



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



FOR SALE



WESTFIELD LAND DEVELOPMENT OPPORTUNITY

\$325,000/Acre **\$17,407,000**

E 191ST ST, WESTFIELD, INDIANA 46074

**Chatham Hills
Neighborhood**

Monon Trail

**Grand Park
Sports Complex**

53.56 +/- Acres

191st Street



Annie Scott
COMMERCIAL REAL
ESTATE SERVICES

CALL ANNIE 317.902.8622



53.56 +/- Acres



191st Street

Dear Developers, It Doesn't Get Any Better Than This... When we say this is prime land, we're not kidding. Hamilton County is rapidly running out of development opportunities, and this property—located on 191st Street in Westfield—puts you in the heart of one of Indiana's fastest-growing and most dynamic areas. Imagine owning a piece of land that sits directly across from the Grand Park Sports Campus, a nationally renowned, 400-acre destination featuring baseball diamonds, multipurpose fields, and the Indianapolis Colts Training Camp. Just south of this site lies Chatham Hills, an exclusive community offering luxury homes, a championship golf course, and unparalleled amenities. To the east, the beloved Monon Trail offers a vibrant link to Westfield's walkability and connectivity, inviting future residents and visitors alike to enjoy the outdoors in every season.

This is more than a piece of land—it's a gateway to opportunity. With Grand Park Village taking shape nearby, featuring mixed-use developments with retail, residential, and entertainment spaces, and the Grand Park District Master Plan promising a 10,000-seat stadium and vibrant downtown-style growth, the sky is the limit for creative, high-impact developments that will define the future of Westfield. Developers know that Westfield is booming with high-end communities, strong economic drivers, and a growing population seeking a quality lifestyle. This land is ideally positioned to leverage that growth, offering easy access, existing utilities, and a location that puts you at the center of it all.

The property is **not divisible** and is being sold as a 2 parcel package. Farm lease rights currently apply, ensuring that the land remains active while you plan its future. Whether you envision a mixed-use residential and retail development, a hospitality or sports-focused project, or a creative new community hub, this is the canvas you've been waiting for. Don't let this opportunity pass you by—Hamilton County's best land is here, and it's available now. Contact me today to discuss this prime development opportunity in the heart of Westfield.

Property Summary

E 191ST ST, WESTFIELD, INDIANA, IN 46074

Offering Price	\$17,407,000
Property Type	Agricultural
Zoning	AG/SF1
(1) Parcel No.	29-05-26-000-002.000-014
Lot Size	590,674 SF (13.56 Acre)
Tax Year	Total Taxes
2023	\$564.96
2022	\$892.18
2021	\$414.50
2020	\$460.16
(2) Parcel No	29-05-26-000-005.000-014
Lot Size	1,742,400 SF (40 Acre)
Tax Year	Total Taxes
2023	\$1,610.56
2022	\$2,541.06
2021	\$1,177.94
2020	\$1,347.98

PERMITTED AG/SF1 USES

1. Dwelling, Single-family
2. Home business
3. Residential facility
4. Cemetery
5. Educational Institution, without dormitory accommodations
6. Public Safety and Service Use
7. Religious Institution
8. Golf Course
9. Park, public or private
10. Agricultural Use
11. Farmer's Market
12. Stable, Private
13. Nursery
14. Farm Stand
15. Temporary Use and Event
16. Utilities - Regulated by Indiana Utility Regulatory Commission

Neighborhood Map



WESTFIELD COMPREHENSIVE PLAN

Land Use Diversity and Balance: Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.

Contiguity of Development: Development that is scattered and sprawled throughout the township rather than adjacent to existing developed areas is inefficient for provision of services and detracts from the overall sense of community. As new development occurs, it is generally more desirable for it to occur as part of a gradual radiating out from existing developed areas which are typically better served by infrastructure, as contrasted with a less desirable “hopscoth” pattern. Developments far from the town center can diminish community character and identity by creating a sprawled development pattern, take away much-needed resources from the community core, and often bring traffic and service problems.



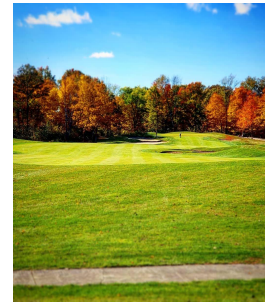
Access Control - As the community grows, new driveways and traffic generators can create congestion and lengthen the time spent in the car. These effects can be reduced if traffic is managed correctly.



www.westfieldin.gov

Residential Design Standards:

In order for Westfield to achieve a unique and identifiable character, it must develop workable architectural and neighborhood design standards for new subdivisions. The purpose of the standards is not to increase housing prices but rather to enhance the sense of place in Westfield.



Open Space and Recreation - Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. Little Eagle Creek is an especially valuable natural feature that should be protected as development takes place in the community.

Fiscal Considerations - Westfield can best serve its residents by remaining fiscally sound. The economic impact, positive or negative, of development on the community’s physical infrastructure is a legitimate factor in development decisions. The town needs to devise a consistent strategy for considering these impacts.

Aerial Photos



Aerial Photos



DEMOGRAPHIC SUMMARY

E 191st St, Westfield, Indiana, 46074
Rings: 1, 3, 5 mile radii

KEY FACTS

75,502

Population

37.7

Median Age



27,068

Households

\$98,053

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



15.6%

High School Graduate



22.3%

Some College/ Associate's Degree



58.8%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$119,039

Median Household Income



\$56,322

Per Capita Income



\$572,224

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$3,256

Apparel & Services



\$368

Computers & Hardware



\$5,475

Eating Out



\$9,545

Groceries



\$10,337

Health Care

BUSINESS



1,573

Total Businesses



18,312

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	2,691	29,096	75,502
2023 Household Population	2,684	28,911	75,180
2023 Family Population	2,330	24,943	66,374
2028 Total Population	3,509	35,093	85,059
2028 Household Population	3,502	34,909	84,738
2028 Family Population	3,036	29,894	74,542

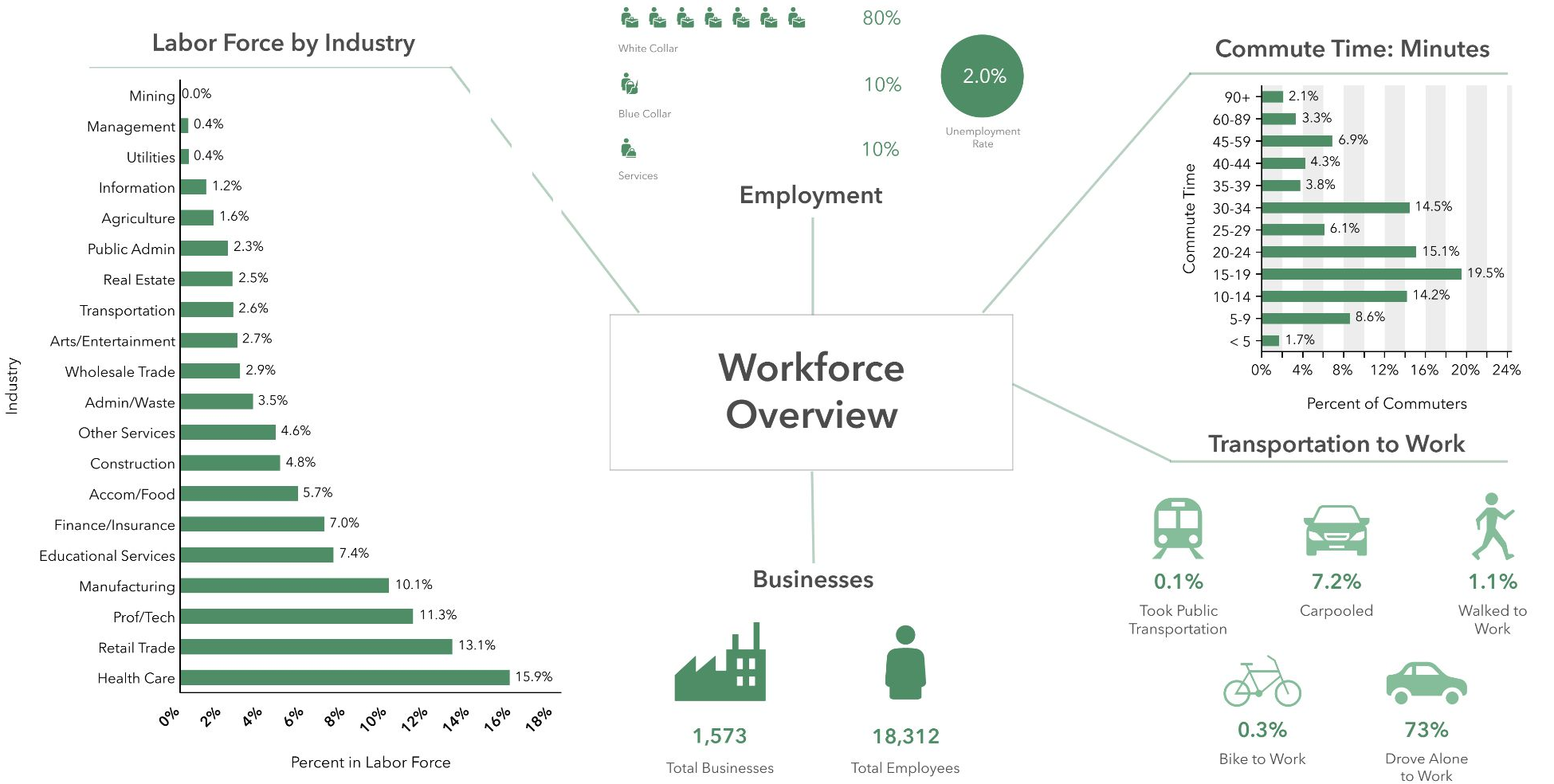
Economic Development Profile

E 191st St, Westfield, Indiana, 46074

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

COMMUTE PROFILE

E 191st St, Westfield, Indiana, 46074

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.2%

Carpooled



1.1%

Walked to Work



0.3%

Bike to Work

WORKERS



32,456

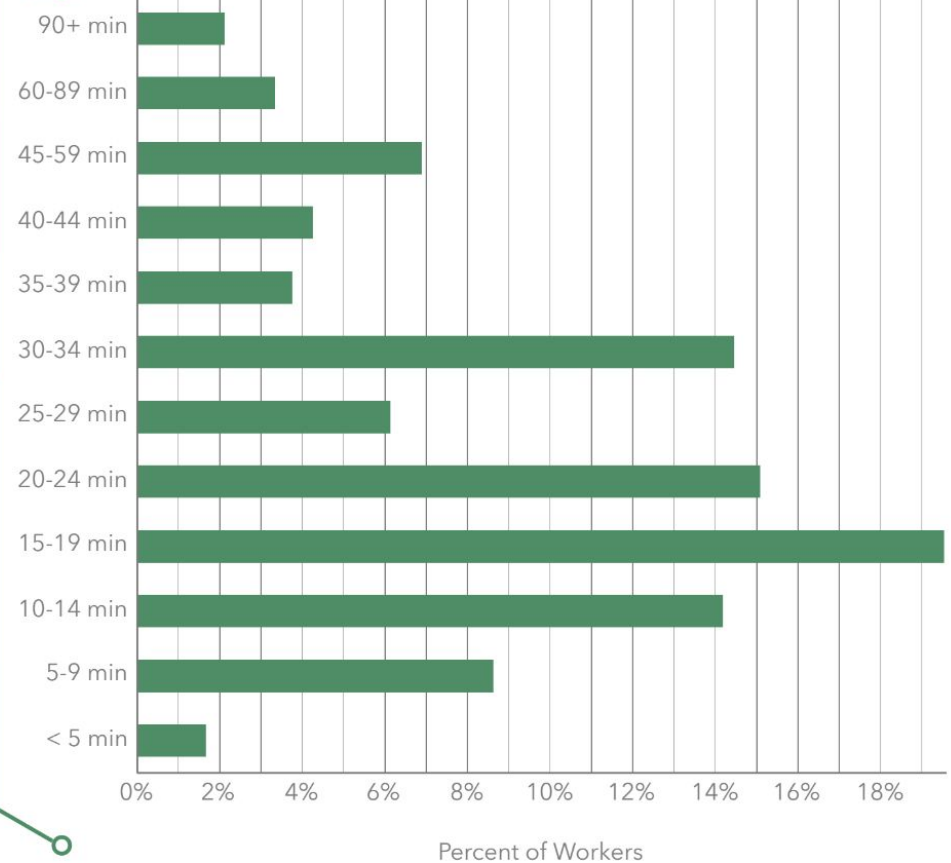
ACS Workers Age 16+



73.3%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

E 191st St, Westfield, Indiana, 46074
Ring of 5 miles

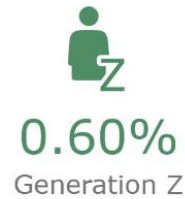
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

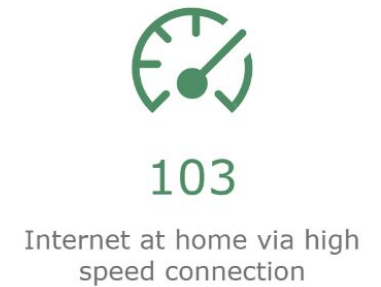


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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



6434 N COLLEGE AVE | 17

LIFESTYLE SPENDING (INDEX)



Tapestry segments



1C

Boomburbs
8,914 households

32.9%
of Households



4A

Workday Drive
6,538 households

24.2%
of Households



7A

Up and Coming Families
3,207 households

11.8%
of Households



AREA OVERVIEW

WESTFIELD, IN

Westfield, Indiana, located approximately 30 miles north of Indianapolis, is a rapidly growing city known for its dynamic economy, family-friendly attractions, and significant recent developments. Westfield has garnered national attention for its livability. WalletHub ranked it as the #4 Best Small City in America, while Niche.com listed it among the top suburbs for young professionals in Indiana. Fortune Well also recognized Westfield as one of the Best Places to Live for Families.

Attractions

- **Grand Park Sports Campus:** Spanning 400 acres, Grand Park is a premier sports complex featuring 26 baseball and softball diamonds, 31 multipurpose fields, and indoor facilities for various sports.
- **Parks and Trails:** Westfield boasts several parks, including Asa Bales Park, known for its skate park and amphitheater, and Cool Creek Park, offering four miles of wooded trails and a nature center.



Recent Developments

- **Union Square at Grand Junction:** This upcoming mixed-use development aims to revitalize downtown Westfield with new apartments, restaurants, and retail spaces.
- **Grand Millennium Center:** A significant \$190 million project, the Grand Millennium Center will encompass corporate offices, residential homes, a hotel, and a convention center.



Economy

Westfield's economy is robust and diverse, employing over 27,000 individuals as of 2023. The leading industries include health care and social assistance, retail trade, and professional, scientific, and technical services. Notably, the city has experienced a 7.7% employment growth from 2022 to 2023, reflecting its expanding job market.



E 191ST ST. WESTFIELD, IN 46704

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

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