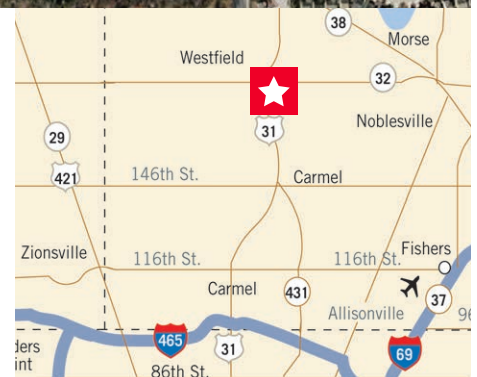


LAND FOR SALE: 33.47 ACRES
17335-17303 U.S. 31
Westfield, IN 46074



Excellent U.S. 31 Visibility

- 33.47 acres near the intersection of U.S. 31 and S.R. 32
- Well-located near Westfield-Washington High School and New River View Medical Center
- Less than nine miles north of I-465
- New access road (Poplar Street) to be constructed along the east side of the property stretching from S.R. 32 to 169th Street
- Property currently has income from existing rental contracts
- Zoned E-1 but future development will likely be hospitality, mixed-use or general commercial



For more information, contact:

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Westfield, Indiana

- Westfield has experienced huge population growth in the last several years: from 2000 to 2010, the population grew 323% versus 50% for Hamilton County as a whole. (U.S. Census, 2010)
- A variety of major projects have recently been completed or are currently in development to increase the draw to this up-and-coming city, including Grand Park, Grand Junction and the US 31 Major Moves project.
- Westfield has recently received a number of accolades, including:
 - > Top 10 Best Towns in the U.S. For Families (Family Circle, 2014)
 - > #2 Best City for Young Families in Indiana (NerdWallet, January 2015)
 - > Top 10 Safest Places in Indiana (Movoto Blog, July 2014)

Demographics

	3 Miles	5 Miles	10 Miles
Population	31,583	88,463	306,480
Average Household Income	\$98,238	\$107,883	\$101,402

2015 Estimates. Source: Applied Geographic Solutions 04/2015, TIGER Geography

Traffic Counts

U.S. 31	36,626 ADT
State Road 32	15,327 ADT

Source: City of Westfield

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