



TRANSITIONAL LAND OPPORTUNITY
WESTFIELD, INDIANA

**Path of Growth. Local Infrastructure.
Long-Term Upside.**

***Washington Township | Hamilton County, Indiana
100+/- Acres***

Located along the 206th Street corridor in Westfield, this 100± acre offering presents a strategic opportunity in the path of continued north-side growth. Positioned near major residential expansion, community infrastructure, and some of Westfield's most recognized lifestyle amenities, the property offers strong long-term appeal for developers, land investors, and groups seeking a well-located growth asset.

For More Information / Tours

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EXECUTIVE SUMMARY

100 +/- TOTAL ACRES

HAMILTON COUNTY, IN
SUBURBAN DREAM DEVELOPMENT
PROPERTY NEAR WESTFIELD

Hamilton County Market Area | Westfield, Indiana Offered at \$5,500,000

This 100± acre property at 2027 W 206th Street, Westfield, Indiana represents a compelling opportunity to acquire transitional land in one of the most dynamic growth corridors in Hamilton County. The property is located adjacent to major proposed residential expansion and sits within close proximity to new public infrastructure, recreation, schools, and regional destination drivers.

For buyers focused on long-term land strategy, this is more than an acreage acquisition.

The combination of location, scale, nearby development activity, and Westfield's long-term market strength makes this property especially attractive for groups seeking future residential development potential, transitional land appreciation, or strategic land banking.

Investment Highlights

- ***Adjacent to major proposed housing growth***
- ***Near Fire Station 85, Monon Trail, Grand Park, and Westfield schools***
- ***Rare scale in a tightly held market***
- ***Positioned in the path of northward expansion***

Growth patterns, community investment, and surrounding residential momentum continue to push toward this property.

INVESTMENT SNAPSHOT

Offering Price:	\$5,500,000
Total Acres:	100± Acres
Approx. Price Per Acre:	\$55,000
Annual Property Taxes:	\$4,455.16
Approx. Taxes Per Acre:	\$44.55
Current Zoning:	AG-SF1
Municipal Utilities Distance:	3200* Feet

PORTFOLIO HIGHLIGHTS

- 100± acres at 2027 W 206th Street, Westfield, Indiana
- Located in one of Indiana's most closely watched growth markets
- Adjacent to proposed residential development activity
- Strong surrounding infrastructure and community amenity story
- Strategic scale for future planning and phased development potential
- Attractive hold for investors seeking land in the path of growth

***A land position ideal for buyers who value location, timing,
and long-term upside.***

WHY THIS OFFERING STANDS OUT

Why This Opportunity Stands Out

PATH OF GROWTH

Large-scale transitional tracts in Westfield are increasingly difficult to replicate. This property sits in the path of continued residential expansion.

STRATEGIC SCALE

At approximately 100 acres, the property offers enough size to support vision, flexibility, and potential phased planning. In a growth market like Westfield, scale matters.

INFRASTRUCTURE-DRIVEN APPEAL

Nearby public and lifestyle infrastructure helps support the long-term attractiveness of the area. Close proximity to Fire Station 85, the Monon Trail, Grand Park, and the new Westfield Middle School campus.

POSITIONING FOR FUTURE DEMAND

This opportunity is well suited for buyers who understand the long-term value of controlling land before full buildout reaches the corridor.

Few offerings bring together this much acreage, this location story, and this level of long-term development potential within Westfield.

100 +/- TOTAL ACRESHAMILTON COUNTY, IN
SUBURBAN DREAM DEVELOPMENT
PROPERTY NEAR WESTFIELD

LOCATION. LOCATION.
LOCATION.

Location Advantages

In development real estate, location is more than an address. It is about what surrounds the property, what is being built nearby, and what future homeowners or end users will value most.

This site offers a strong location narrative:

- Approx. 1 mile to Fire Station 85
- Under 2 miles to the Monon Trail
- Approx. 3.5 miles to Grand Park
- Less than 4 miles to the new Westfield Middle School

These distance markers support a future community story centered around safety, recreation, education, and access to one of the region's most recognized activity hubs. In Westfield, lifestyle and infrastructure continue to shape residential demand, and this property appears well positioned to benefit from that pattern.

The growth story is not theoretical. The surrounding amenities and public investment are already taking shape.

SURROUNDING GROWTH CONTEXT

The attached aerial and concept imagery show the property highlighted within an area of active and proposed neighborhood expansion, reinforcing the broader growth narrative around the 206th Street corridor. The materials suggest that this tract is adjacent to major proposed residential development and sits within a broader landscape transitioning from agricultural use toward suburban residential patterns.

This context matters.

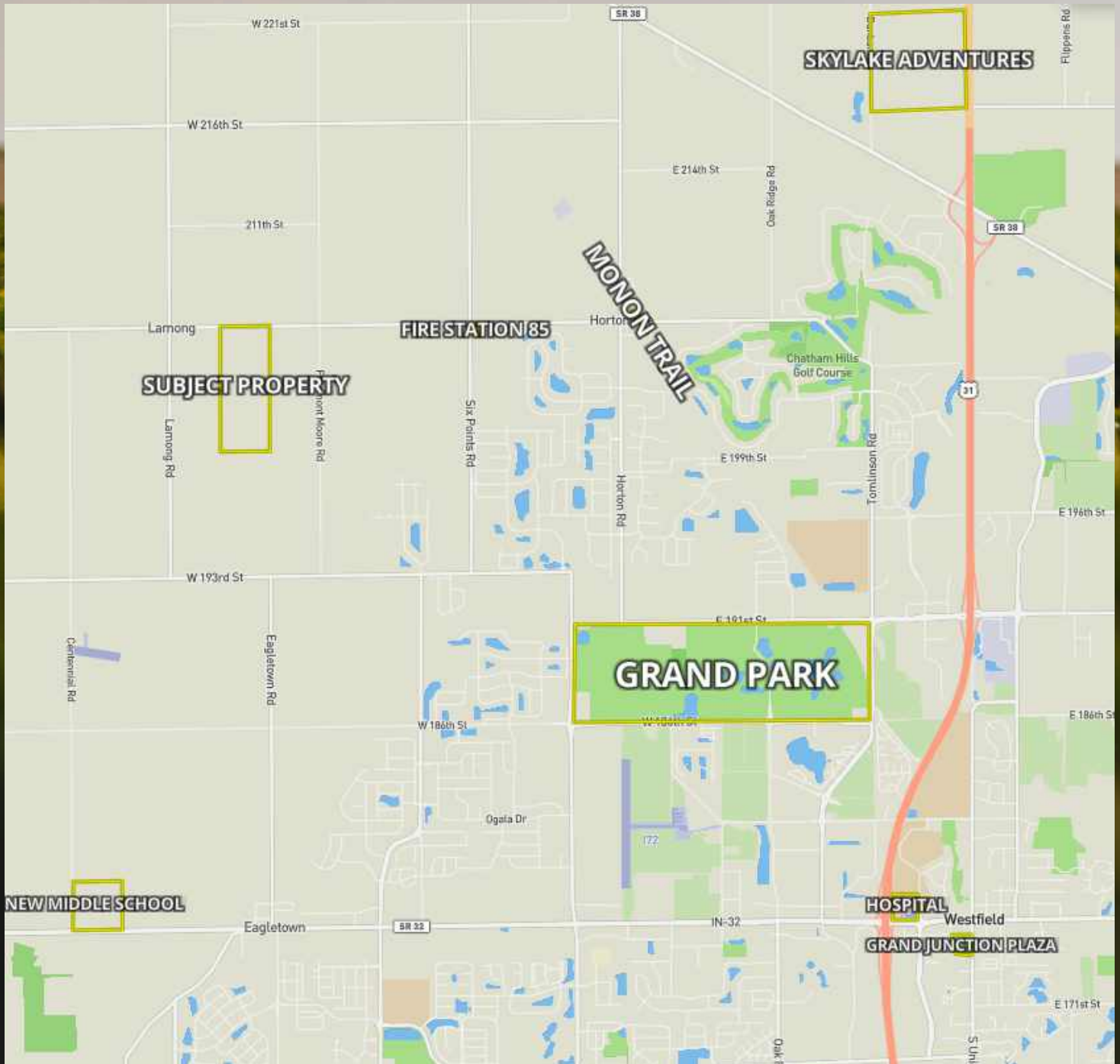
Buyers are not simply evaluating the land itself. They are evaluating:

- the direction of growth,
- the momentum of surrounding development,
- the logic of future land use,
- and the strength of Westfield as a long-term market.

For developers, this can support a forward-looking acquisition strategy. For land investors, it may represent a land-banking opportunity in a corridor where future demand could continue to strengthen over time.

The growth story is not theoretical. The surrounding amenities and public investment are already taking shape.

*A 100± acre transitional land opportunity
positioned near proposed residential growth in
northern Westfield.*



FISCHER LAKES AT FREEMONT PROPOSED DEVELOPMENT

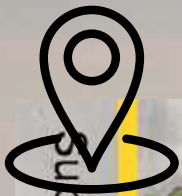
100+/- Acres
Subject Property



Public Record Map Sourced from Notice of Neighborhood Meeting
(3/30/2026) and Westfield Planning Commission Meeting (4/6/2026)

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100+/- Acres
Subject Property

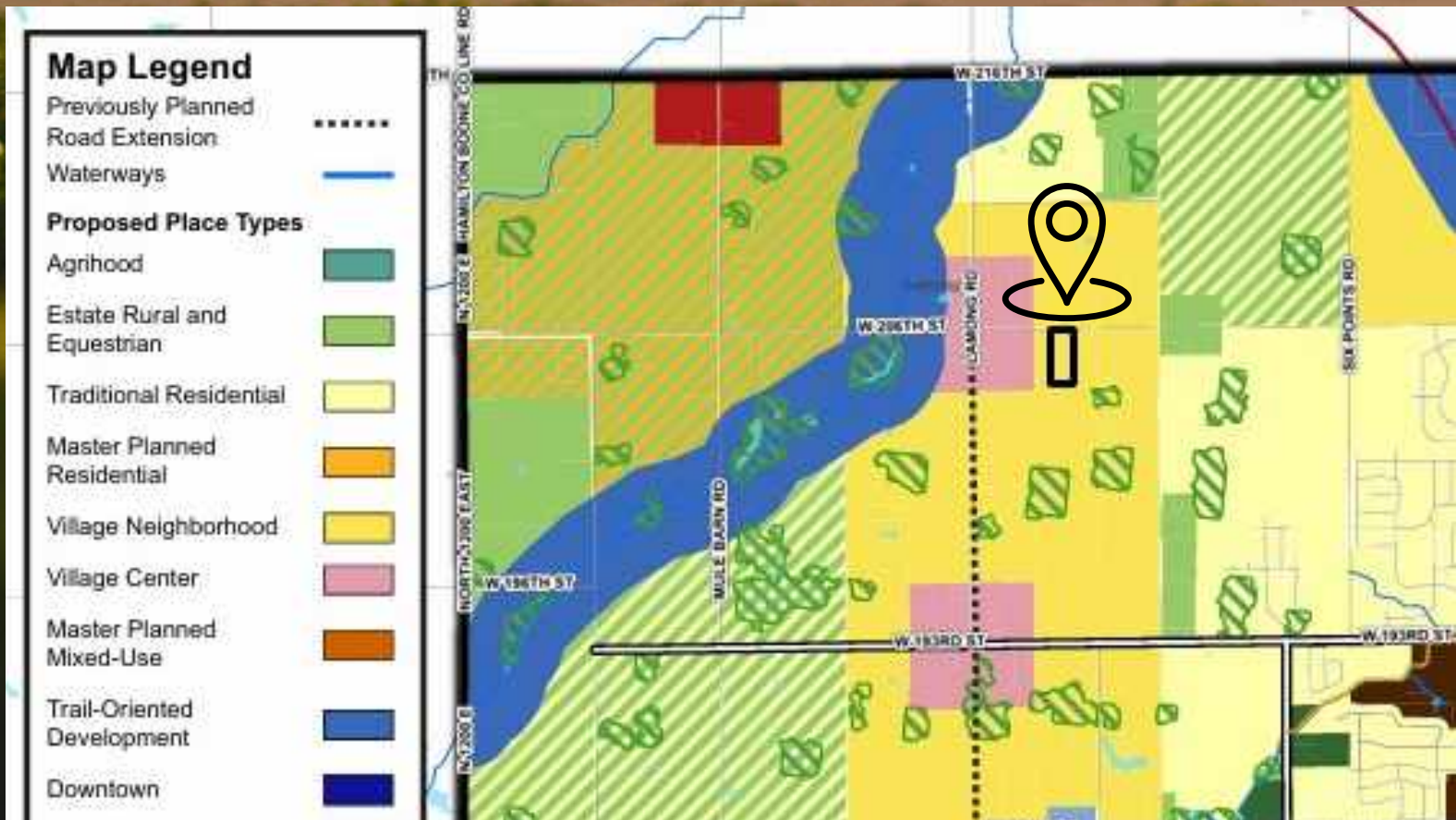


Subject property



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and Westfield Planning Commission Meeting (4/6/2026)

SUBJECT PROPERTY'S LOCATION WITHIN WESTFIELD'S COMPREHENSIVE PLAN



Public Record Map Sourced from City of Westfield's *Full Comprehensive Plan Document*

DEVELOPMENT / LAND STRATEGY

ONE OF THE STRENGTHS OF THIS OFFERING IS FLEXIBILITY. DEPENDING ON BUYER GOALS, THE PROPERTY MAY APPEAL AS:

FUTURE RESIDENTIAL DEVELOPMENT LAND

Its location near proposed housing, schools, recreation, and public infrastructure supports the story for long-term residential planning.

LAND BANK / HOLD STRATEGY

Some buyers may view the property as a strategic hold in the path of growth, allowing time for surrounding development momentum and municipal expansion to continue unfolding.

PHASED PLANNING OPPORTUNITY

At 100± acres, the property offers scale that may support more than one potential development approach, subject to planning, engineering, entitlements, and municipal review.

TRANSITIONAL ASSET WITH APPRECIATION POTENTIAL

In growth markets, well-located land can attract attention not only for current use, but for what it may become over time.

All future development concepts remain subject to buyer due diligence, zoning, municipal approvals, utility availability, engineering, and market conditions.

Buyer is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquires concerning the property. Buyer assumes all responsibility and cost for any inspections. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, or real estate agency.



INCOME AT A GLANCE

Income at a Glance

One of the key strengths of this transitional property is its blend of existing cash rent income sources and future upside potential.

STRONG RENT

\$20,000.00 Annually

ONE YEAR CASH RENT LEASES PROVIDE BUYER FLEXIBILITY

*** COULD BE RENEWED OR BID OUT FOR 2027 ***

Income diversity helps support both holding strategy and long-term investment appeal.

WHO SHOULD CONSIDER THIS PROPERTY

Who Should Consider This Property

DEVELOPERS

Groups seeking a well-located Westfield land position with scale and adjacency to future residential growth patterns.

LAND INVESTORS

Buyers looking for transitional land in a high-demand Hamilton County market with long-term appreciation potential.

FAMILY OFFICES / PRIVATE CAPITAL

Groups seeking strategic land holdings in one of Indiana's strongest suburban expansion corridors.

BUILDERS / STRATEGIC LAND BUYERS

Parties interested in controlling future lot inventory or securing land ahead of continued market expansion.

THANK YOU

A Rare Opportunity to Acquire Transitional Land in Westfield

Well-positioned development ground with meaningful scale does not come available often in Westfield. This 100± acre offering provides a chance to secure land in the path of growth, supported by surrounding residential momentum, public infrastructure, and regional amenity appeal.

For additional information, concept materials, maps, due diligence items, and tour scheduling, please contact:

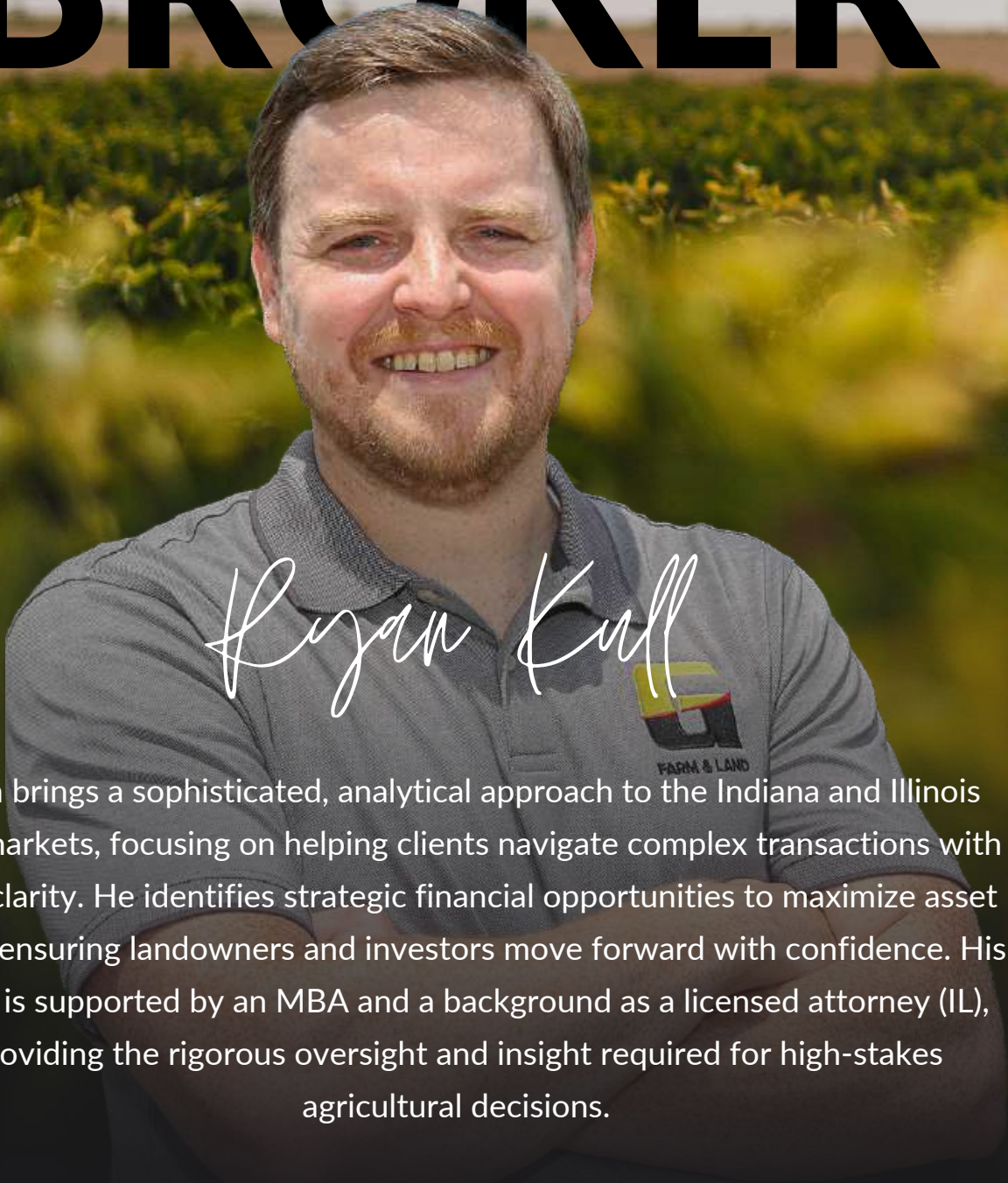
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A strategic Westfield land opportunity in the path of progress.



MEET THE BROKER

A portrait of Ryan Kull, a man with a beard and mustache, smiling. He is wearing a grey polo shirt with the GESWEIN FARM & LAND logo on the left chest. His arms are crossed. The background is a blurred field of green plants.

Ryan Kull

Ryan brings a sophisticated, analytical approach to the Indiana and Illinois land markets, focusing on helping clients navigate complex transactions with total clarity. He identifies strategic financial opportunities to maximize asset value, ensuring landowners and investors move forward with confidence. His work is supported by an MBA and a background as a licensed attorney (IL), providing the rigorous oversight and insight required for high-stakes agricultural decisions.



MEET THE BROKER

Johnny Klemme

Johnny is the Author of *American Family Farmland, the #1 Bestseller in Agriculture and Co-Owner at Geswein Farm & Land*, licensed in Indiana and Illinois, he helps lead a team of 15 brokers, farm managers, and certified general appraisers across the Midwest.

His role isn't just *"sell the property."* It's to help investors and landowners reduce uncertainty, answer important questions early, and move forward with fewer surprises – the confidence needed for high-value farm and land decisions.