

# LEGENDS CROSSING

300 EAST STATE ROAD 32 | WESTFIELD, IN 46074

**MR3**  
DEVELOPMENT

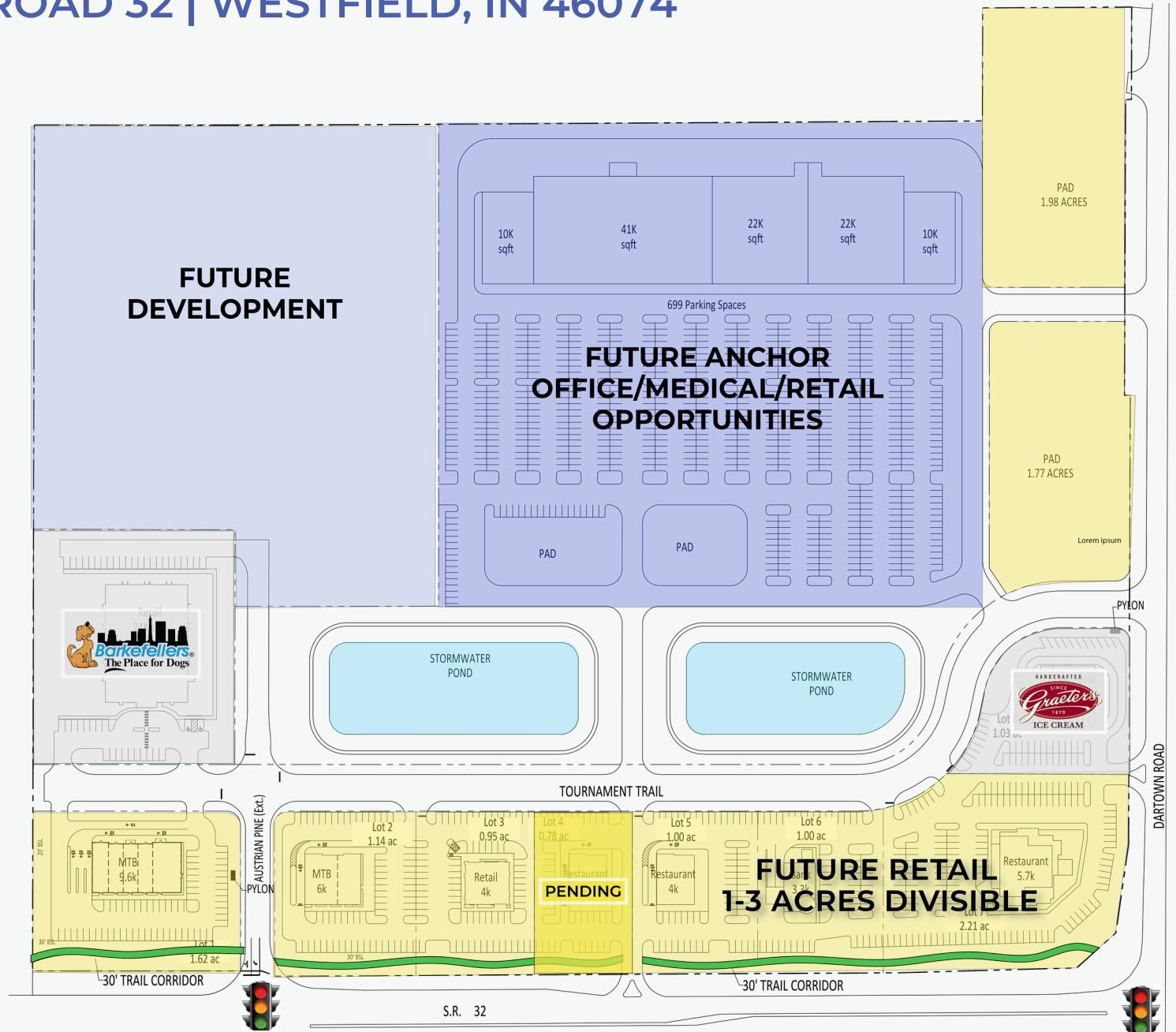
Development | Sales | Leasing | Management



PROPERTY  
VIDEO

## CONTACT

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# ////////// PROPERTY HIGHLIGHTS

- Site work including grading, stormwater detention, utility and common area road installation is nearing completion.
- New traffic signal installed at Austrian Pine.
- Ideally positioned near Grand Park Sports Campus, a super-regional sports facility of 400+ acre with over 2.5 million annual visitors.
- Westfield has a 2024 population of 62,411. Westfield is currently growing at a rate of 6.67% annually and its population has increased by 32.8% since the most recent census, which recorded a population of 46,998 in 2020.
- Servicing an affluent local population base with \$159,000+ Avg HHI within 5 miles of the site.
- Flexible development plan can accommodate many retail, office, or medical uses in anchor and outlot positions. Lots are not platted.
- Zoned PUD District.

## WESTFIELD AT A GLANCE

5 MILE DEMOS

**99,190**  
POPULATION

**27,708**  
EMPLOYEES




**37,878**  
HOUSEHOLDS

**\$170,339**  
AVG HH INCOME



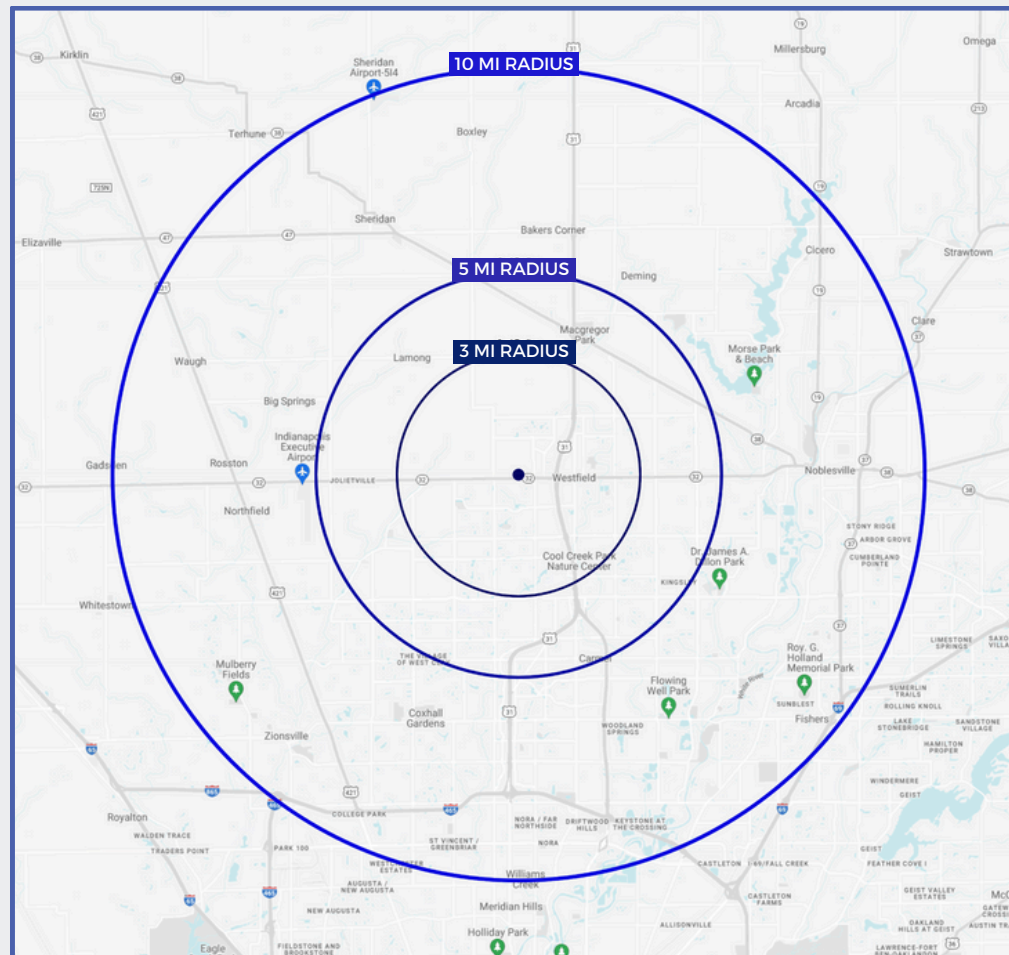
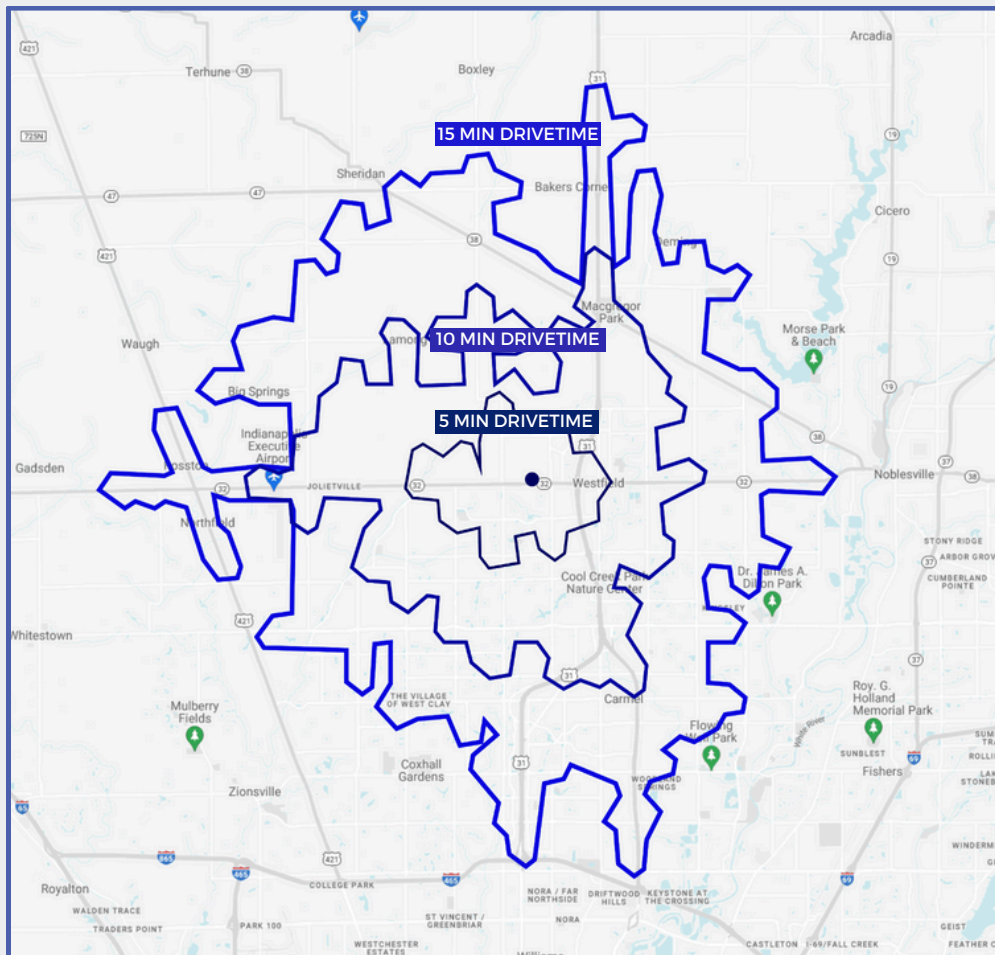
## AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2023)	 3 MILE	 5 MILE	 10 MILE
TOTAL POPULATION	41,221	100,003	337,913
DAYTIME POPULATION	20,689	48,680	263,824
HOUSEHOLDS	15,586	37,918	135,525
MEDIAN HOUSEHOLD INCOME	\$129,381	\$142,101	\$128,617
AVG. HOUSEHOLD INCOME	\$131,666	\$159,562	\$155,280



# ////////// DRIVETIME AND RADIUS MAP



# #1

**Fastest-Growing  
Towns in Indiana**  
(Census Bureau, 2022)

# TOP 10

**Best Small Cities  
in America**  
(Wallet Hub, 2022)

# #1

**Best Suburb to Move  
to in the United States**  
(Homes.com, 2021)

# GRAND PARK

## Sports Facility

### INDOOR & OUTDOOR FIELDS FOR YEAR-ROUND EVENTS

Grand Park is a 400+ acre super regional sports facility attracting over 3.2M visitors annually. Grand Park hosts everything from sporting events to community events and has helped Westfield attract over \$1.5 billion in economic development.



### HOME OF INDIANAPOLIS COLTS TRAINING CAMP

Grand Park has a 10 year contract to host the Indianapolis Colts Training Camp. In the first year, camp attendance had 50,000+ visitors, 250+ volunteers, and \$136M media value. This event brings visitors from all over Indiana to visit Westfield, and has shown a positive impact on the community.

