

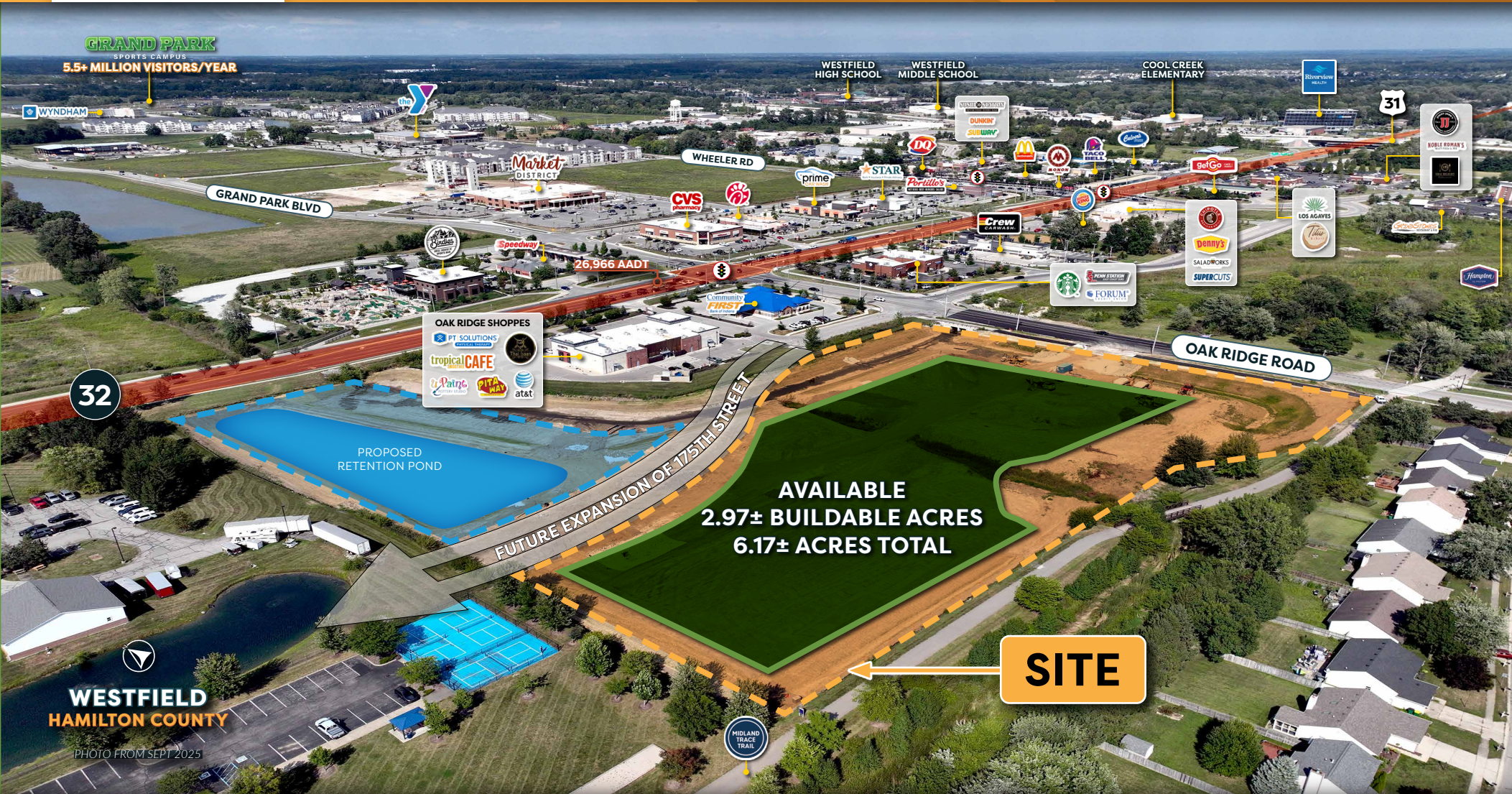
AVAILABLE LAND | FOR LEASE/SALE OR BTS

2.97± BUILDABLE ACRES | 6.17± ACRES TOTAL

OFFICE/COMMERCIAL/RETAIL USES | PLANNED UNIT DEVELOPMENT

SEQ OF SR 32 & OAK RIDGE ROAD | WESTFIELD, IN 46074 | HAMILTON COUNTY

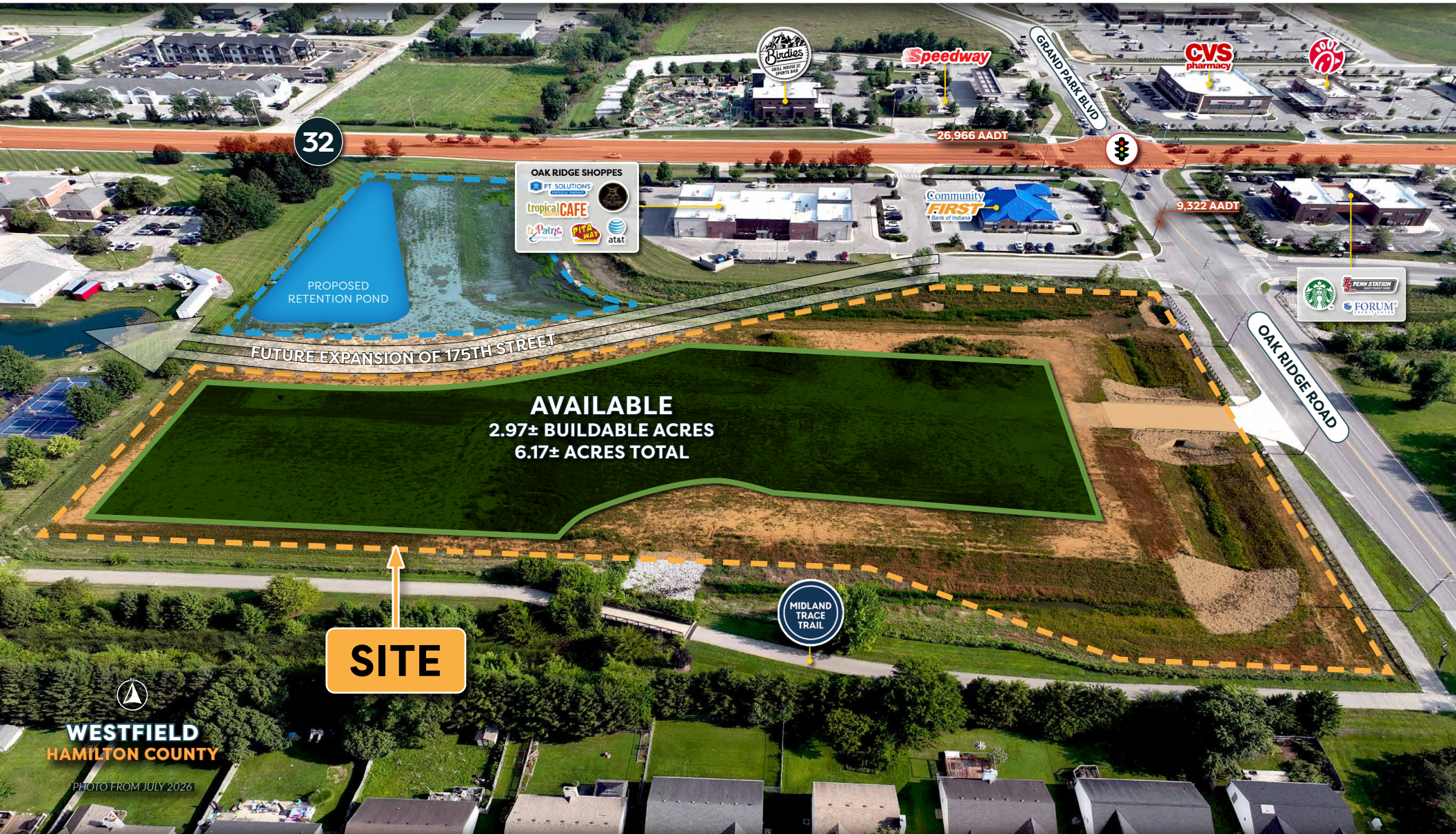
SPECIAL CENSUS SHOWS GROWTH IN POPULATION OF 38.8% FOR CITY OF WESTFIELD



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**WESTFIELD
HAMILTON COUNTY**

PHOTO FROM JULY 2026

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

FOR MORE INFO, PLEASE CONTACT
Brett Mesalam | info@williamtres.com | 317.395.3835

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PROPERTY FEATURES

- **AVAILABLE FOR LEASE/SALE OR BTS:** 2.97± buildable acres on 6.17± Acres total commercial land available
- Excellent location at the traffic-controlled SWQ of SR 32 & Oak Ridge Road less than 2 miles south of Grand Park Sports Campus and just 3 minutes west of US 31, a major north-south arterial
- Zoned Oak Ridge Pointe PUD suitable for many uses including office, commercial and retail
- Site is in an area of high traffic counts and pedestrian walkways including the Midland Trace Trail (adjacent to the site) and Monon Trail to the east.
- High-Growth Area: 3,014 new single family home starts in 2024; 2,809 in 2025 and 1,566 so far for 2026 in Hamilton County with a recent special census report of a 38.8% population growth for Westfield.
- Westfield is a rapidly growing market and desirable place to call home with excellent demographics, top-rated schools and unique amenities, such as Grand Park Sports Campus (5.5+M visitors/year), Chatham Hills Pete Dye Golf Course, and Grand Junction Plaza in addition to numerous national, regional and local restaurateurs, retailers and entertainment venues.
- Nearby new major development projects in the queue include Grand Park District, Grand Millennium Center, Grand Universe and more.
- Westfield, IN (Hamilton County) accolades include: "Best Places to Live", "Best Small City in America", "Best Place to Raise a Family" and more.



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DEMOGRAPHICS

HAMILTON COUNTY

	EST POPULATION 2026	383,323
	ADJ. DAYTIME DEMOS 16+	255,561
	PROJ HH ANNUAL GROWTH (2026-2031)	1.4%
	EST HOUSEHOLDS 2026	148,811
	EST AVG HH INCOME 2026	\$173,546
	AVG FAMILY INCOME 2026	\$209,963
	MEDIAN AGE	38.4
	ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.9%



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FUTURE SINGLE FAMILY HOMES

GRAND PARK DISTRICT NORTH

47,966 AADT



HIGH SCHOOL

WESTFIELD

TARY

MENT

AND

1

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SITE

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OAK RIDGE ROAD

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