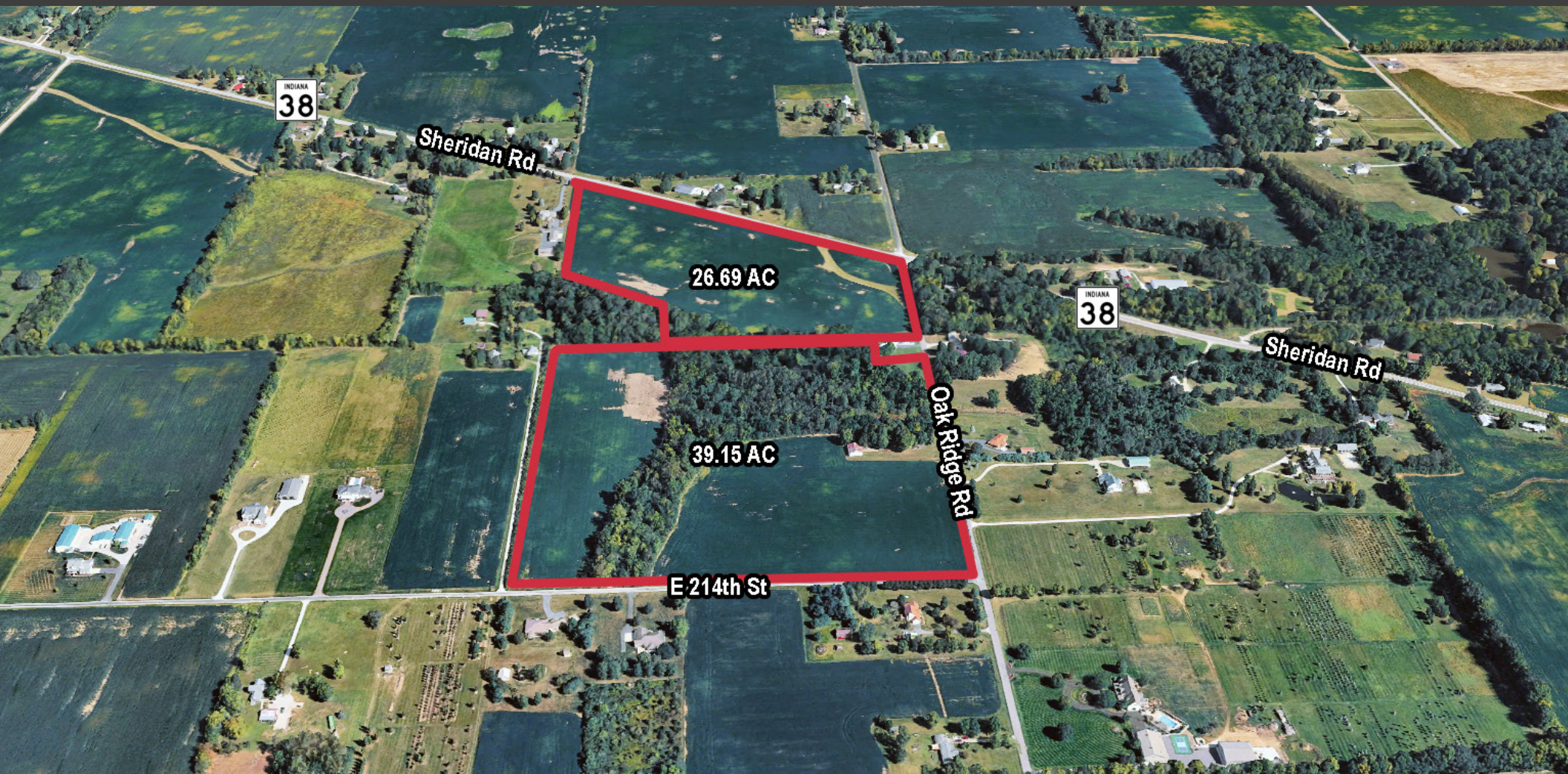


65+ ACRES FOR DEVELOPMENT

East SR 38 and Oak Ridge Rd.
Sheridan, Indiana

Two parcels are available within the
path of Westfield's northern growth
development corridors.

NALCressy



PROPERTY OVERVIEW



65+ ACRES FOR DEVELOPMENT

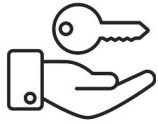
East SR 38 and Oak Ridge Rd.
Sheridan, Indiana

[VIEW PROPERTY ONLINE](#)

NAI Cressy is excited to present this rare 65.84± acre land offering positioned along the SR 38 corridor near the emerging northern Westfield / Hortonville growth area. The property consists of two parcels—one within the Town of Sheridan and one within Westfield Washington Township / Westfield Washington Schools—creating a unique opportunity for developers, builders, and investors to evaluate multiple land-use strategies across a highly strategic location.

Located near major regional amenities and growth drivers including Grand Park, Chatham Hills, SKYLAKE Adventures, Downtown Westfield, Downtown Sheridan, Downtown Cicero, US 31, SR 32, and Community Health's new Westfield campus, the site sits in the path of continued Hamilton County expansion. The nearby transformative Ironstone PUD, a 765—acre master-planned community expected to shape the development pattern of northern Westfield, further reinforces the area's long-term trajectory. This project is expected to bring a large-scale residential and mixed-use vision to Hortonville with homes, townhomes, trails, parks, open space, and a village-oriented commercial node. 40 acres have been gifted to the City of Westfield.

With meaningful frontage along SR 38, proximity to established and emerging residential communities, and access to a rapidly evolving regional amenity base, the subject property offers the marketplace a compelling opportunity to participate in one of Hamilton County's major growth corridors.



List Price

Contact Broker for pricing guidance.



Accessibility

Directly on SR 38 with easy and convenient access to busy US-31.



Acreage

Northern Parcel: 26.69 Acres located at 0 East SR 38
Southern Parcel: 39.15 Acres located at 0 Oak Ridge Rd.



Hamilton County Demographics

Population of 382,110 | 148,232 households
Average household income of \$173,758



Zoning and Location

North Parcel:
Zoning: A2 - Rural-General Agriculture, Located in Town of Sheridan
South Parcel:
Zoning: AG-SF1, Located in unincorporated



Nearby Development

The sites benefit from proximity to several significant regional developments that are driving growth and investment to the area.

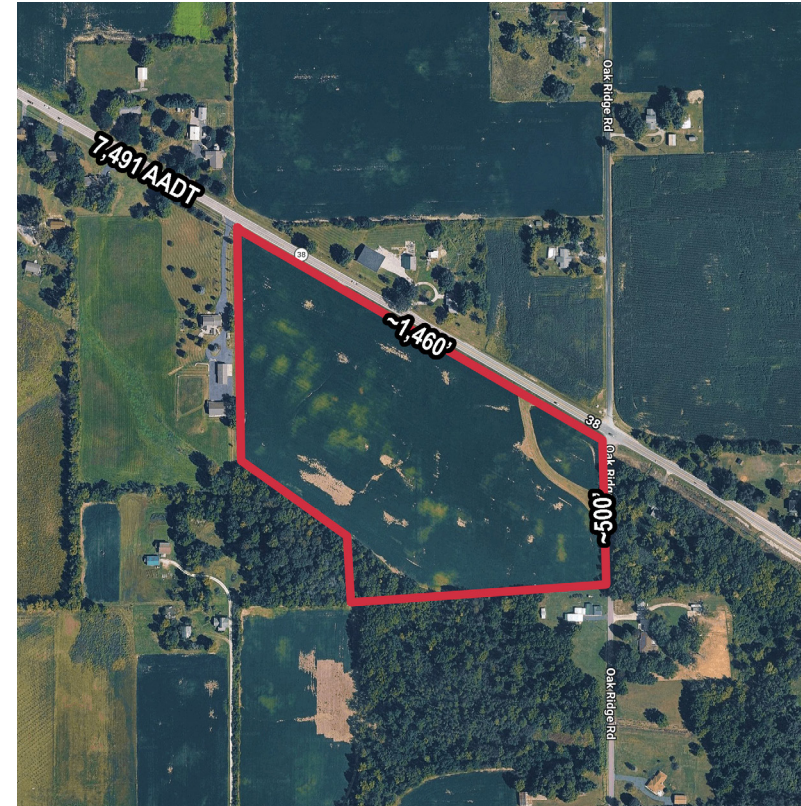


NORTH PARCEL

26.69 Acres | Commercial Development Opportunity

Positioned along the growing State Road 38 corridor, this 26.69± acre development site offers exceptional visibility and accessibility in northern Hamilton County. Featuring approximately 1,460 feet of frontage on SR 38, with an average daily traffic count of approximately 7,500 vehicles, the property also enjoys convenient access to US 31, just one mile away, where traffic volumes exceed 33,600 vehicles per day. Its strategic location provides easy connectivity to Sheridan, Westfield, Kokomo, Noblesville, Carmel, Indianapolis, and the rapidly expanding northern Hamilton County market.

The property is currently zoned A2 – Rural-General Agriculture, and future development concepts would be subject to Town of Sheridan review, zoning approvals, utility confirmation, access planning, and purchaser due diligence. Given the surrounding growth pattern, SR 38 exposure, proximity to US 31, and nearby residential and regional development activity, the site presents an opportunity to evaluate a range of potential future uses, including residential, neighborhood-oriented retail, service-oriented businesses, build-to-suit development, office, hospitality, mixed-use, or other context-appropriate commercial concepts seeking exposure along a key transportation corridor.



SOUTH PARCEL

39.15 Acres | Residential Development Opportunity

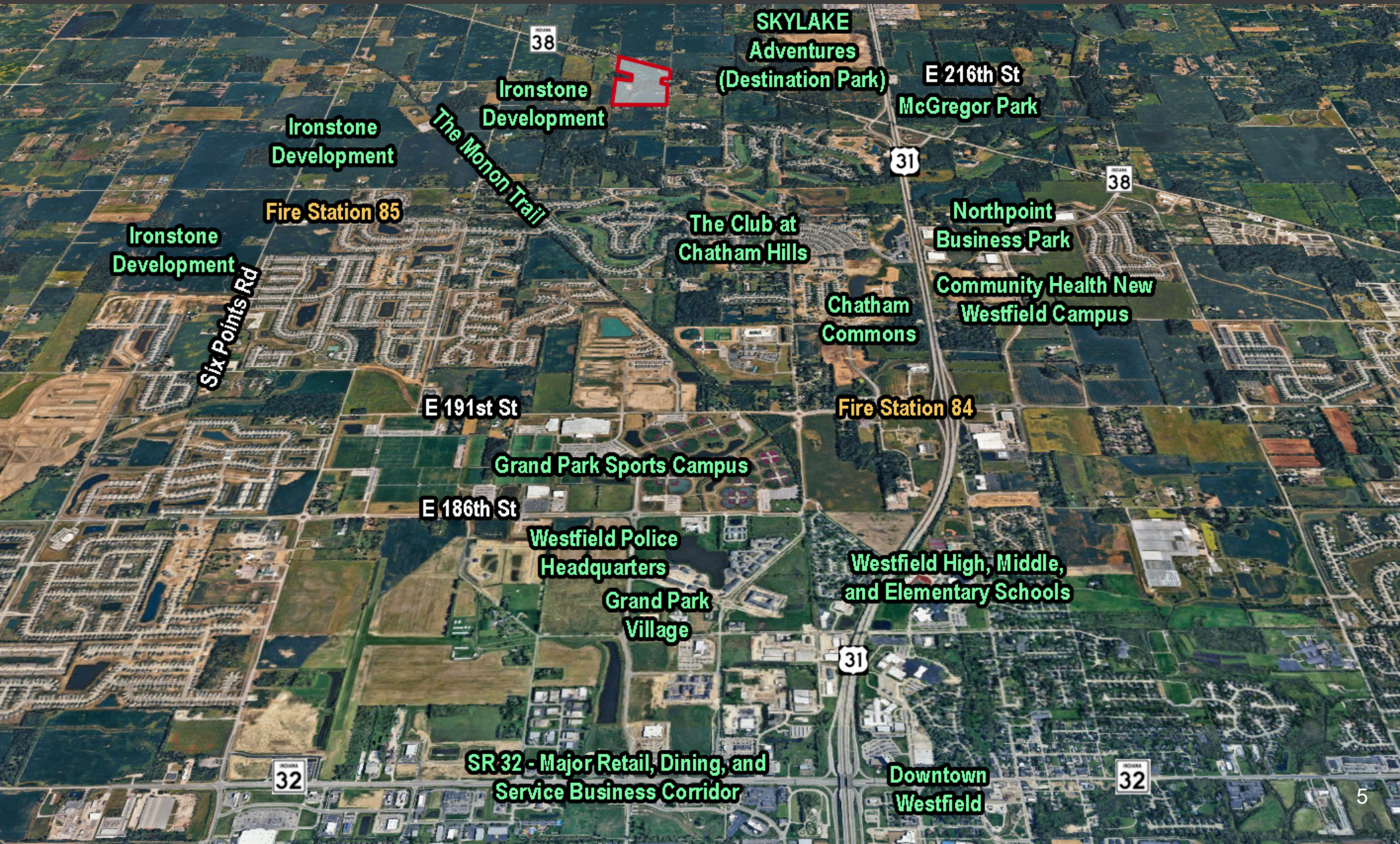
Located in the highly desirable Westfield Washington Township, this 39.15-acre residential development opportunity is ideally positioned within one of the nation's fastest-growing communities. The property's location within the A+ rated Westfield Washington School District adds significant appeal for future homeowners, making it an attractive site for residential developers looking to meet the continued demand for quality housing in Hamilton County.

With ample acreage and a prime location surrounded by expanding residential neighborhoods, employment centers, shopping, dining, and recreational amenities, this parcel offers tremendous potential for a thoughtfully planned residential community. Its proximity to Westfield's thriving commercial districts, major transportation routes, and award-winning schools creates an ideal setting for new home development in a market recognized for its exceptional quality of life and sustained population growth.



LOCATION & SURROUNDING GROWTH

The sites benefit from proximity to several significant regional developments that are driving growth and investment to the area. These major projects underscore the area's strong momentum and long-term growth potential, making these parcels an attractive opportunity for residential, commercial, or mixed-use development.



SKYLAKE ADVENTURES

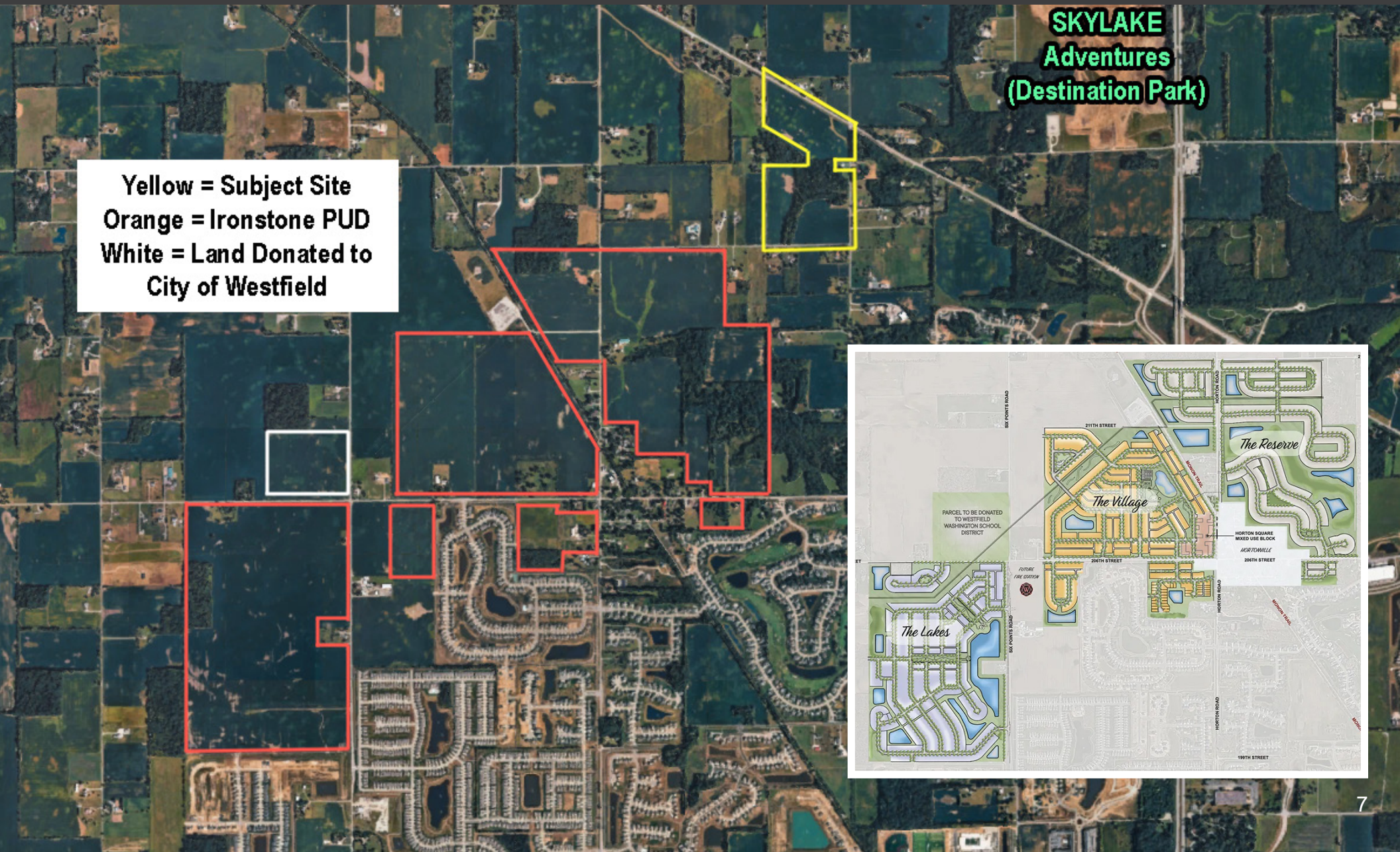
Located northeast of the property, SKYLAKE Adventures is a newly opened, 130± acre outdoor adventure destination in Sheridan, Indiana, bringing a major regional recreation and tourism amenity to Hamilton County. Opened in June 2026, SKYLAKE features a six-acre lake, white-sand beaches, floating water obstacle courses, water slides, rentable cabanas, lake-based recreation, and additional land-based/all-season attractions planned in upcoming phases.

Positioned just north of Westfield and Grand Park, SKYLAKE is expected to serve as a significant demand driver for the surrounding area, attracting visitors from Central Indiana and beyond while reinforcing the SR 38 / northern Hamilton County corridor as an emerging destination for recreation, residential growth, hospitality, retail, and service-oriented development.



THE IRONSTONE DEVELOPMENT

To the west, the properties are near the planned **Ironstone Development** in Westfield, a proposed 765-acre mixed-use PUD that will introduce more than 2,200 residential units alongside commercial, recreational, and community amenities.



WHY HAMILTON COUNTY?

Hamilton County, Indiana, is one of the fastest-growing and most business-friendly areas in the Midwest, offering companies a strong foundation for success. With its prime location just north of Indianapolis, businesses benefit from easy access to major highways, a highly educated workforce, and a thriving local economy fueled by diverse industries. The county is home to top-rated schools, vibrant communities like Carmel, Westfield, and Noblesville, and an exceptional quality of life that attracts talent and families alike. Consistently ranked among the best places to live and work, Hamilton County provides businesses with the perfect balance of economic opportunity, community support, and long-term growth potential.

#1

Best Counties to Live in Indiana
Niche.com 2023

Best Counties for Families in Indiana
Niche.com 2023

#6

Best Counties to Buy a House in America
Niche.com 2023

#7

Best Public Schools in U.S.
Niche.com 2023

#8

Healthiest County in America
US News & World Report 2023

**GOOD
TO KNOW**

Wealthiest County in Indiana
Indiana-Demographics.com

Home to Top Ten safest suburbs in U.S. Carmel (2nd), Fishers (4th), Noblesville (5th)
SmartAsset 2023



2026 HAMILTON COUNTY DEMOGRAPHICS

POPULATIONS

2026 Estimated Population	382,110
2031 Projected Population	408,499
Projected Annual Growth 2026 to 2031	1.4%
2026 Median Age	37.8

HOUSING & HOUSEHOLDS

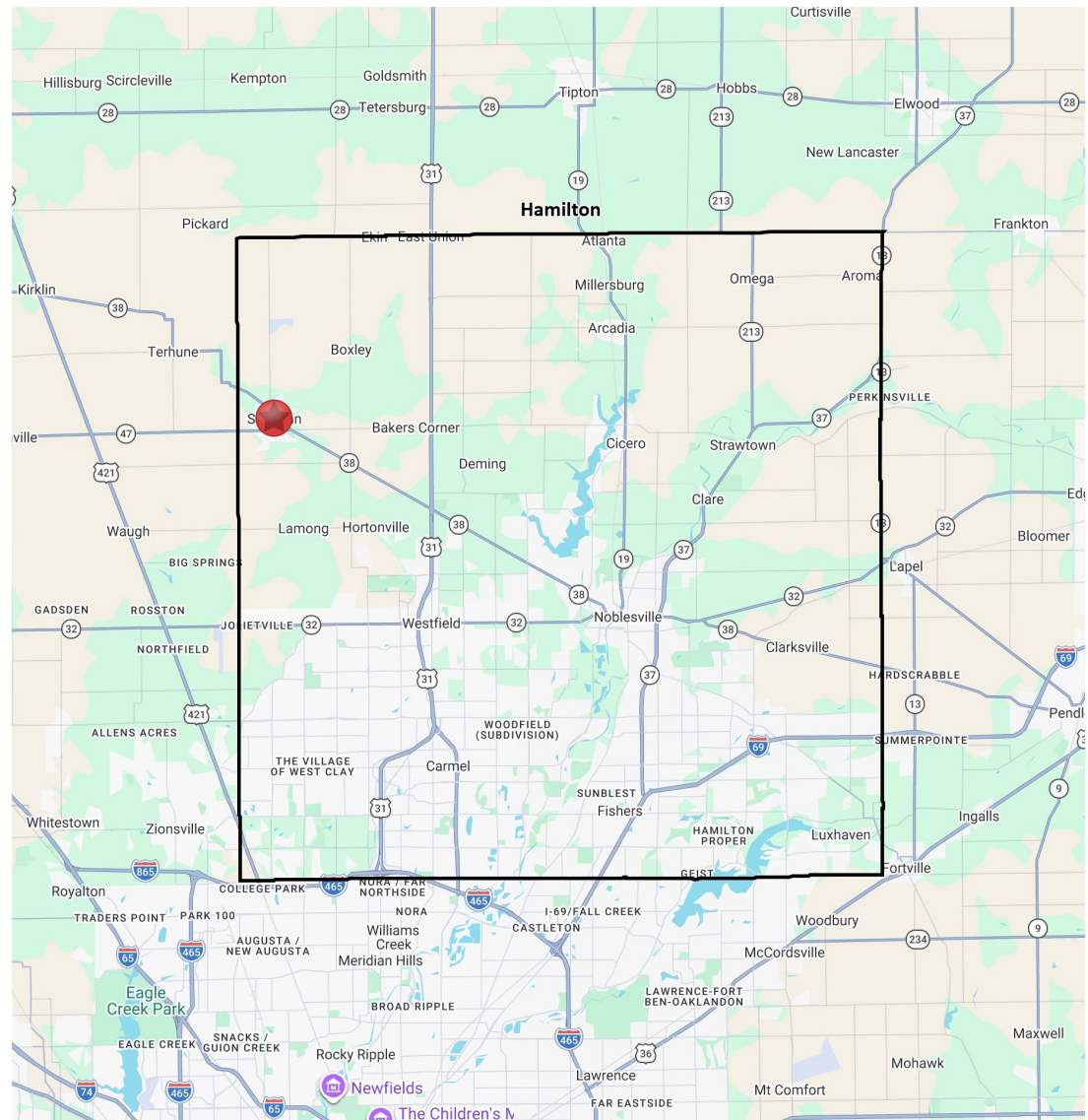
2026 Estimated Households	148,232
2031 Projected Households	160,547
Projected Annual Growth 2026 to 2031	1.7%
2026 Median Home Value	\$445,448
2026 Median Rent	\$1,449

BUSINESSES & EMPLOYEES

2026 Total Businesses	19,055
2026 Total Employees	161,827
Company Headquarter Businesses	516
Average Minutes Travel to Work	23.8

HOUSEHOLD INCOME & EXPENDITURES

2026 Estimated Average Household Income	\$173,758
2026 Estimated Total Household Expenditure	\$18.32 B
Monthly Household Expenditure	\$10,298



65+ ACRES FOR DEVELOPMENT

East SR 38 and Oak Ridge Rd.
Sheridan, Indiana

CONTACT US:

Andrew Follman, CCIM
Market President
317.566.5614
afollman@cressy.com

Luke Troyer
Broker
317.566.5615
ltroyer@cressy.com



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