

# Prime Land Available

IN 32 W & Joliet Rd, Westfield



## FOR SALE

**JEFF NORRIS**  
Broker – Merrill Property Group  
P: 317-525-3955  
jeff@merrillpropertygroup.com

### OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$1,616,000</b>
<b>LOT SIZE:</b>	<b>Parcel 1 - 5 Acres Parcel 2 - 11 Acres</b>
<b>ZONING:</b>	<b>499 Com - Other Commercial Other Structure</b>
<b>USES:</b>	<b>Trail facing development (Westfield Comprehensive Plan 2026)</b>

### PROPERTY OVERVIEW

Experience the future of Westfield in the historic and rapidly evolving Jolietville area. This expansive 16-acre property offers a rare combination of established utility and visionary potential, currently featuring a functional kennel facility, a private residence, and a sturdy barn. Situated in a prime growth corridor, the land is strategically located adjacent to the charming village of Jolietville, providing a serene rural feel with the benefits of a city on the rise.

### PROPERTY HIGHLIGHTS

- 16 Acres across two parcels
- Existing kennel, residence & barn
- Future Midland Trace corridor influence
- Trail-Oriented Development opportunity
- Prime Westfield growth area



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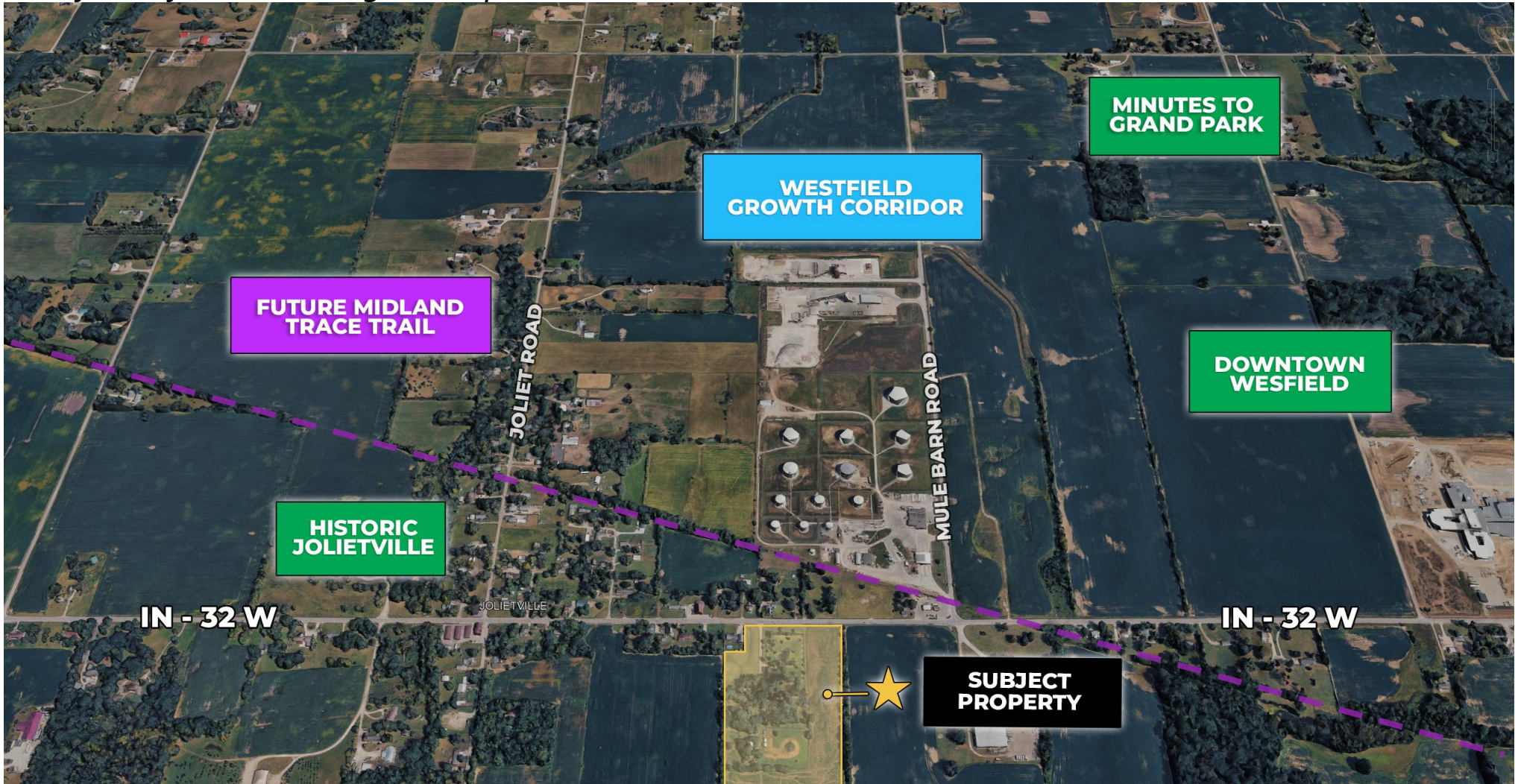
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*Located at the intersection of historic character and future growth within one of Westfield's evolving development corridors.*



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**WALKABILITY**  
Integrated trail connectivity promotes active lifestyle and seamless access



**MIXED USES**  
Residential and commercial flexibility supports a vibrant, sustainable community



**STRATEGIC NODES**  
Focused development at key nodes drives investment and strengthens the corridor



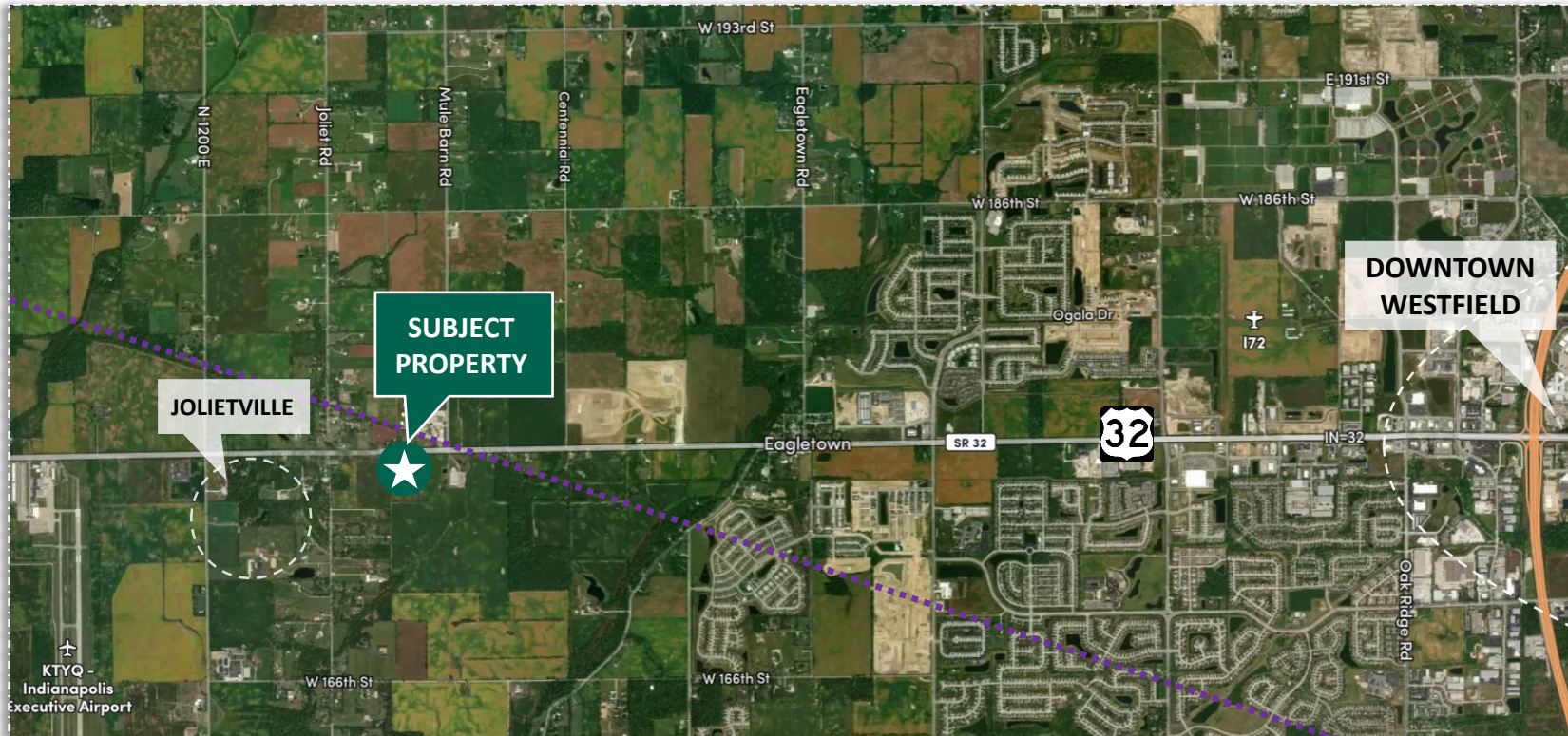
**LONG-TERM VALUE**  
Connectivity-driven growth creates enduring value for future generations

## URBAN 3 – TRAIL-ORIENTED DEVELOPMENT (TROD) FROM WESTFIELD COMPREHENSIVE PLAN

Westfield's Comprehensive Plan identifies Trail-Oriented Development (TROD) as a key strategy for creating connected, vibrant, and sustainable communities.

This vision leverages the Midland Trace Trail and regional trail network to guide thoughtful growth, enhance mobility, and create attractive places to live, work, and play.

**This property sits within this future trail-oriented growth framework.**



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*Located where future trail connectivity intersects established infrastructure and major transportation routes.*



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**Existing dog kennel operation**  
Established Bed & Biscuit business



**4,080 SF kennel facility**  
Purpose-built and functional



**1,572 SF residence**  
On-site single family home



**Existing utility infrastructure**  
Electric, well, and septic in place



**Immediate use or redevelopment**  
Flexible for continued operations  
or future development

Existing Bed & Biscuit Operation



### ADDRESS

3809-3811 W IN-32  
Westfield, IN



### ACREAGE

Two Parcels  
5 Acres + 11 Acres



### YEAR BUILT

Kennel - 1956  
Home - 1963



### ZONING

AG – SF1



### UTILITIES

Electric, Well,  
Septic

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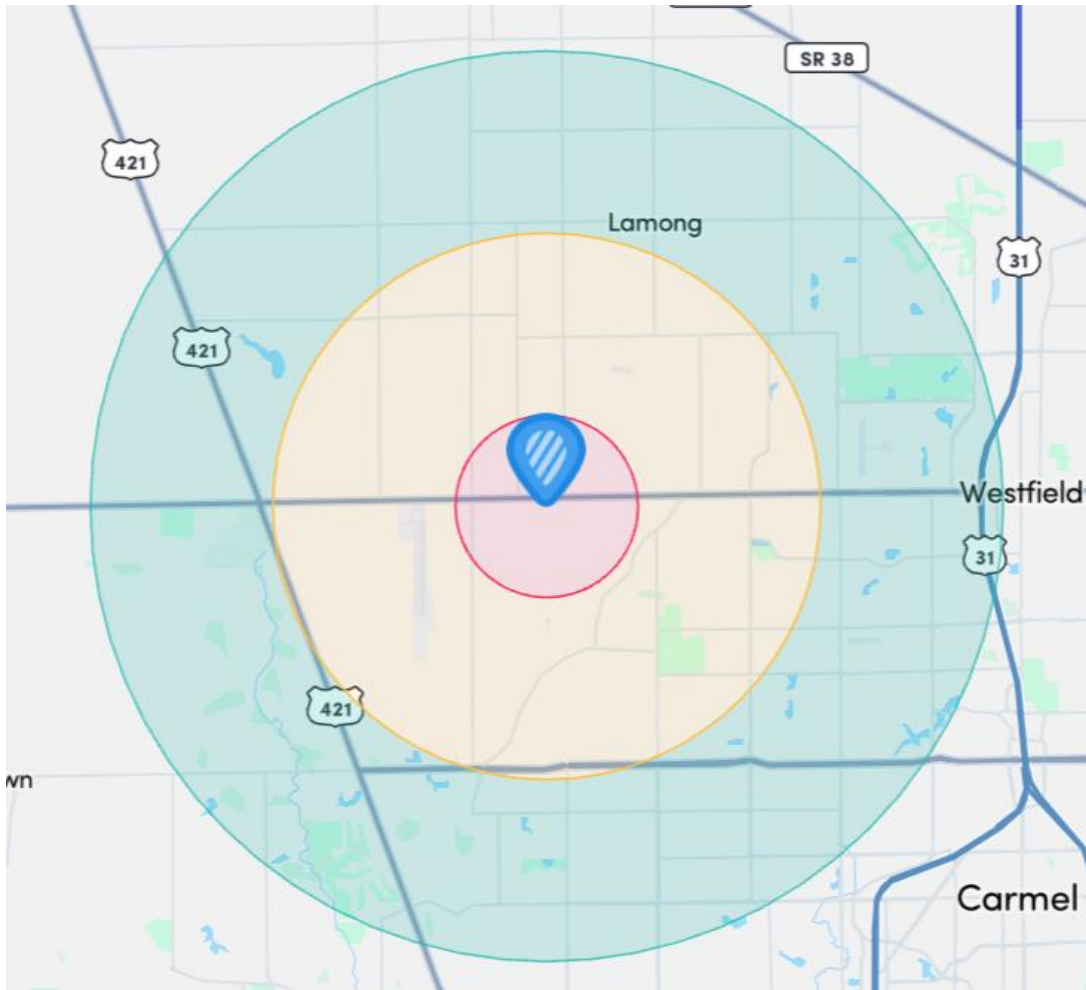
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### DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	186	6,097	30,559
Female	194	6,307	31,682
Total Population	380	12,404	62,241

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	88	3,075	14,702
Ages 15-24	49	1,635	9,227
Ages 25-54	147	5,027	23,021
Ages 55-64	46	1,306	7,664
Ages 65+	50	1,360	7,627

Income	1 Mile	3 Miles	5 Miles
Median	\$114,600	\$125,400	\$153,400
< \$15,000	5	103	524
\$15,000-\$24,999	9	199	502
\$25,000-\$34,999	14	307	485
\$35,000-\$49,999	3	142	1,009
\$50,000-\$74,999	12	503	2,141
\$75,000-\$99,999	17	524	2,251
\$100,000-	22	806	4,059
\$150,000-	18	627	2,965
> \$200,000	37	1,085	6,580

Housing	1 Mile	3 Miles	5 Miles
Total Units	153	4,581	21,647
Occupied	138	4,297	20,816
Owner Occupied	111	3,421	18,110
Renter Occupied	27	876	2,706
Vacant	15	283	831

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