

# AVAILABLE | 40.0± ACRES LAND | FOR LEASE/SALE OR BTS

## COMMERCIAL USE | DESIGNATED AS A DESTINATION DEVELOPMENT

NEC & NWC OF E 191<sup>ST</sup> STREET & GRAND PARK BOULEVARD | WESTFIELD, IN 46074 | HAMILTON COUNTY

PLANNED UNIT DEVELOPMENT COMING SOON | DELIVERY SUMMER 2027





**HORTON RD**

**E 206<sup>TH</sup> ST**

**CHATHAM HILLS RESIDENTIAL & CHATHAM HILLS GOLF CLUB**

**CHATHAM BROOK**

**NEW DEVELOPMENT TRILLIUM ONYX+ EAST 119 SF HOMES**

**ABERDEEN**

**E 199<sup>TH</sup> ST**

**CHATHAM VILLAGE**

**41,132 AADT**

**ABBOTT**

**Community Health Network**

**W WESTFIELD WASHINGTON SCHOOLS**

**MONON TRAIL ELEMENTARY SCHOOL VIRGINIA F. WOOD LEARNING CENTER OPEN DOORS OF WASHINGTON TWSHP**

**HARVEST TRAIL OF WESTFIELD 211± SINGLE FAMILY HOMES**

**MONON TRAIL**

**TOMLINSON RD**

**RETENTION 4.21± ACRES**

**COMMERCIAL USE 14.75± ACRES**

**COMMERCIAL USE 15.76± ACRES**

**COMMERCIAL USE 5.75± ACRES**

**GRAND PARK BLVD**

**WOOD FARM PL**

**E 191<sup>ST</sup> ST**

**FUTURE ROUNDABOUT**

**SHERIDAN RD**

**38**

**SPRINGHILL SUITES MARRIOTT**

**STARBUCKS THE CIGAR BOX Arby's KIDDIE ACADEMY**

**14,992 AADT**

**EAST ST**

**WENDYS ZAXBY'S**

**12,668 AADT**

**CHAD HITTLE DR**

**HOLIDAY INN EXPRESS**

**47,966 AADT**

**GRAND PARK SPORTS CAMPUS**

**5.5+ MILLION VISITORS/YEAR**

**HOME OF THE INDIANAPOLIS COLTS TRAINING CAMP**

**WESTFIELD HAMILTON COUNTY**

**GRAND UNIVERSE NEW DEVELOPMENT**

An innovative and immersive STEM Learning Experience, will be a 66+ acre multi-use development near Grand Park.

**FOR MORE INFO, PLEASE CONTACT**  
**Brett Mesalam | [info@williamtres.com](mailto:info@williamtres.com) | 317.395.3835**

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### PROPERTY FEATURES

- **AVAILABLE FOR LEASE/SALE OR BTS:** 40.0± Acres commercial/mixed use land available along E 191<sup>st</sup> Street adjacent to Grand Park Sports Campus in Westfield, IN
- Excellent location at the NEC & NWC of Grand Park Blvd & E 191<sup>st</sup> Street and just 3 minutes west of US 31, a major north-south arterial
- Woods-Robinson-Briggs PUD will consist of single family homes, commercial uses, mixed-uses and a park; best uses include commercial, retail, office and destination entertainment users.
- 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 in addition to new construction and planned residential developments.
- 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<br>(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<br>(SOME COLLEGE OR HIGHER) | 83.9%     |



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.

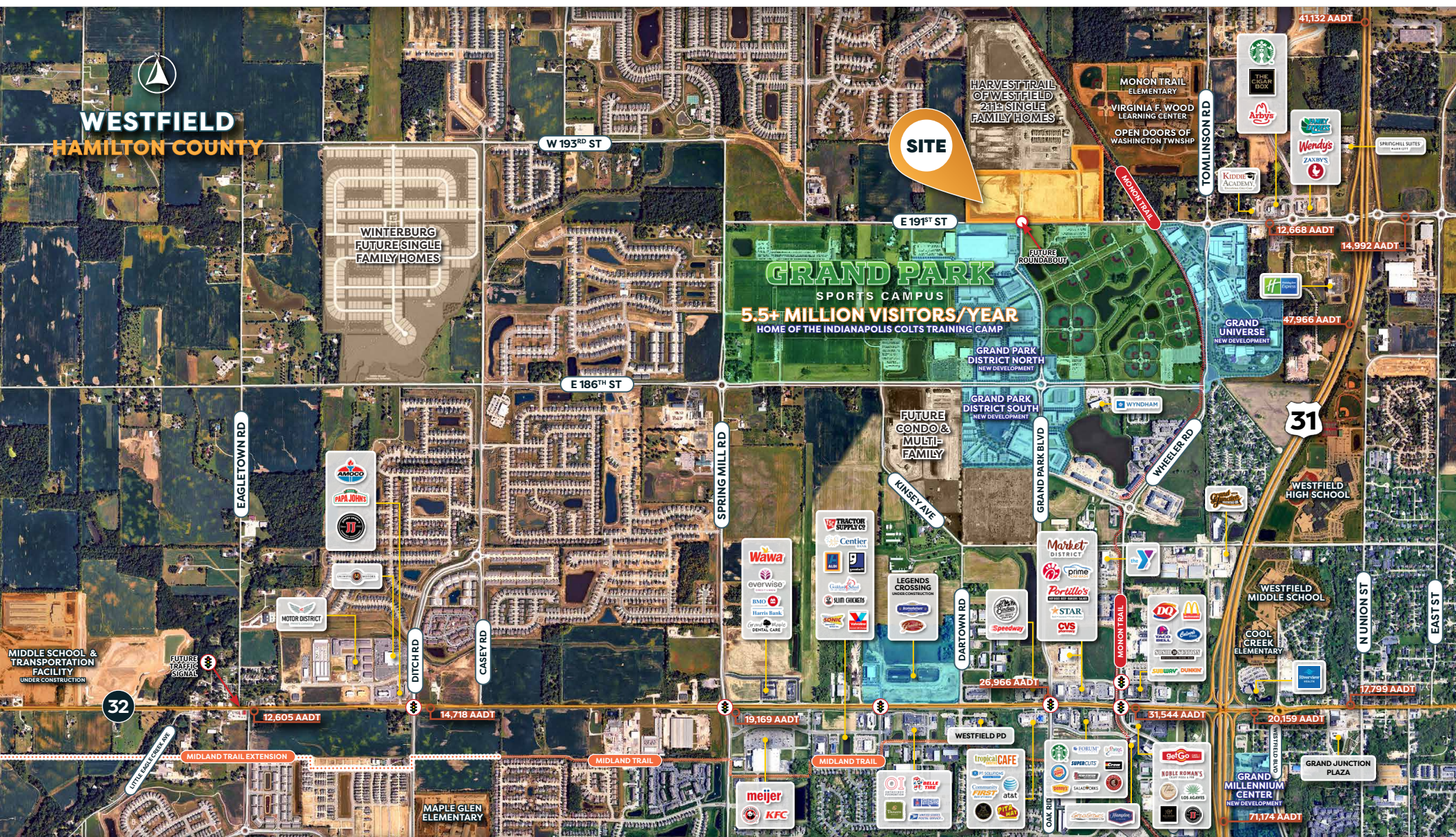
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**WESTFIELD**  
HAMILTON COUNTY

PHOTO FROM JULY 2026

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