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# FOR SALE/BUILD-TO-SUIT

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## Prime Development Site Along US-31

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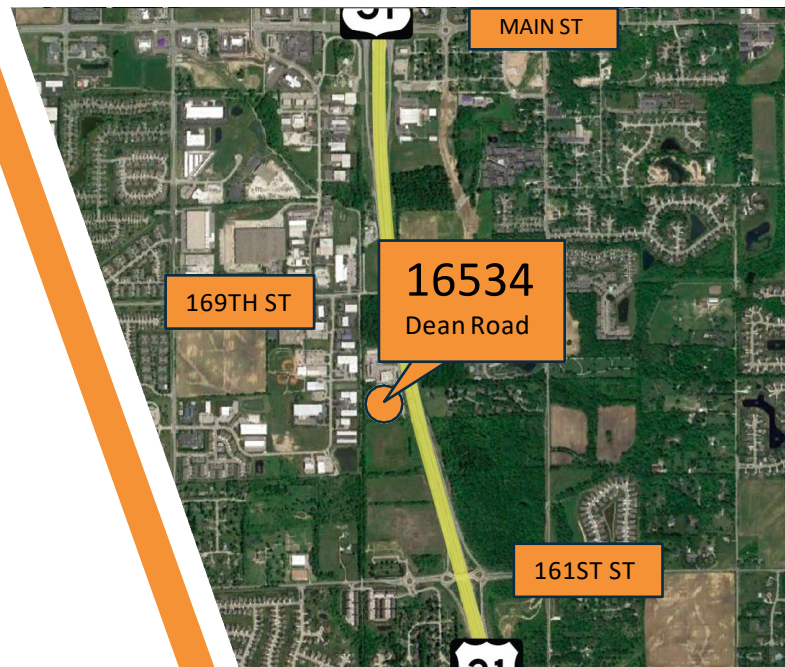
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**16534 Dean Road  
Westfield, Indiana**



## Highlights

- 5.72 acre land site
- Excellent visibility along major US Highway
  - 35,524 VPD on US-31
- Ideal site for an owner/occupier build-to-suit
- Zoned Enclosed Industrial(EI)
- Suitable for a variety of developments including:
  - office headquarters
  - medical office
  - research and development
  - advanced manufacturing
- Utilities in close proximity to the site



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CONTACT

**Adam Stephenson**

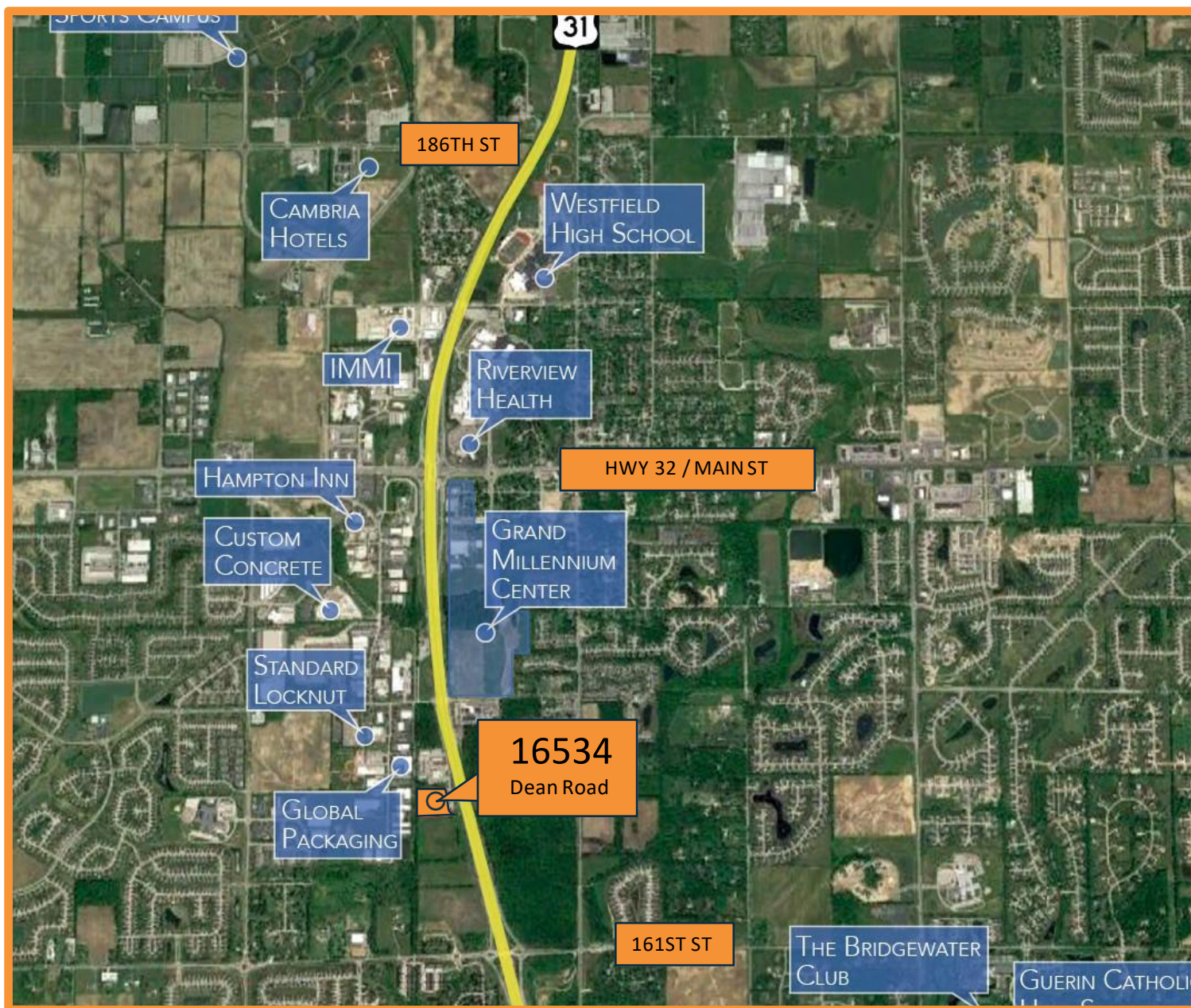
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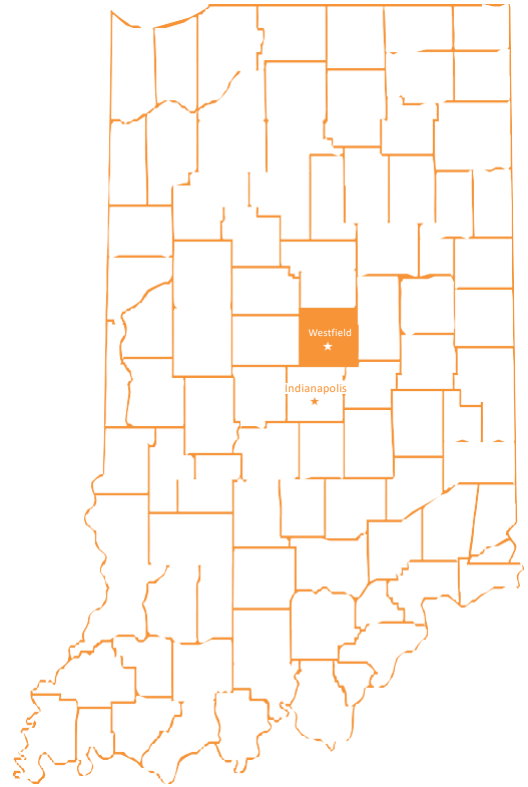
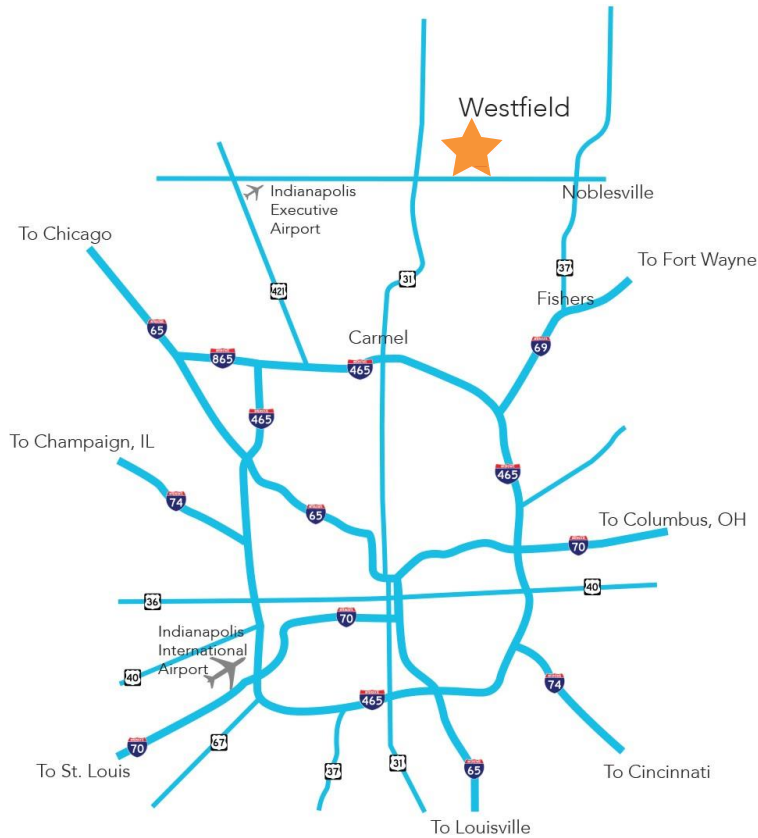
## About Westfield

-  Westfield has been named as one of the best and safest places to live in Indiana and in America.
-  Westfield has the 10th lowest city tax rate in Indiana and the 2nd lowest of 30k 50k population cities.
-  Westfield is within a one day drive of more than 1/2 the US population.

-  Westfield is home to seven businesses with 100+ employees and 20 businesses with 35+ employees.
-  Grand Park Sports Campus is the official home of Indianapolis Colts Training Camp and welcomes over 2.5 million visitors per year.



## About Westfield



## Demographics

Area Demographics	1 Mile	3 Mile	5 Mile
2019 Total Population	3,053	54,511	122,502
Estimated 2024 Population	3,389	60,015	134,865
2019 Total Households	1,202	19,657	45,136
Estimated 2024 Household	1,339	21,697	49,812
Median Household Income	\$81,555	\$101,592	\$95,566
Total Consumer Spending <i>(in thousands)</i>	\$36,309	\$662,960	\$1,467,310