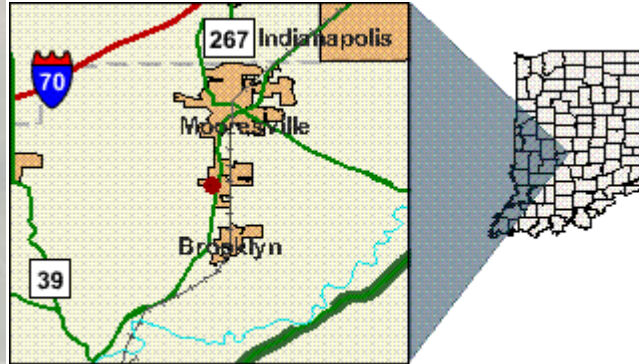




Flagstaff Business Park

Hancel Parkway Mooresville, IN 46158



Location

Street Address	Hancel Parkway
City	Mooresville
County	Morgan
Township	Brown
State	IN
Zip Code	46158
Type	Site Only

Site Details

Site

Minimum Acres Available	3
Maximum Acres Available	30
Total Acres Available	30
Name of Industrial Park	Flagstaff Business Park
Customer Parking Spaces	No
Employee Parking Spaces	No

Building

Total Building Square Feet	0
Minimum Square Feet Available	0
Maximum Square Feet Available	0
Square Feet of Office Space	0
Square Feet of Manufacturing Space	0
Floor to Ceiling Height Minimum (Feet)	0
Floor to Ceiling Height Maximum (Feet)	0
Drive In Doors	0

Sale/Leasing

Ownership	Private
Sale Price	\$0
Lease Rate per year	\$0

Utility

Natural Gas Service Provider	Indiana Gas
Water Provider	Hill Water Company
Sanitary Sewer Service Provider	T
Telecommunications Service Provider	A
Internet Service at Property	Yes

Transportation

Interstate Route Number	I-465
Distance to Nearest Interstate (Miles)	10
Federal/State Highway Number	S.R. 67
Distance to Nearest Federal or State Highway (Miles)	0
Name of Commercial/International Airport	Indianapolis International
Distance to Commercial Airport (Miles)	13

Contact Information

Pat Lindley

Company Colliers
Phone (317) 639-0457

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

Indiana Economic Development Corporation

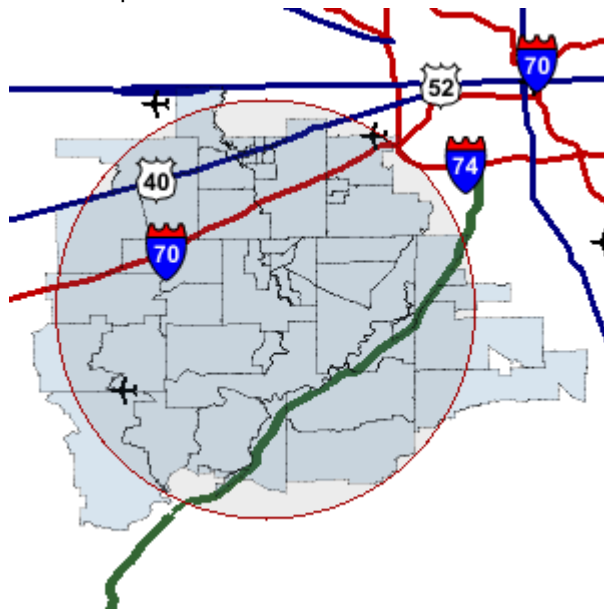
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Flagstaff Business Park

Hancel Parkway Mooresville, IN 46158

10 Mile Demographic Radius Report

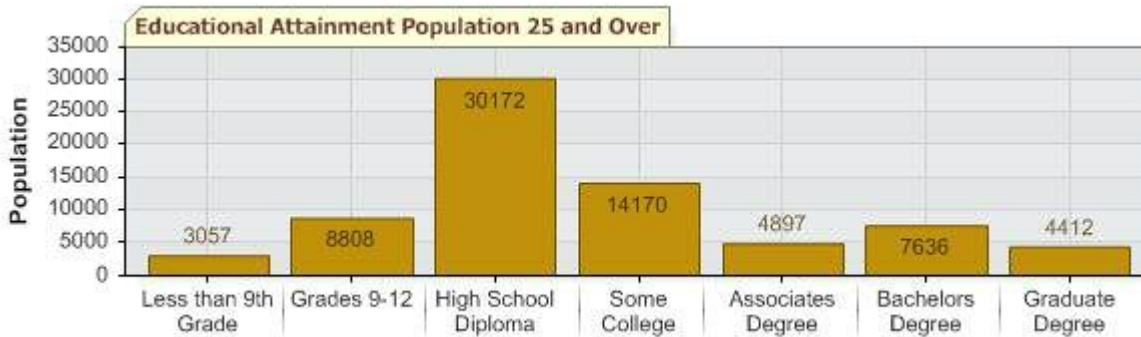


Population

	Number	%
Total Estimated Population	109,979	100%
Population in the Labor Force	59,742	54.3%
Population by working age 20-64	67,377	61.3%

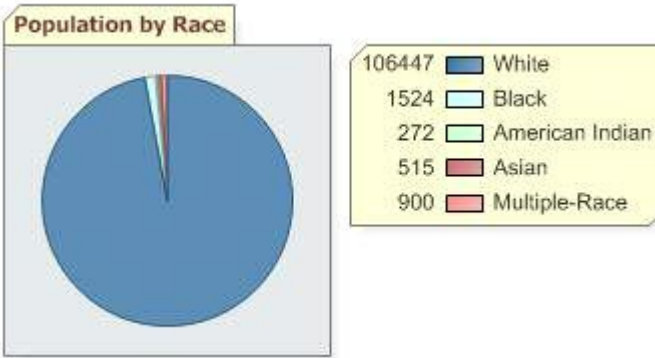
Educational Attainment

	Number	%
Total Adult Population (25 +)	73,152	100%
Less than Grade 9	3,057	4.2%
Grades 9-12, no diploma	8,808	12.0%
High School Graduate	30,172	41.2%
Some College, No Degree	14,170	19.4%
Associates Degree	4,897	6.7%
Bachelors Degree	7,636	10.4%
Graduate Degree	4,412	6.0%



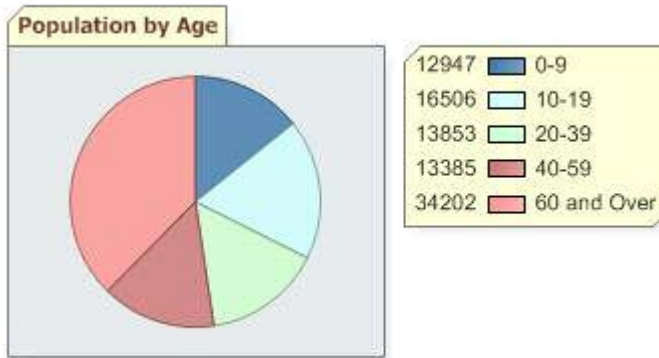
Population by Race

	Number	%
Total Population (all ages)	109,979	100%
White	106,447	96.8%
Black	1,524	1.4%
American Indian	272	0.2%
Asian	515	0.5%
Multiple-Race	900	0.8%
Ethnicity:		
Hispanic	1,625	1.5%



Population by Age

	Number	%
Total Population	109,979	100%
0 to 9	12,947	11.8%
10 to 19	16,506	15.0%
20 to 29	13,853	12.6%
30 to 39	13,385	12.2%
40 to 59	34,202	31.1%
60+	19,086	17.4%

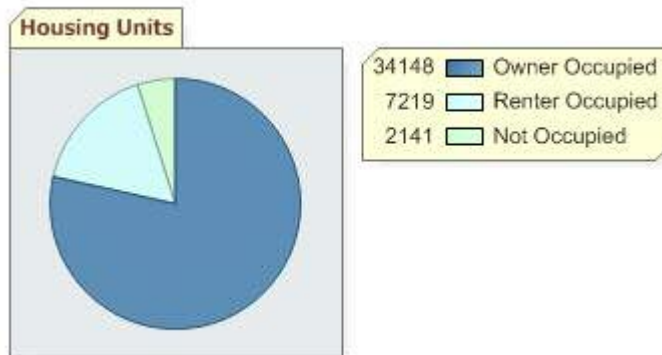


Household Income

	Number	%
Total Households	41,367	100%
Less than \$30,000	8,348	20.2%
\$30,000 to \$49,000	7,100	17.2%
\$50,000 to \$100,000	16,410	39.7%
\$100,000 or more	9,509	23.0%

Housing

	Number	%
Total Housing Units	43,508	100%
Occupied by Owner	34,148	78.5%
Renter Occupied	7,219	16.6%



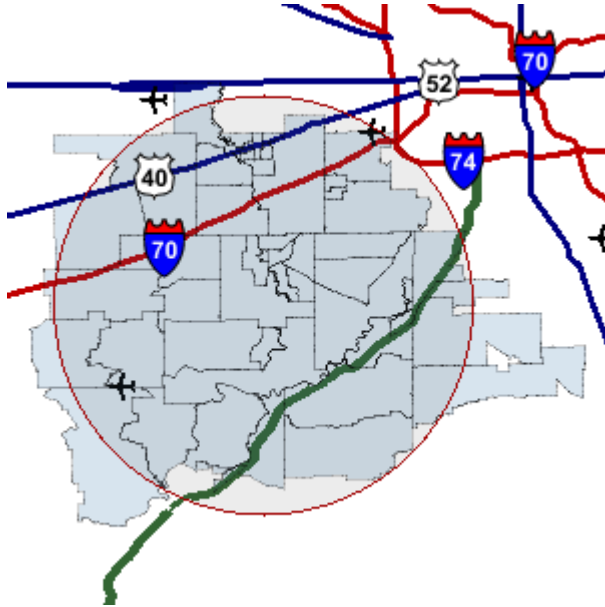
Source: Applied Geographic Solutions



Flagstaff Business Park

Hancel Parkway Mooresville, IN 46158

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	2,532
Jobs	31,942

Establishments by Range of Employees

	Number	% Dist.
1 to 20	2,228	88.0%
20 to 50	184	7.3%
50 to 99	68	2.7%
100 to 249	37	1.5%
250 to 499	8	0.3%
500+	7	0.3%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,281	10.3%
Professional Specialty Occupations	4,861	15.2%
Sales Professionals	732	2.3%
Technologies and Technicians	1,080	3.4%
Sales Workers and Clerks	3,200	10.0%
Administrative Support Workers	5,861	18.3%
Technical, Sales, and Administrative: Field Occupations	181	0.6%
Private Household Service	1	0.0%
Protective Services	499	1.6%
Other Services: Site Based	4,565	14.3%
Other Services: Field Based	118	0.4%
Farming, Forestry, and Fishing	657	2.1%

Precision, Craft, and Repair: Site Based	2,751	8.6%
Construction, Repair, and Mining: Field Based	1,022	3.2%
Machine Operators, Assemblers, and Inspectors	755	2.4%
Transportation and Materials Moving Workers	1,084	3.4%
Handlers, Helpers and Laborers	985	3.1%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	2,532	100%	31,942	100%
Agriculture, Forestry and Fishing	16	0.6%	54	0.2%
Agricultural Services	58	2.3%	188	0.6%
Coal and Ore Mining	1	0.0%	9	0.0%
Oil and Gas	0	0	0	0
General Construction	83	3.3%	404	1.3%
Heavy Construction	191	7.5%	1,495	4.7%
Food Manufacturing	2	0.1%	42	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	7	0.3%	130	0.4%
Furniture Manufacturing	0	0	0	0
Paper Manufacturing	4	0.2%	102	0.3%
Printing and Publishing	18	0.7%	145	0.5%

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	6	0.2%	89	0.3%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	26	0.1%
Metals Fabrication	12	0.5%	144	0.5%
Machinery and Equipment Manufacturing	54	2.1%	716	2.2%
Transportation	79	3.1%	1,456	4.6%
Travel Services	3	0.1%	4	0.0%
Transport Services	8	0.3%	131	0.4%
Communications	5	0.2%	14	0.0%
Utilities	9	0.4%	2,042	6.4%
Durables Wholesale	100	3.9%	1,506	4.7%
Non Durables Wholesale	25	1.0%	428	1.3%
Building Materials, Hardware and Garden	35	1.4%	325	1.0%
General Merchandise Stores	9	0.4%	602	1.9%
Food Markets	12	0.5%	755	2.4%
Convenience Stores	21	0.8%	159	0.5%
Other Food Stores	16	0.6%	49	0.2%
Auto Dealers and Gas Stations	92	3.6%	1,229	3.8%
Clothing Stores	20	0.8%	146	0.5%
Furniture Stores	8	0.3%	39	0.1%
Home Furnishings	21	0.8%	56	0.2%
Electronics and Computer Stores	19	0.8%	35	0.1%
Music Stores	5	0.2%	5	0.0%
Restaurants	100	3.9%	2,627	8.2%
Other Food Service	25	1.0%	308	1.0%
Bars	6	0.2%	39	0.1%
Drug Stores	8	0.3%	150	0.5%
Liquor Stores	7	0.3%	42	0.1%
Specialty Stores	106	4.2%	1,101	3.4%
Catalog and Direct Sales	4	0.2%	6	0.0%

Banks and Financial Institutions	66	2.6%	620	1.9%
Insurance Carriers	5	0.2%	9	0.0%
Insurance Agents and Brokers	72	2.8%	223	0.7%
Real Estate	84	3.3%	397	1.2%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	20	0.8%	183	0.6%
Dry Cleaning and Laundry	12	0.5%	44	0.1%
Beauty and Barber Shops	67	2.6%	224	0.7%
Other Personal Service	38	1.5%	169	0.5%
Advertising	4	0.2%	344	1.1%
Computer Services	16	0.6%	93	0.3%
Other Business Services	65	2.6%	654	2.0%
Auto Repair/Services	103	4.1%	889	2.8%
Miscellaneous Repair Services	35	1.4%	99	0.3%
Motion Pictures	10	0.4%	40	0.1%
Entertainment and Recreation Services	54	2.1%	516	1.6%
Health and Medical Services	205	8.1%	1,597	5.0%
Hospitals	25	1.0%	1,807	5.7%
Legal Services	34	1.3%	77	0.2%
Primary and Secondary Education	36	1.4%	3,390	10.6%
Colleges and Universities	2	0.1%	5	0.0%
Social Services	31	1.2%	513	1.6%
Child Care Services	20	0.8%	304	1.0%
Museums and Zoos	1	0.0%	1	0.0%
Membership Organizations	148	5.8%	500	1.6%
Professional Services	73	2.9%	442	1.4%
Government	59	2.3%	1,552	4.9%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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