

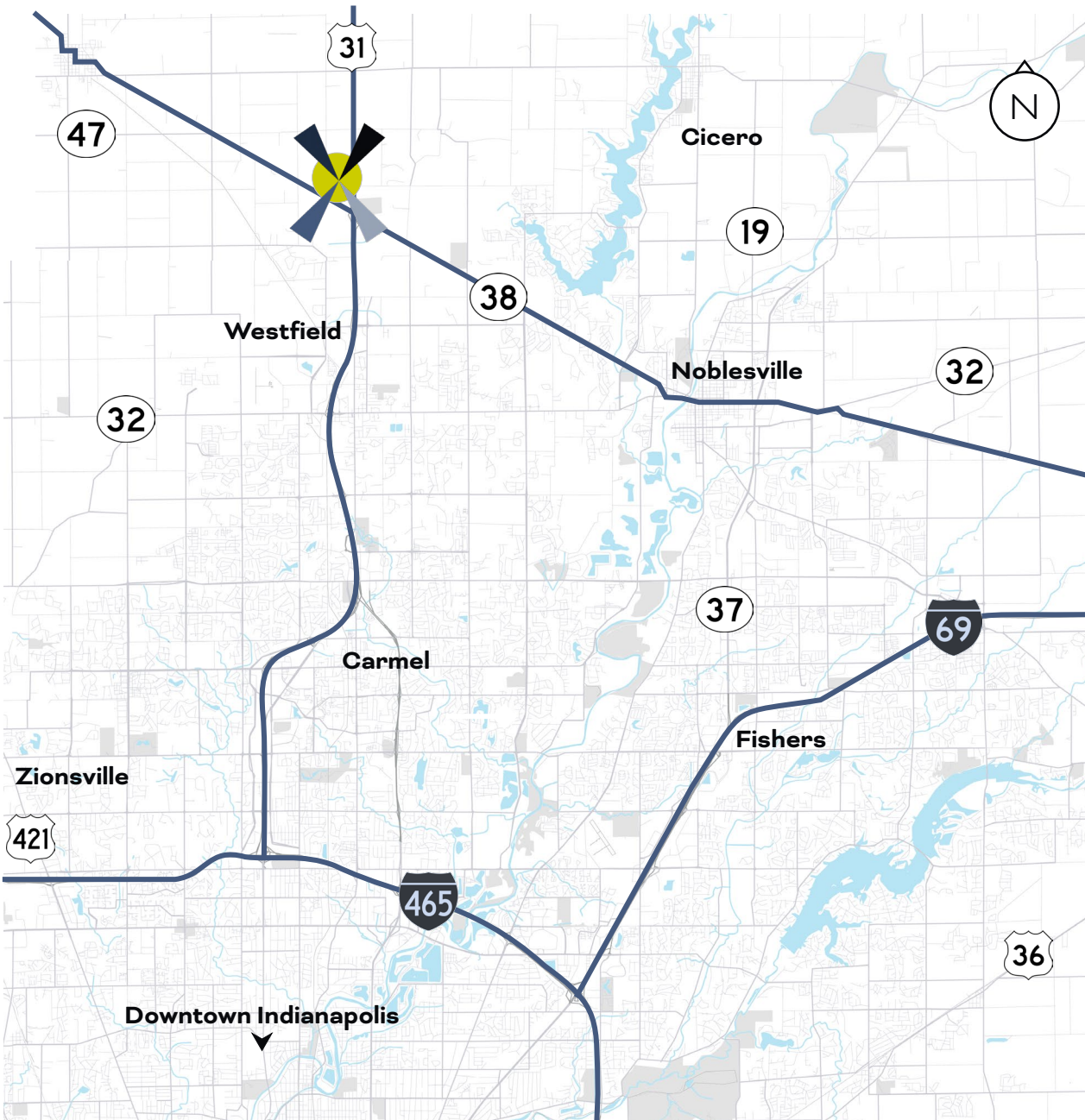


HAMILTON

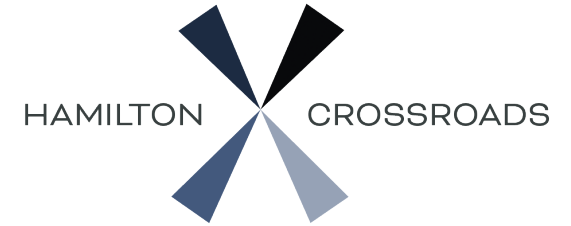
CROSSROADS

COMING SOON

THE OFFERING



FOR SALE OR BUILD-TO-SUIT



±63-acre development opportunity at the US-31 & SR-38 interchange. Located in path of growth in Hamilton County and at the front door of north-Indy's primary suburban communities – Westfield, Carmel, & Noblesville.

Designed with flexibility in mind, this site can accommodate a wide range of development concepts. Ideal for industrial operations, flex facilities, office or business park campuses and retail/commercial establishments.

THE SITE

Parcel #	Acreage
08-05-13-00-00-015.000	60.50 Ac
08-05-13-00-00-016.000	2.20 Ac
08-05-13-00-00-017.000	0.88 Ac

63.58 ACRES

located in the City of Westfield

LOCATION + AMENITIES



Nearby Amenities

Clay Terrace
Retail Mall + Office



Grand Park
Dining, Retail, Lodging



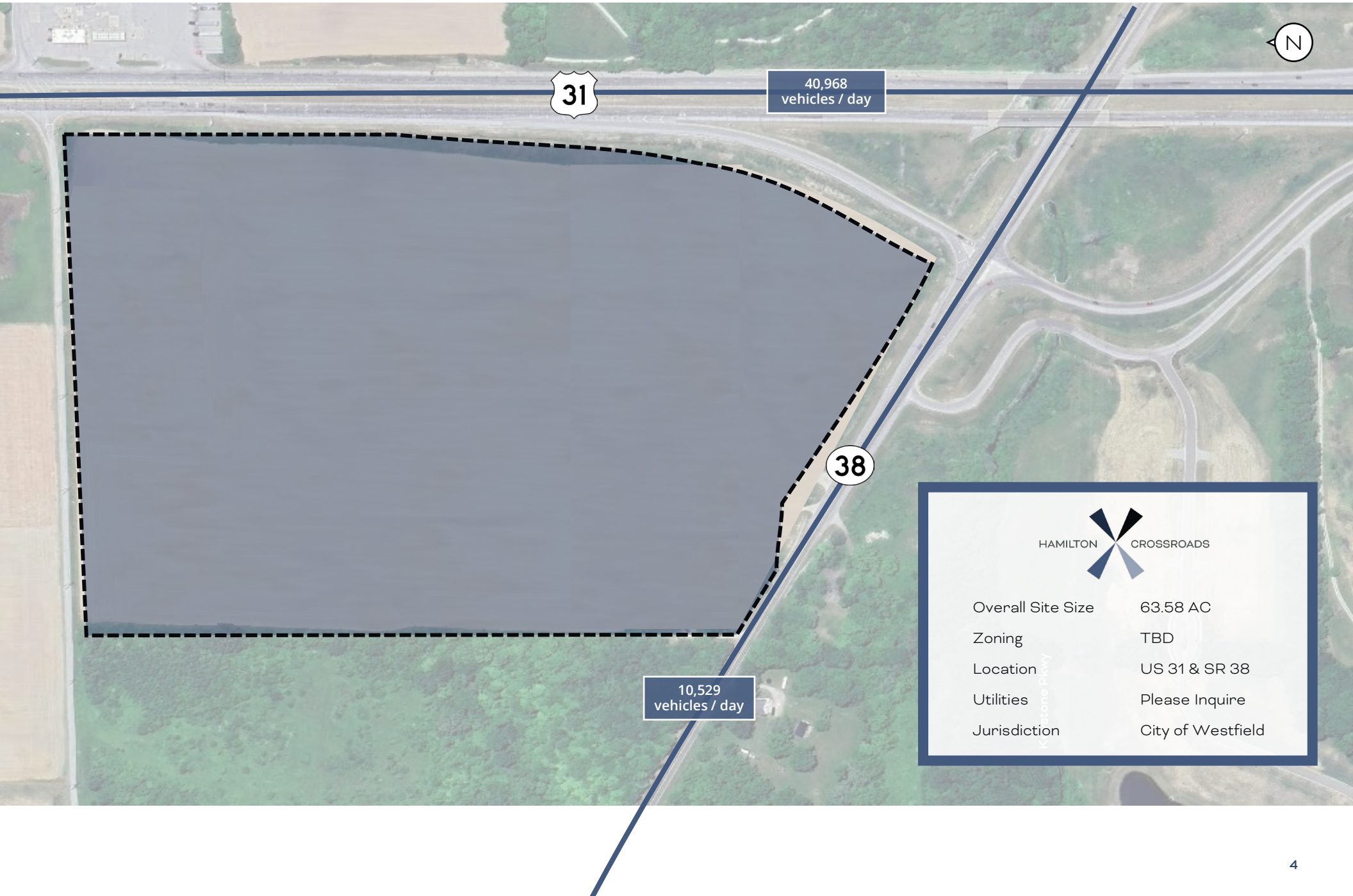
Midtown Carmel
Residential, Retail, Office



US 31 Corridor
Retail



THE SITE



31

40,968
vehicles / day

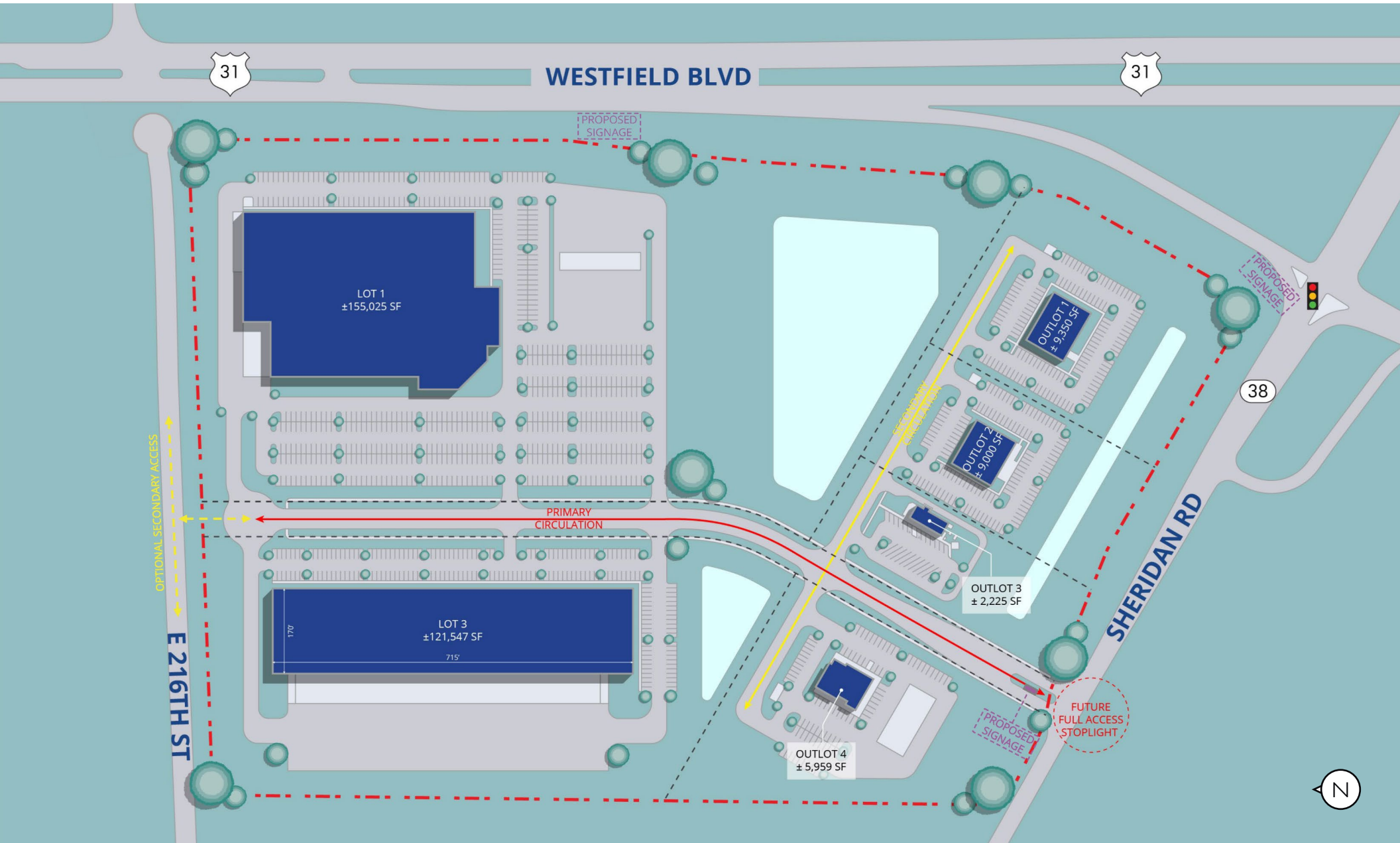
38

10,529
vehicles / day

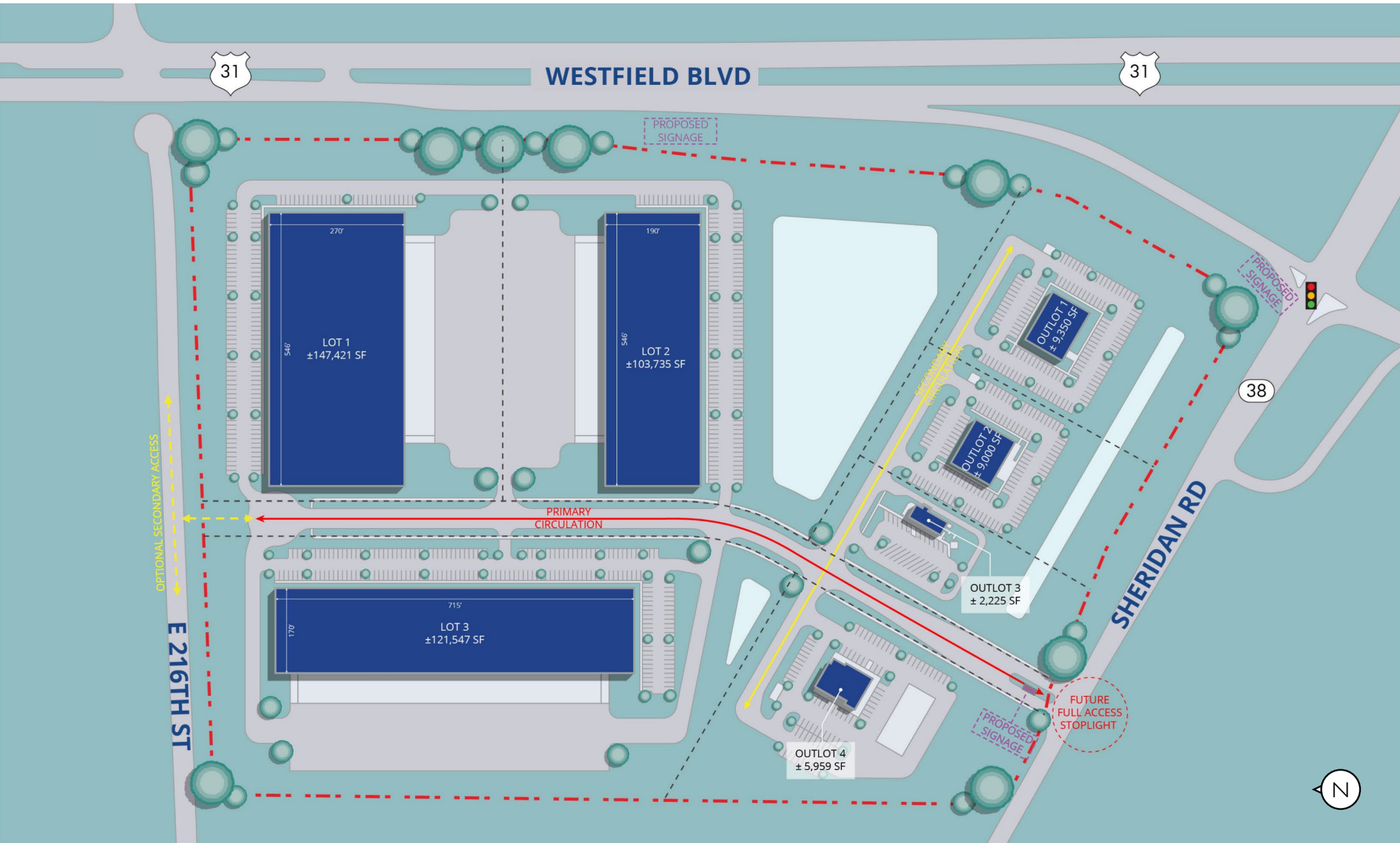


Overall Site Size	63.58 AC
Zoning	TBD
Location	US 31 & SR 38
Utilities	Please Inquire
Jurisdiction	City of Westfield

CONCEPTUAL SITE PLAN #1



CONCEPTUAL SITE PLAN #2



WHY HAMILTON COUNTY

ACCOLADES

#1 Best Counties to Live in Indiana – Niche.com 2023

#1 Best Counties for Families in Indiana – Niche.com 2023

#6 Best Counties to Buy a House in America – Niche.com 2023

#7 Best Public Schools in U.S. – Niche.com 2023

#8 Healthiest County in America – US News & World Report 2023

Wealthiest County in Indiana – various sources

Home to Top Ten safest suburbs in U.S. Carmel (2nd), Fishers (4th), Noblesville (5th) – SmartAsset 2023

Home to 4 Primary Indiana cities – Carmel, Fishers, Noblesville, Westfield

PLACES TO GO / THINGS TO DO

[Grand Park Sports Complex](#) – 400+ acres sports destination featuring 31 fields, 26 diamonds, event center, indoor courts, and more

[Ruoff Music Center](#) – largest Midwest Amphitheater, listed as 11th Hottest Outdoor Music Venue by Rolling Stone

[The Monon Trail](#) – a 27-mile popular paved spanning thru Westfield to Sheridan, extending to Downtown Indianapolis

[Conner Prairie](#) – a regional attraction and a Smithsonian affiliate, the most visited outdoor museum in the U.S.

[The Palladium](#) – an acoustically perfect arts campus, hosting diverse artistic experiences in an elegant backdrop

[Christkindlmarkt](#) – best Christmas market in U.S., German food, beverages & products – plus ice skating & live music

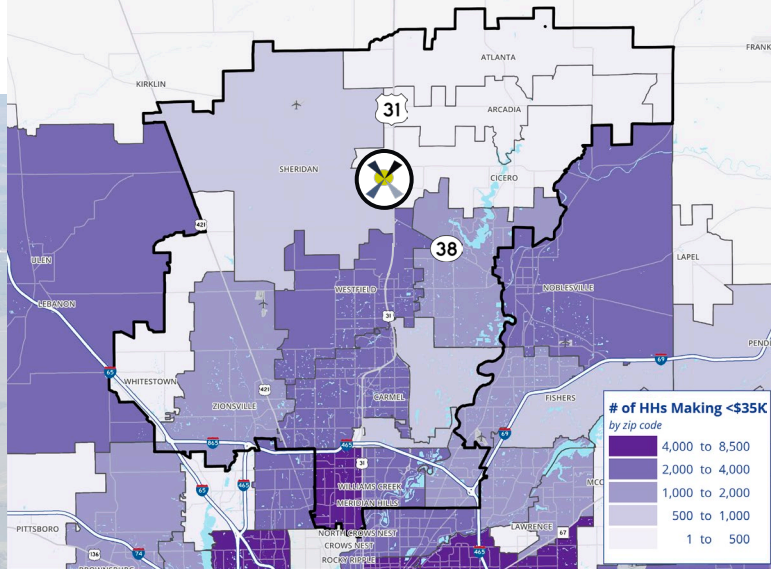
[White River](#) – spans 25 miles thru Hamilton County, for water fun – canoe, kayak, tubing plus scenic trails

[MacGregor Park](#) – a 99-acre scenic nature park offering hiking trails, observation points, shelters, pavilions

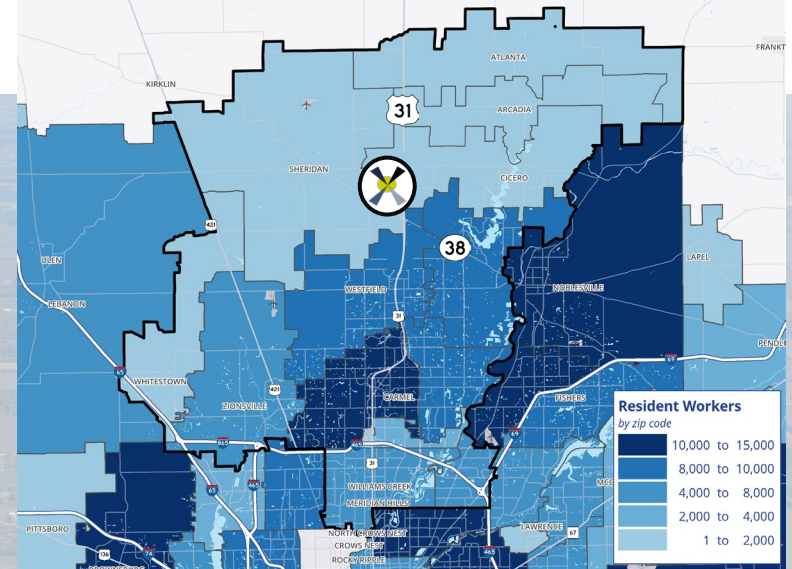


LABOR DATA - WESTFIELD, INDIANA

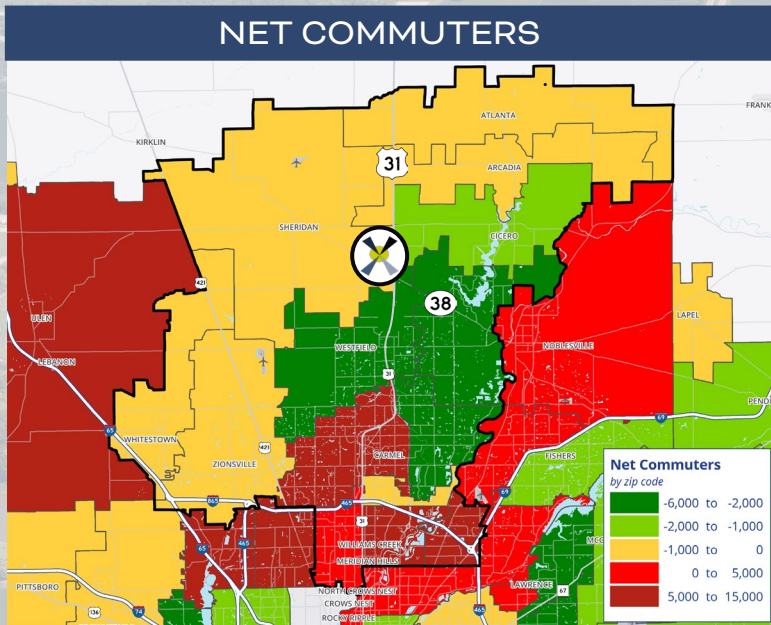
HOUSEHOLD INCOME - LESS THEN \$35K



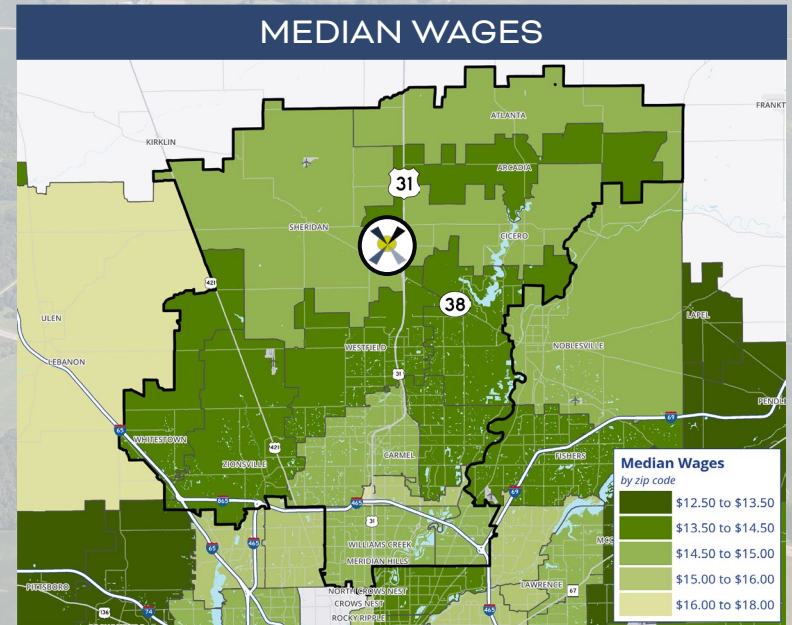
RESIDENTIAL WORKERS



NET COMMUTERS



MEDIAN WAGES



AREA OVERVIEW

KEY STATISTICS – HAMILTON COUNTY

Unemployment Rate

3.1%

U.S. Avg = 6.0%

Predicted 10-Yr Job Growth

42.6%

U.S. Avg = 33.5%

Home Appreciation, last 5 Yrs

62.6%

U.S. Avg = 57.0%

Median Home Cost

\$387,100

U.S. Avg = \$338,100

Health Cost Index

85.4

U.S. Avg = 100

Physicians per 100,000 pop

421

U.S. Avg = 210

Data: ESRI, BLS, US Census

DEMOGRAPHICS

2.7% ↑

Projected population growth
over the next 5 years
(15-minute drive time radius)

Population

5-minute drive time	2,360
10-minute drive time	39,377
15-minute drive time	125,254
25-minute drive time	302,729

Number of Households

5-minute drive time	841
10-minute drive time	14,814
15-minute drive time	48,467
25-minute drive time	119,445

Average Household Income

5-minute drive time	\$95,034
10-minute drive time	\$119,574
15-minute drive time	\$143,617
25-minute drive time	\$151,293



HAMILTON

CROSSROADS



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