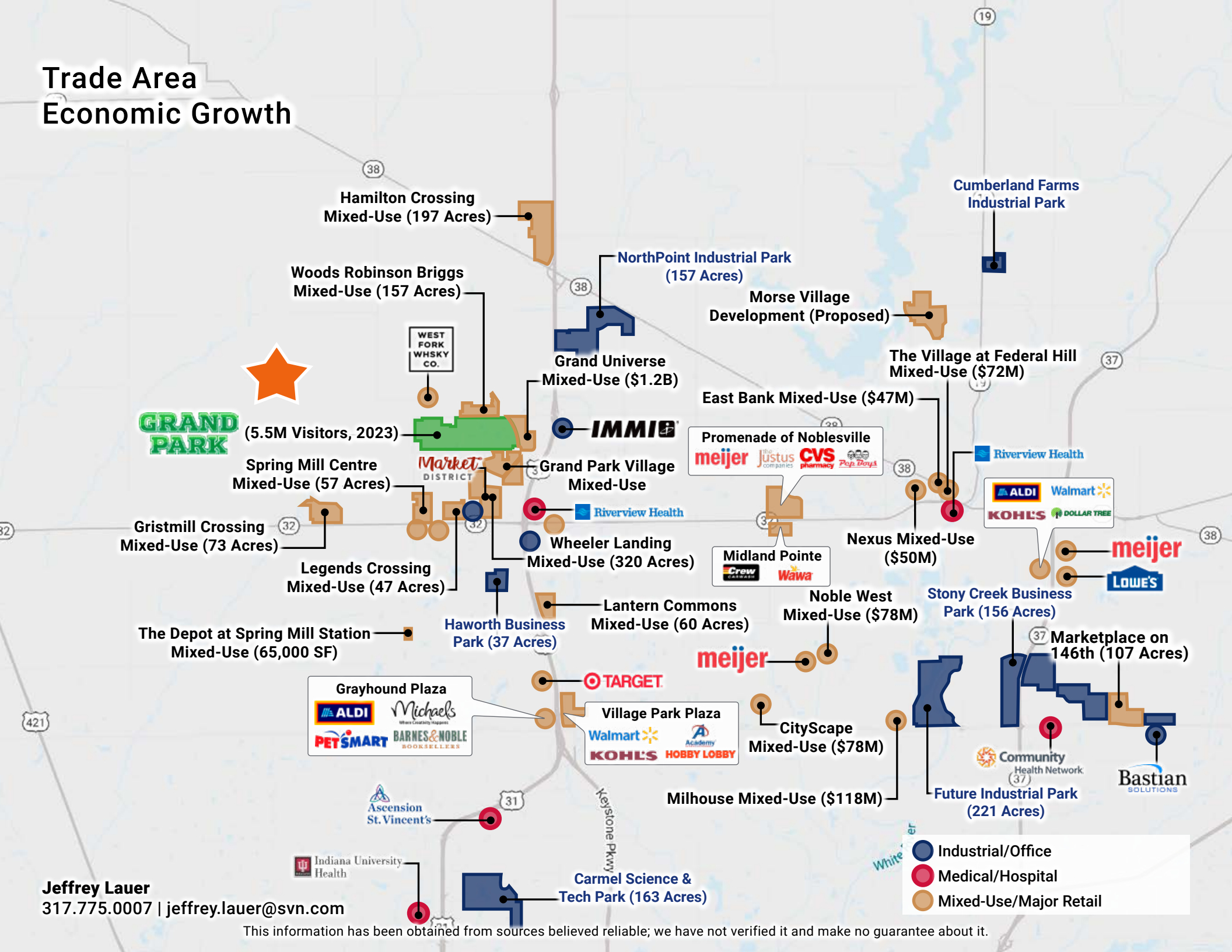


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● Multi-Family (7 Years & Newer)
● Single-Family (7 Years & Newer)

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Trade Area Economic Growth



Hamilton Crossing
Mixed-Use (197 Acres)

Woods Robinson Briggs
Mixed-Use (157 Acres)

NorthPoint Industrial Park
(157 Acres)

Cumberland Farms
Industrial Park

Morse Village
Development (Proposed)



**GRAND
PARK**

(5.5M Visitors, 2023)

WEST
FORK
WHISKY
CO.

Grand Universe
Mixed-Use (\$1.2B)

The Village at Federal Hill
Mixed-Use (\$72M)

East Bank Mixed-Use (\$47M)

Promenade of Noblesville
meijer Justus CVS Pop. Docs

Spring Mill Centre
Mixed-Use (57 Acres)

Market
DISTRICT

Grand Park Village
Mixed-Use

Riverview Health

Gristmill Crossing
Mixed-Use (73 Acres)

Legends Crossing
Mixed-Use (47 Acres)

Wheeler Landing
Mixed-Use (320 Acres)

Midland Pointe
Crew Wawa

Nexus Mixed-Use
(\$50M)

ALDI Walmart
KOHLS DOLLAR TREE

meijer
LOWE'S

The Depot at Spring Mill Station
Mixed-Use (65,000 SF)

Haworth Business
Park (37 Acres)

Lantern Commons
Mixed-Use (60 Acres)

Noble West
Mixed-Use (\$78M)

Stony Creek Business
Park (156 Acres)

Marketplace on
146th (107 Acres)

Grayhound Plaza
ALDI Michaels
PETSMART BARNES & NOBLE

Village Park Plaza
Walmart Academy
KOHLS HOBBY LOBBY

meijer

CityScope
Mixed-Use (\$78M)

Community
Health Network

Bastian
SOLUTIONS

Ascension
St. Vincent's

Milhouse Mixed-Use (\$118M)

Future Industrial Park
(221 Acres)

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Indiana University
Health

Carmel Science &
Tech Park (163 Acres)

- Industrial/Office
- Medical/Hospital
- Mixed-Use/Major Retail

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#1 Best Suburb to live in America

-Niche, 2024

Best Places to Live in the United States

-Livability, 2024

#1 Best Small City in America

-WalletHub, 2023

Best Places to Raise a Family in America

-Niche, 2024

#3 Best Places to Live in the United States

-Livability, 2023

\$231M Development projects from 2020-2023

71% Residents have a Bachelor's Degree or Higher

130 Corporate headquarters located in Carmel



41% Job market increase over the next 10 years, higher than U.S. average.



#4 Best Small City in America

-WalletHub, 2024

944 New Residential Permits (January-July 2024)



Westfield was named the 6th Fastest-Growing City in America and #1 in Indiana in both 2023 and 2022.

-U.S. Census Bureau



Many of the over 5 Million Grand Park visitors travel on IN-47 through Sheridan after exiting Interstate 65. This traffic, along with numerous Baker's Corner development, is spawning development through Sheridan.

10.7% Increase in Population Since 2020

150 New Homes by DR Horton

Sheridan Community Schools has been honored by the Indiana Chamber of Commerce, being named one of the Best Places to Work in the state for 2024.

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THE SVN® ORGANIZATION is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network® and just one of the many ways that SVN® Advisors build lasting connections, create superior wealth for our clients, and prosper together.

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

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

Specialty Practices

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose



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