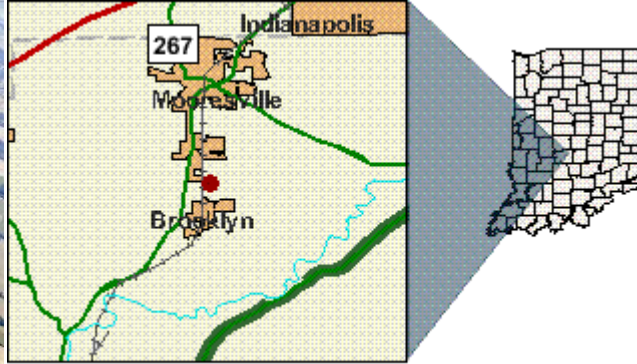


Ferguson Site

Wetzel Lane & Country Club Road Mooresville, IN 46158



Location

Street Address	Wetzel Lane & Country Club Road
City	Mooresville
County	Morgan
Township	Brown
State	IN
Zip Code	46158
Type	Site Only

Site Details

Site		Transportation	
Total Acres Available	440	Interstate Route Number	Interstate 70
Within city/town limits	No	Distance to Nearest Interstate (Miles)	12
Sale/Leasing		Federal/State Highway Number	State Road 67
Ownership	Private	Distance to Nearest Federal or State Highway (Miles)	2.8
Divisible/Subdivisible	Yes	Is Public Transit Available	Yes
For Sale	Yes	Name of Commercial/International Airport	Indianapolis International (IND)
Sale Price	\$35,000	Distance to Commercial Airport (Miles)	13
Jurisdiction		Name of General Aviation Airport	Greenwood Municipal (HFY)
Zoning/Planning Authority	Morgan County Planning Commission	Distance to General Aviation Airport (Miles)	28
Zoning Code/Description	Agriculture	Rail Access On Site	Yes
Current Land Use	Agriculture	Rail Service Provider	Indiana Southern Railroad
Utility		Name of Port	Clark Maritime Centre
Electric Power Provider	South Central Indiana REMC	Distance to Nearest Port (Miles)	127
Electric Service at Property	Yes	Name and Location of Terminal	CSX Big 4 Yard
Natural Gas Service Provider	Vectren	Distance to nearest Container Terminal (Miles)	23
Water Provider	Hill Water Company	Name and Location of Terminal	CSX Hawthorne Yard
Water Service at Property	No	Distance to nearest Transflo Terminal (Miles)	26
Distance to extend main (Feet)	500	Property Tax	
Sanitary Sewer Service Provider	Town of Mooresville	Property Tax Jurisdiction	Brown Township
Sanitary Sewer Service at Site	No	State Property Tax ID Number	55004
Distance to extend main (Feet)	3,670		

Contact Information

Jeff Pipkin

Company

Morgan County Economic Development Corp.

Address	4 E. Harrison St.
City	Mooresville
State	IN
Zipcode	46158
Phone	317-831-9544
Fax	317-831-9548
Email	jpipkin@morgancoed.com
Webpage	www.morgancoed.com
Cell Phone	317-997-1978

John Taylor

Company	Morgan County Economic Development Corporation
Address	4 W. Harrison Street
City	Mooresville
State	IN
Zipcode	46158
Phone	317-831-9544
Fax	317-831-9548
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Webpage	www.morgancoed.com

Indiana Economic Development Corporation

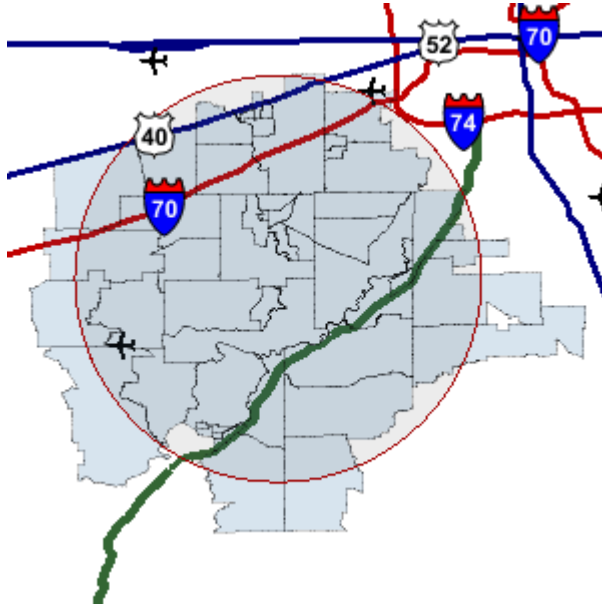
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Ferguson Site

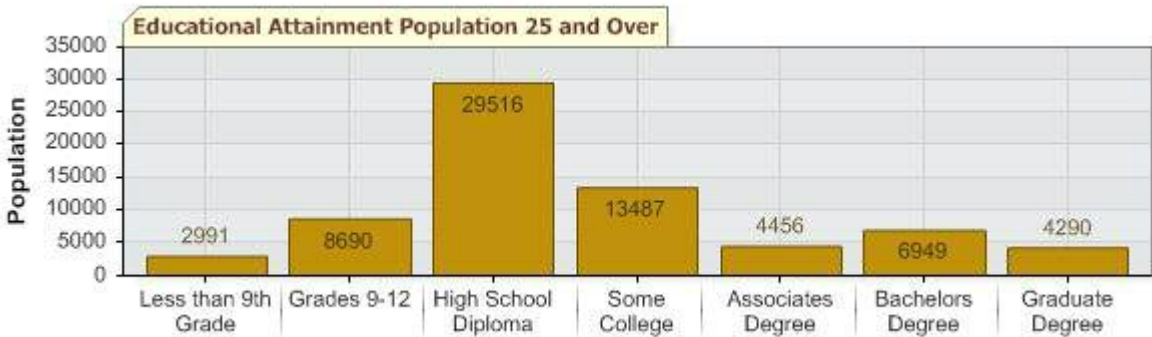
Wetzel Lane & Country Club Road Mooresville, IN 46158

10 Mile Demographic Radius Report



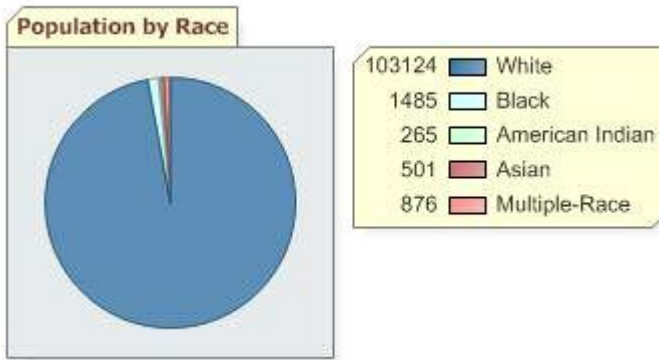
Population		
	Number	%
Total Estimated Population	106,588	100%
Population in the Labor Force	57,813	54.2%
Population by working age 20-64	65,318	61.3%

Educational Attainment		
	Number	%
Total Adult Population (25 +)	70,379	100%
Less than Grade 9	2,991	4.2%
Grades 9-12, no diploma	8,690	12.3%
High School Graduate	29,516	41.9%
Some College, No Degree	13,487	19.2%
Associates Degree	4,456	6.3%
Bachelors Degree	6,949	9.9%
Graduate Degree	4,290	6.1%



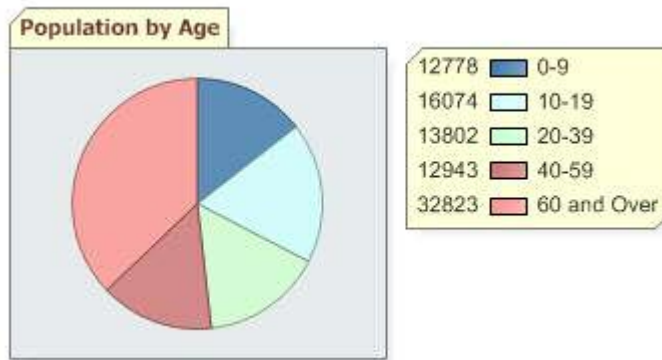
Population by Race

	Number	%
Total Population (all ages)	106,588	100%
White	103,124	96.8%
Black	1,485	1.4%
American Indian	265	0.2%
Asian	501	0.5%
Multiple-Race	876	0.8%
Ethnicity:		
Hispanic	1,464	1.4%



Population by Age

	Number	%
Total Population	106,588	100%
0 to 9	12,778	12.0%
10 to 19	16,074	15.1%
20 to 29	13,802	12.9%
30 to 39	12,943	12.1%
40 to 59	32,823	30.8%
60+	18,168	17.0%

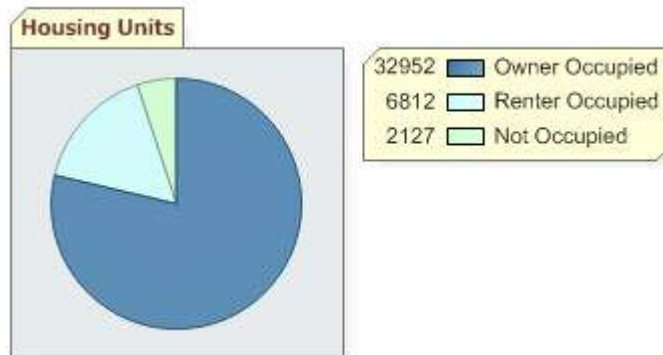


Household Income

	Number	%
Total Households	39,764	100%
Less than \$30,000	8,085	20.3%
\$30,000 to \$49,000	6,824	17.2%
\$50,000 to \$100,000	15,929	40.1%
\$100,000 or more	8,926	22.4%

Housing

	Number	%
Total Housing Units	41,891	100%
Occupied by Owner	32,952	78.7%
Renter Occupied	6,812	16.3%



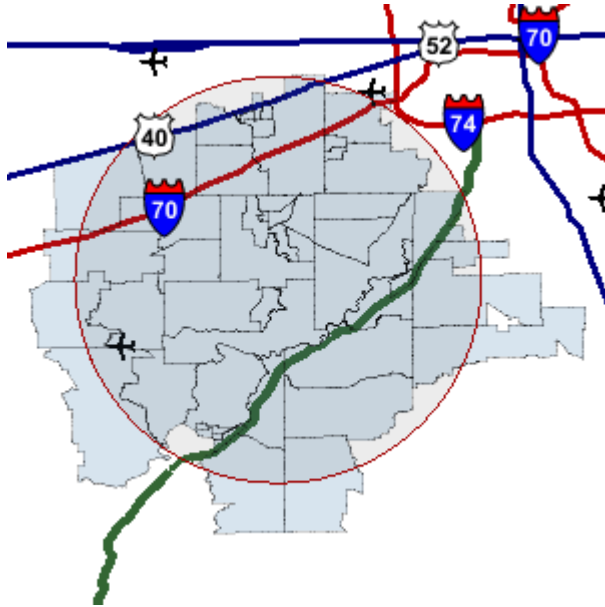
Source: Applied Geographic Solutions



Ferguson Site

Wetzel Lane & Country Club Road Mooresville, IN 46158

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	2,482
Jobs	30,861

Establishments by Range of Employees

	Number	% Dist.
1 to 20	2,196	88.5%
20 to 50	174	7.0%
50 to 99	65	2.6%
100 to 249	32	1.3%
250 to 499	8	0.3%
500+	7	0.3%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,214	10.4%
Professional Specialty Occupations	4,833	15.7%
Sales Professionals	704	2.3%
Technologies and Technicians	1,007	3.3%
Sales Workers and Clerks	3,021	9.8%
Administrative Support Workers	5,732	18.6%
Technical, Sales, and Administrative: Field Occupations	173	0.6%
Private Household Service	1	0.0%
Protective Services	506	1.6%
Other Services: Site Based	4,273	13.8%
Other Services: Field Based	126	0.4%
Farming, Forestry, and Fishing	636	2.1%

Precision, Craft, and Repair: Site Based	2,629	8.5%
Construction, Repair, and Mining: Field Based	986	3.2%
Machine Operators, Assemblers, and Inspectors	719	2.3%
Transportation and Materials Moving Workers	1,043	3.4%
Handlers, Helpers and Laborers	941	3.0%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	2,482	100%	30,861	100%
Agriculture, Forestry and Fishing	15	0.6%	55	0.2%
Agricultural Services	54	2.2%	176	0.6%
Coal and Ore Mining	1	0.0%	9	0.0%
Oil and Gas	0	0	0	0
General Construction	82	3.3%	404	1.3%
Heavy Construction	187	7.5%	1,451	4.7%
Food Manufacturing	3	0.1%	44	0.1%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	2	0.1%	21	0.1%
Lumber and Wood Production	8	0.3%	131	0.4%
Furniture Manufacturing	0	0	0	0
Paper Manufacturing	3	0.1%	101	0.3%
Printing and Publishing	16	0.6%	180	0.6%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	3	0.1%	17	0.1%
Petroleum Refining	1	0.0%	13	0.0%
Rubber and Plastics	5	0.2%	85	0.3%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	26	0.1%
Metals Fabrication	13	0.5%	167	0.5%
Machinery and Equipment Manufacturing	54	2.2%	732	2.4%
Transportation	74	3.0%	1,406	4.6%
Travel Services	3	0.1%	4	0.0%
Transport Services	9	0.4%	133	0.4%
Communications	6	0.2%	16	0.1%
Utilities	9	0.4%	2,042	6.6%
Durables Wholesale	96	3.9%	1,488	4.8%
Non Durables Wholesale	26	1.0%	441	1.4%
Building Materials, Hardware and Garden	36	1.5%	334	1.1%
General Merchandise Stores	9	0.4%	595	1.9%
Food Markets	10	0.4%	629	2.0%
Convenience Stores	17	0.7%	127	0.4%
Other Food Stores	15	0.6%	57	0.2%
Auto Dealers and Gas Stations	95	3.8%	1,147	3.7%
Clothing Stores	19	0.8%	140	0.5%
Furniture Stores	8	0.3%	39	0.1%
Home Furnishings	17	0.7%	62	0.2%
Electronics and Computer Stores	18	0.7%	35	0.1%
Music Stores	4	0.2%	4	0.0%
Restaurants	85	3.4%	2,389	7.7%
Other Food Service	24	1.0%	261	0.8%
Bars	5	0.2%	26	0.1%
Drug Stores	7	0.3%	131	0.4%
Liquor Stores	7	0.3%	42	0.1%
Specialty Stores	112	4.5%	950	3.1%
Catalog and Direct Sales	4	0.2%	24	0.1%

Banks and Financial Institutions	65	2.6%	653	2.1%
Insurance Carriers	4	0.2%	8	0.0%
Insurance Agents and Brokers	66	2.7%	227	0.7%
Real Estate	88	3.5%	383	1.2%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	19	0.8%	178	0.6%
Dry Cleaning and Laundry	12	0.5%	44	0.1%
Beauty and Barber Shops	56	2.3%	195	0.6%
Other Personal Service	37	1.5%	149	0.5%
Advertising	5	0.2%	345	1.1%
Computer Services	17	0.7%	87	0.3%
Other Business Services	65	2.6%	658	2.1%
Auto Repair/Services	98	3.9%	871	2.8%
Miscellaneous Repair Services	35	1.4%	105	0.3%
Motion Pictures	10	0.4%	40	0.1%
Entertainment and Recreation Services	49	2.0%	436	1.4%
Health and Medical Services	171	6.9%	1,419	4.6%
Hospitals	22	0.9%	1,549	5.0%
Legal Services	43	1.7%	103	0.3%
Primary and Secondary Education	41	1.7%	3,530	11.4%
Colleges and Universities	2	0.1%	5	0.0%
Social Services	32	1.3%	446	1.4%
Child Care Services	21	0.8%	283	0.9%
Museums and Zoos	1	0.0%	1	0.0%
Membership Organizations	153	6.2%	531	1.7%
Professional Services	67	2.7%	380	1.2%
Government	98	3.9%	1,661	5.4%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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