

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

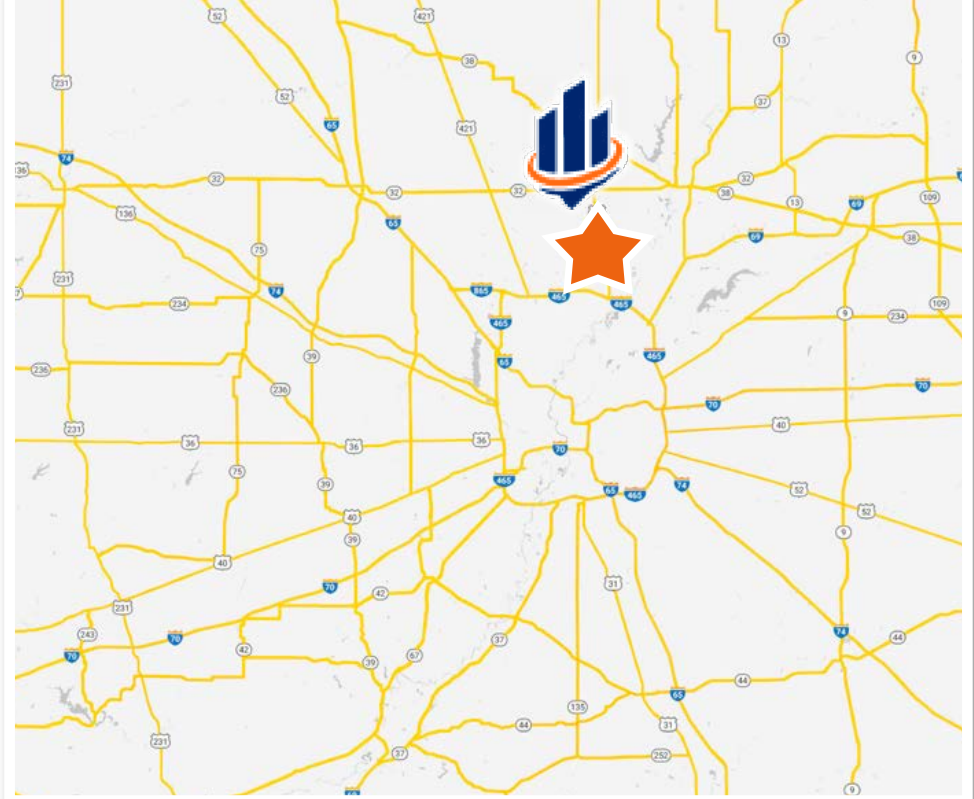
The property can be conveniently reached via both 156th St. and the Westfield Blvd. extension, which links to Union Blvd. and downtown Westfield.

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.



PARCEL OUTLINE

W. 156th St.



31

N. Meridian St.

Westfield Blvd.

2,832 VPD

81,043 VPD

Westfield Blvd.



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

PROPOSED DEVELOPMENT (OPTION 1)

W. 156th St.



N. Meridian St.

Westfield Blvd.

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

PROPOSED DEVELOPMENT (OPTION 2)

W. 156th St.



31

N. Meridian St.

81,043 VPD

Westfield Blvd.

2,832 VPD

Westfield Blvd.

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

PROPOSED DEVELOPMENT (OPTION 3)

W. 156th St.

Westfield Blvd.

2,832 VPD

31

N. Meridian St.

81,043 VPD

A

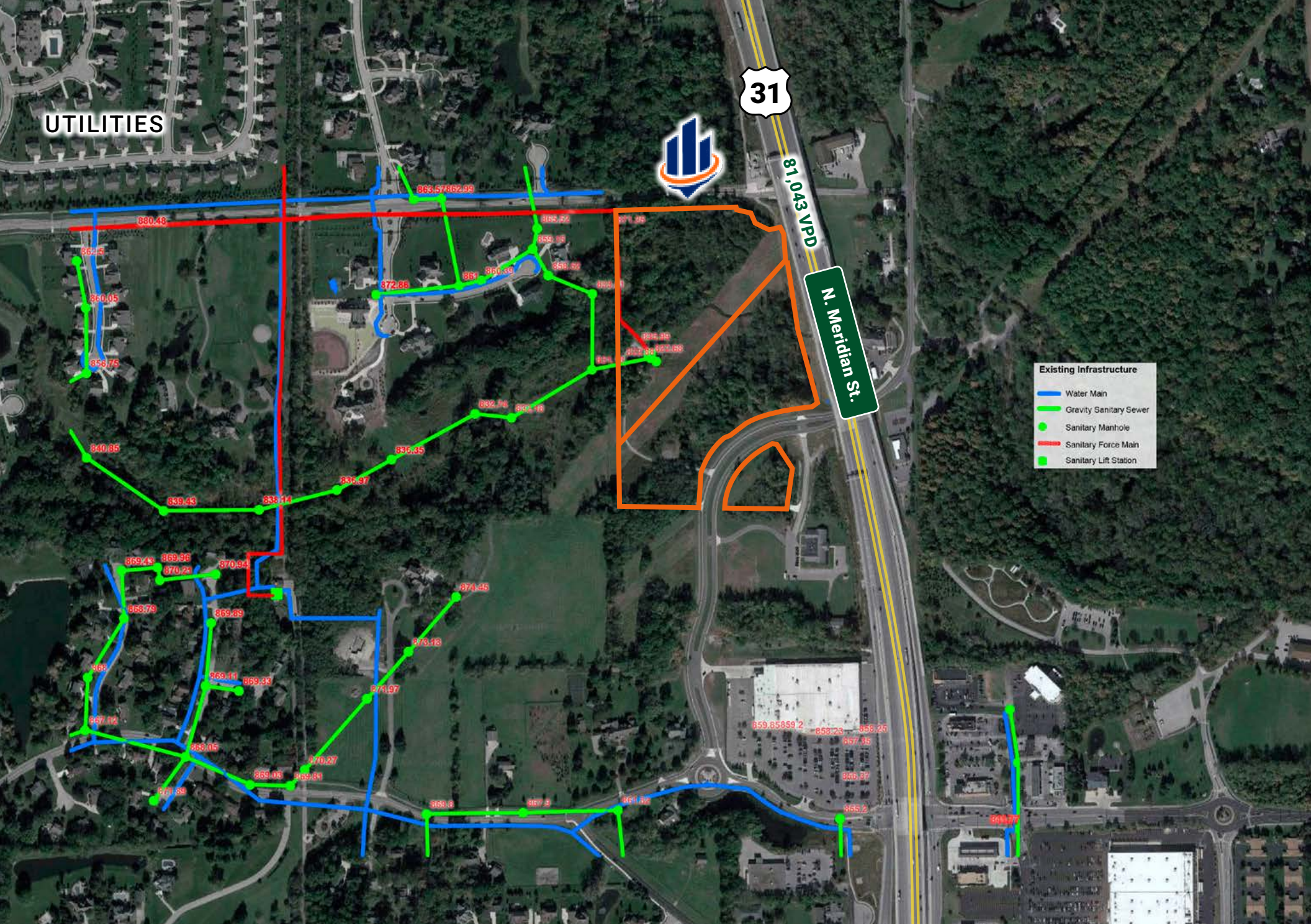
B

C

Westfield Blvd.

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

UTILITIES



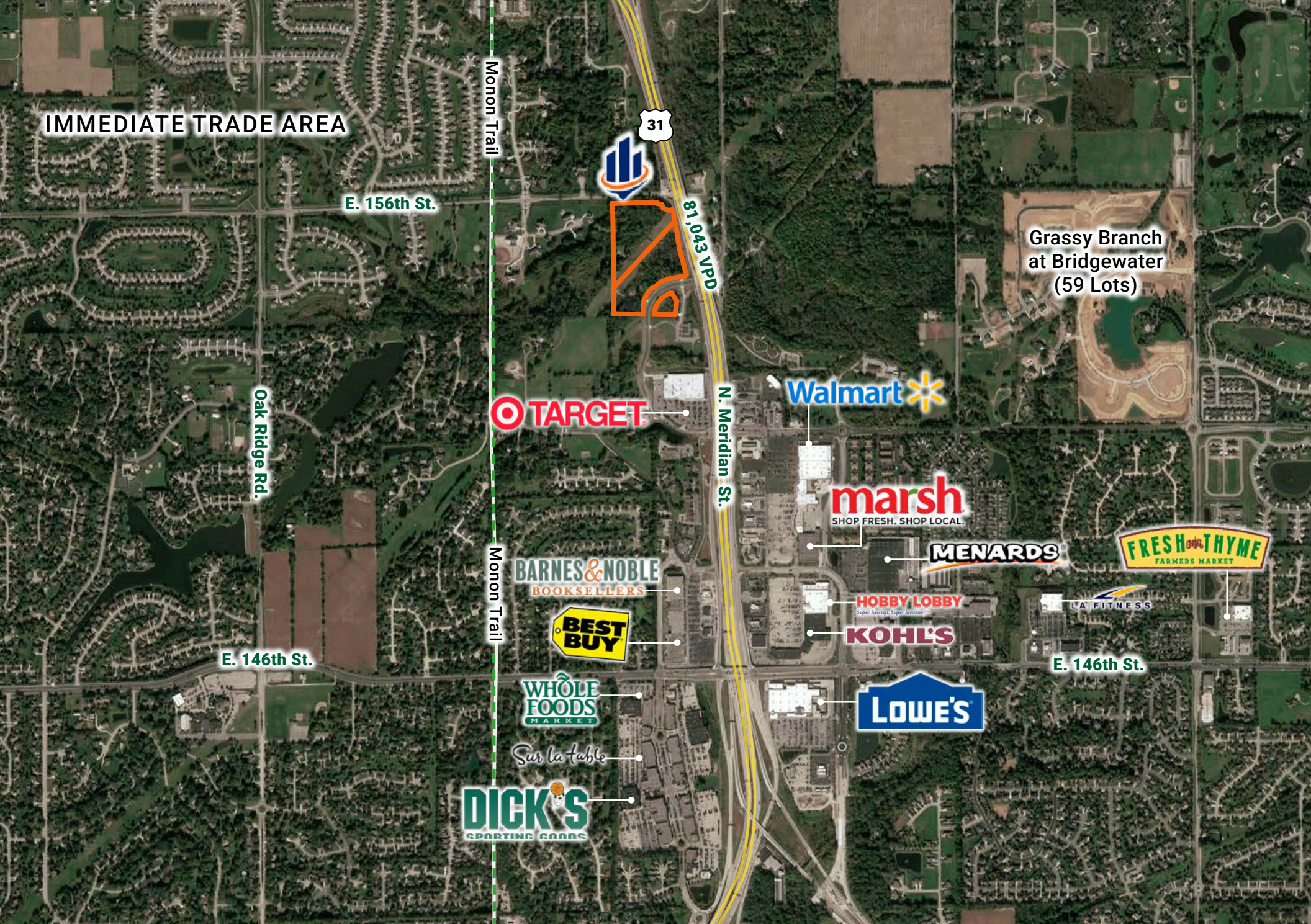
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IMMEDIATE TRADE AREA



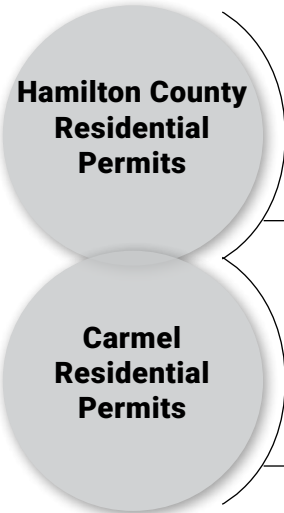
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TRADE AREA ECONOMY



2,134 Single-Family Permits (2025)
2,388 Single-Family Permits (2024)
As of September 2025

242 Single-Family Permits (2025)
322 Single-Family Permits (2024)
As of September 2025



130 Corporate headquarters located in Carmel

71% Residents have a Bachelor's Degree or Higher

\$231M Development Projects from 2020-2023

#1 Best Suburb to live in America
-Niche, 2024

Best Places to Raise a Family in America
-Niche, 2024

Best Places to Live in the United States
-Livability, 2024

#1 Best Small City in America
-WalletHub, 2023

#3 Best Places to Live in the United States
-Livability, 2023



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

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

-U.S. Census Bureau

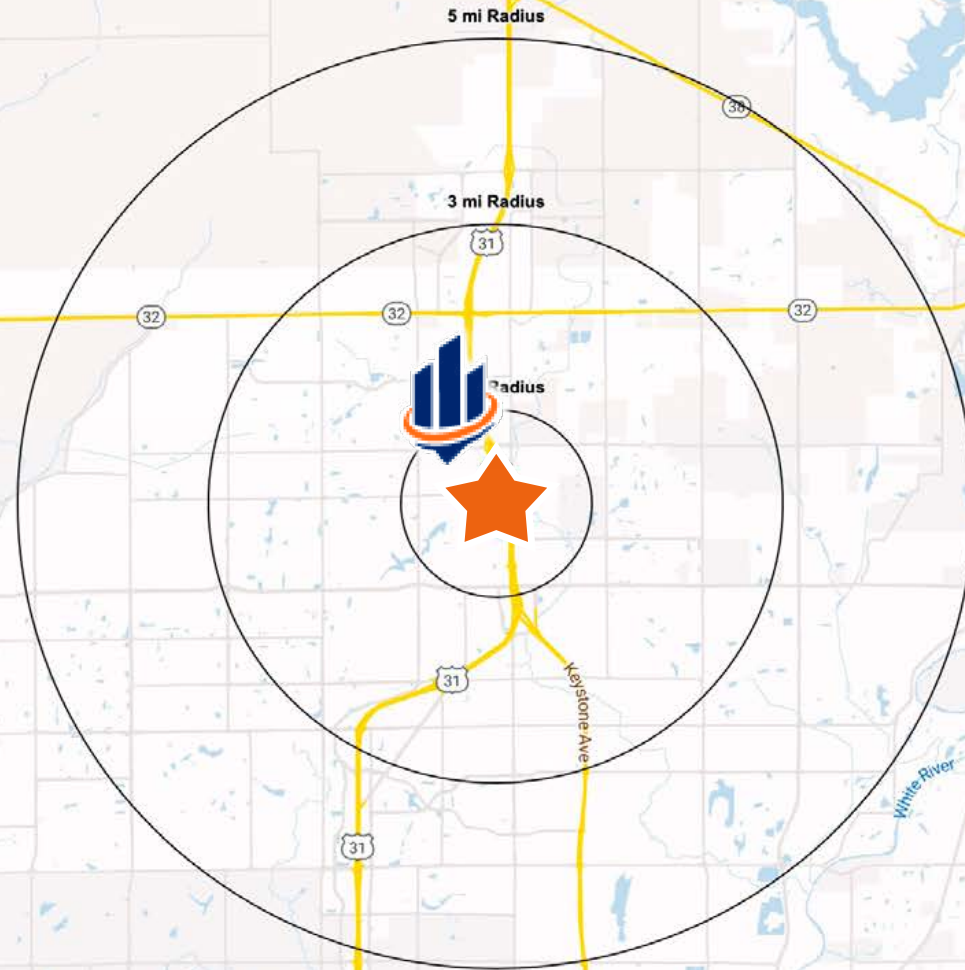
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TRADE AREA DEMOGRAPHICS



Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,722	72,523	156,487
2030 Projected Population	4,823	77,312	169,777
Projected Annual Growth 2025 to 2030	0.4%	1.3%	1.7%
2025 Est. Median Age	35.8	38.3	38.7

Housing & Households

	1 Mile	3 Mile	5 Mile
2025 Estimated Households	1,740	28,543	60,355
2030 Projected Households	1,816	31,264	67,090
2025 Median Home Value	\$418,759	\$455,253	\$474,217
2025 Median Rent	\$1,379	\$1,394	\$1,439

Businesses & Employees

	1 Mile	3 Mile	5 Mile
2025 Average Household Income	\$149,715	\$165,809	\$181,648
2025 Est. Total Employees	3,385	25,160	63,583
2025 Est. Total Businesses	340	3,337	7,835
2025 White Collar Workers	81.3%	80.5%	81.2%
2025 Blue Collar Workers	18.7%	19.5%	18.8%

Household Expenditures

	1 Mile	3 Mile	5 Mile
2025 Total Household Expenditure	\$229.9 M	\$3.79 B	\$8.34 B
2025 Apparel	\$4.22 M	\$69.21 M	\$151.66 M
2025 Entertainment	\$13 M	\$213.22 M	\$466.85 M
2025 Food, Beverages, Tobacco	\$25.82 M	\$417.7 M	\$907.17 M
2025 Health Care	\$11.22 M	\$187.59 M	\$400.28 M
2025 Household Furnishings	\$6.14 M	\$101.07 M	\$221.82 M
2025 Household Operations, Shelter, I	\$48.3 M	\$788.65 M	\$1.71 B

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SVN® Core Services & Specialty Practices

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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