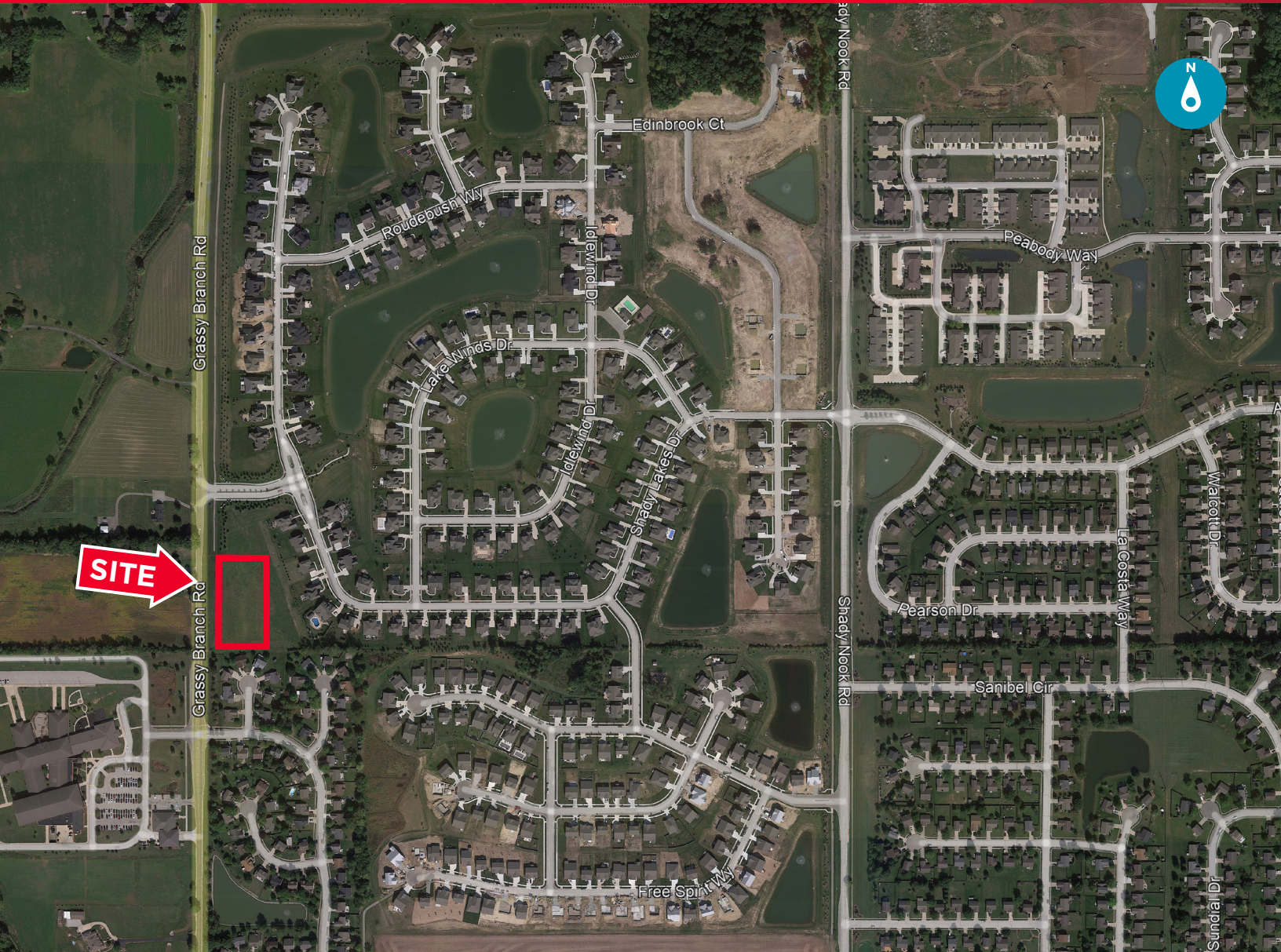




LAND FOR SALE: 2.06 ACRES

Grassy Branch Road

Westfield, IN 46074

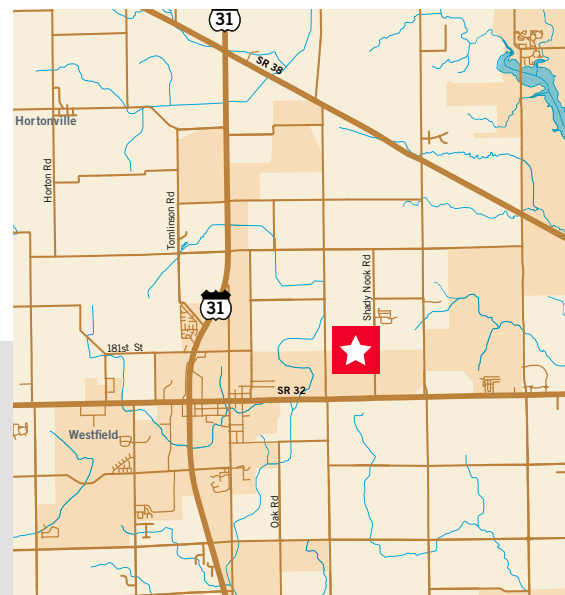


Property Highlights

- 2.06 acres
- Zoned PUD in the Lakes at Grassy Branch Subdivision
- All utilities will be brought to the site and drainage retention is in place as part of the subdivision
- Approved as a daycare facility
- Asking \$395,000

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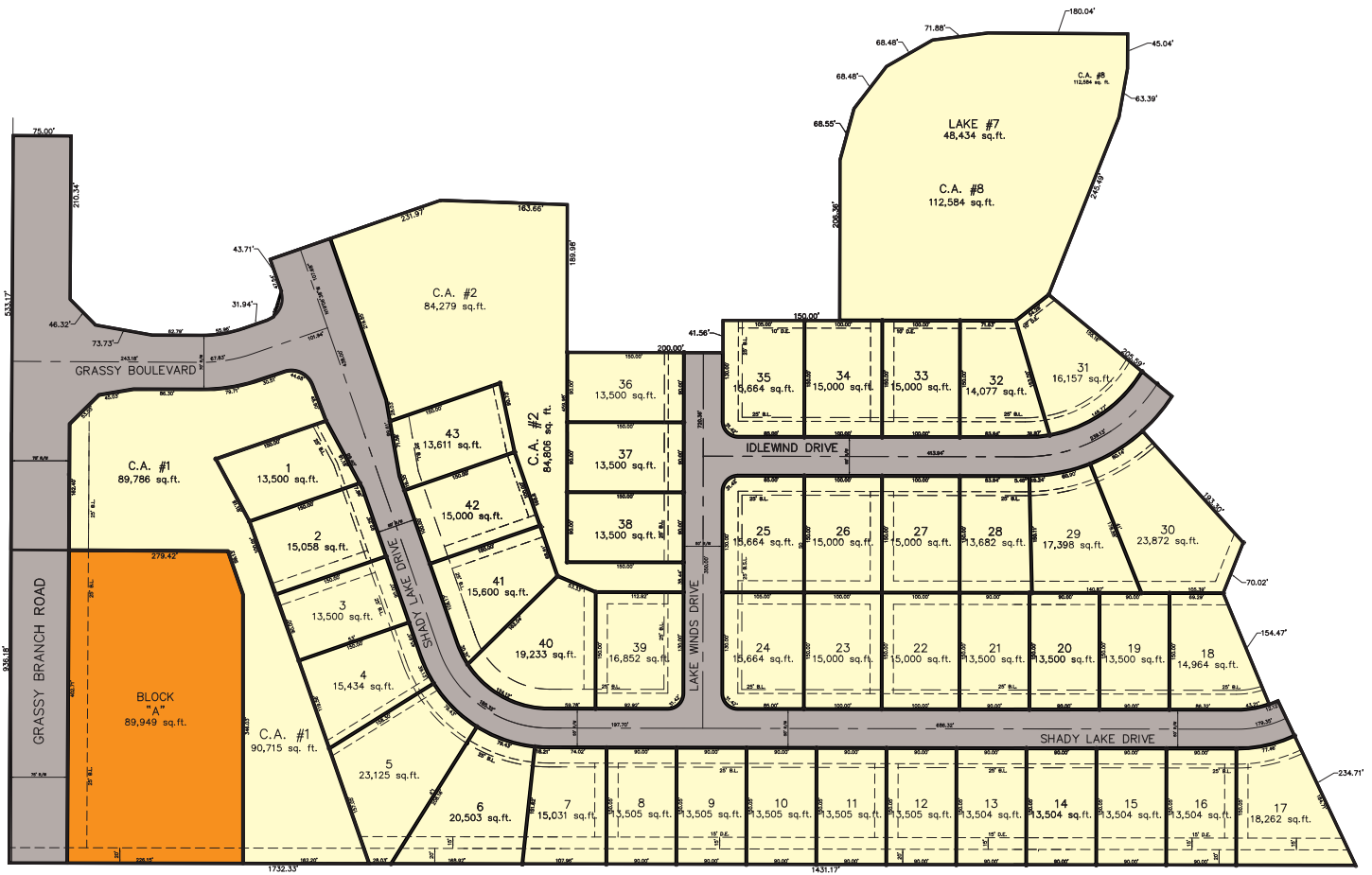
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LAND FOR SALE: 2.06 ACRES

Grassy Branch Road Westfield, IN 46074



Demographics

	1 Mile	5 Miles	10 Miles
Population	6,297	107,608	343,257
Average Household Income	\$97,522	\$122,517	\$123,615
Daytime Population (Age 16+)	2,550	51,508	266,524

2022 estimates. Source: Applied Geographic Solutions 11/2022, TIGER Geography

Traffic Counts

Grassy Branch Rd.	4,109 AADT
State Road 32	20,581 AADT

2019 AADT. Source: Indiana Department of Transportation

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