

DEVELOPMENT SITE

WESTFIELD | .24 ACRES



Premier - Zoned - Development Pad - Union Square - .24 acres

Prime Development site at the New Union Square PUD in Downtown Westfield. At the SW corner of SR 32 and Union St, adjacent to the vibrant Grand Junction Plaza this site is approved for a 3 story modern mixed use building. Upper offices with retail on the main floor or occupy the entire building for a world class corporate presence. This is the top work/live/play site in Westfield that provides nearby shopping and amenities like Sun King Brewing, Union Square Apartments, Off Street Parking and many other exciting new shops. Close to restaurant row, the expansive trail system and additional new developments daily. You can not find a better site and local government support than this site at Union Square in Westfield Indiana.

An ideal site for commercial Corporate User/Investor

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WESTFIELD | UNION SQUARE

Prime Development Opportunity: .24-Acre Site at Union & 32, Westfield, IN

Discover an exceptional canvas for your next venture at the bustling Southwest corner of Union Street and State Road 32 in vibrant Westfield, Indiana. This 0.24-acre development site sits at the heart of the thriving Union Square Planned Unit Development (PUD), perfectly positioned to capitalize on the area's rapid growth, high foot traffic, and proximity to major employers, shopping, and commuter routes. Zoned and Approved for Success: Entitled for a stunning 3-story mixed-use or office building, this site offers flexible design potential with retail on the ground floor to draw in local patrons, while upper levels provide premium office or commercial space. Imagine sleek modern architecture blending seamlessly with Westfield's upscale vibe—ground-level boutiques or cafes energizing the streetscape, topped by professional suites ideal for growing businesses. Surrounded by Thriving Amenities and Momentum: Steps away from Grand Junction Plaza at 225 S. Union Street, your future tenants and visitors can enjoy community hotspots like the free "Jams at the Junction" summer concert series on the Great Lawn, family-friendly events, and seasonal gatherings that foster a lively, walkable atmosphere.

The ongoing downtown Westfield redevelopment is injecting fresh energy, highlighted by a landmark \$105 million mixed-use project breaking ground in 2025—featuring over 200 apartments, 550 garage parking spots, and 40,000 square feet of retail and restaurant space with tenants like Pure Barre, Everbowl, and BlackSheep Pizza.

Just minutes north, the world-class Grand Park Sports Campus spans 400 acres with 31 multi-purpose fields, 26 baseball/softball diamonds, a 377,000-square-foot Events Center boasting indoor synthetic turf, a full-service restaurant, and the Pacers Athletic Center's eight basketball courts—drawing millions of visitors annually for tournaments and recreation.

Enhanced connectivity comes via the newly improved State Road 32 through the "32 Connects" initiative, completed in late 2025 with roundabouts and optimized lanes to ease congestion, boost safety, and support explosive future growth.

Outdoor enthusiasts will appreciate the adjacent Midland Trace Trail system, a scenic 7.5-mile paved path along the historic Central Indiana Railway corridor—ideal for biking and walking, with expansions linking to the Monon Trail and beyond for seamless regional access.

Westfield's business environment is booming in 2025, with a refreshed Economic Development Department driving innovation, job creation, and diversified investments through strategic infrastructure funding and a forward-looking Comprehensive Plan that prioritizes commercial vitality and

Tailored for Visionary Buyers: Perfect for an owner-user office firm seeking a flagship headquarters with build-to-suit customization and long-term equity. Or, attract savvy investors looking to owner-occupy a portion while leasing the rest for steady, diversified income streams. With Westfield's booming economy—fueled by tech, healthcare, and retail—this property promises strong ROI and immediate market demand. Don't miss your chance to shape Union Square's future.



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