

FOR SALE/LEASE OR BTS | SPRINGMILL TRAILS

COMMERCIAL LAND AVAILABLE 2.0± ACRES UP TO 2.28± ACRES

NEC OF STATE ROAD 32 & DITCH ROAD | WESTFIELD, IN 46074 | HAMILTON COUNTY

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



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PROPOSED SITE PLAN; SUBJECT TO CHANGE

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

- FOR SALE: 2.0± Acres up to 2.28± Acres commercial lots available along State Road 32, a major retail corridor, in Hamilton County
- Excellent location at the NEC of Ditch Rd & SR 32 (major east/west highway) just 5 minutes to US 31 (major north/south highway) and Ditch Road, a north-south arterial with on-going improvements
- Zoned Springmill Trails PUD District, General Business and utilities site adjacent; best uses include commercial, retail and office.
- Join IU Health and Springmill Trails marketplace as the explosive growth in Westfield moves towards the west along SR 32.
- High-Growth Area: 3,014 new single family home starts in 2024; 2,809 in 2025 and 1,200 so far for 2026 with a recently reported special census report of a 38.8% population growth for the City of 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 a growing number of national, regional and local restaurateurs, retailers and entertainment venues.



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	EST POPULATION 2026		
	7,179	41,733	97,598
	ADJ. DAYTIME DEMOS 16+		
	1,898	18,354	50,382
	PROJ HH ANNUAL GROWTH (2026-2031)		
	6.0%	4.6%	3.2%
	EST HOUSEHOLDS 2026		
	2,787	15,534	36,344
	EST AVG HH INCOME 2026		
	\$147,395	\$166,473	\$189,697
	AVG FAMILY INCOME 2026		
	\$183,572	\$194,322	\$225,924
	MEDIAN AGE		
	33.8	36.4	37.5
	ANY COLLEGE (SOME COLLEGE OR HIGHER)		
	72.5%	79.3%	84.4%



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WESTFIELD
HAMILTON COUNTY

PHOTO FROM JUNE 2020

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WESTFIELD
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PHOTO FROM JULY 2026

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