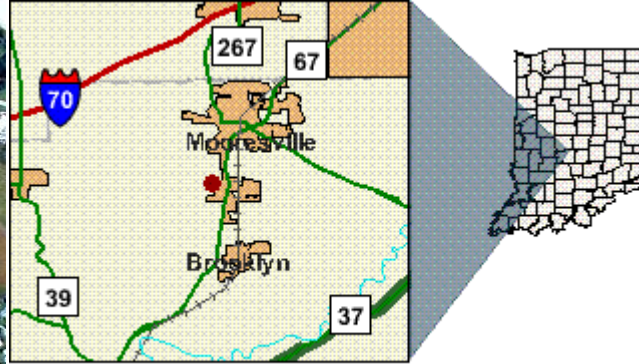




Haught Site

Bethel Road & Hancel Parkway Mooresville, IN 46158



Location

| | |
|-----------------------|------------------------------|
| Street Address | Bethel Road & Hancel Parkway |
| City | Mooresville |
| County | Morgan |
| Township | Brown |
| State | IN |
| Zip Code | 46158 |
| Type | Site Only |

Site Details

Site

| | |
|--------------------------------|-----|
| Total Acres Available | 85 |
| Within city/town limits | Yes |
| Flood Plain | No |

Sale/Leasing

| | |
|-------------------|----------|
| Ownership | Private |
| For Sale | Yes |
| Sale Price | \$35,000 |

Jurisdiction

| | |
|---|---------------------|
| Zoning/Planning Authority | Town of Mooresville |
| Zoning Code/Description | Agriculture |
| Current Land Use | Agriculture |
| Tax Increment Financing Area (TIF) | Yes |

Utility

| | |
|--|----------------------------|
| Electric Power Provider | Indianapolis Power & Light |
| Electric Service at Property | Yes |
| Natural Gas Service Provider | Vectren |
| Natural Gas Service at Property | Yes |
| Water Provider | Hill Water Company |
| Water Service at Property | Yes |
| Sanitary Sewer Service Provider | Town of Mooresville |
| Sanitary Sewer Service at Site | Yes |

Transportation

| | |
|---|----------------------------------|
| Is Public Transit Available | Yes |
| Name of Commercial/International Airport | Indianapolis International (IND) |
| Distance to Commercial Airport (Miles) | 14 |
| Name of General Aviation Airport | Greenwood Municipal (HFY) |
| Distance to General Aviation Airport (Miles) | 26 |
| Name of Port | Clark Maritime Centre |
| Distance to Nearest Port (Miles) | 126 |
| Name and Location of Terminal | CSX Big 4 Yard |
| Distance to nearest Container Terminal (Miles) | 17 |
| Name and Location of Terminal | CSX Hawthorne Yard |
| Distance to nearest Transflo Terminal (Miles) | 25 |

Property Tax

| | |
|-------------------------------------|---------------------|
| Property Tax Jurisdiction | Town of Mooresville |
| State Property Tax ID Number | 55005 |

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 | Mooreville |
| State | IN |
| Zipcode | 46158 |
| Phone | 317-831-9544 |
| Fax | 317-831-9548 |
| Email | jtaylor@morgancoed.com |
| Webpage | www.morgancoed.com |

Indiana Economic Development Corporation

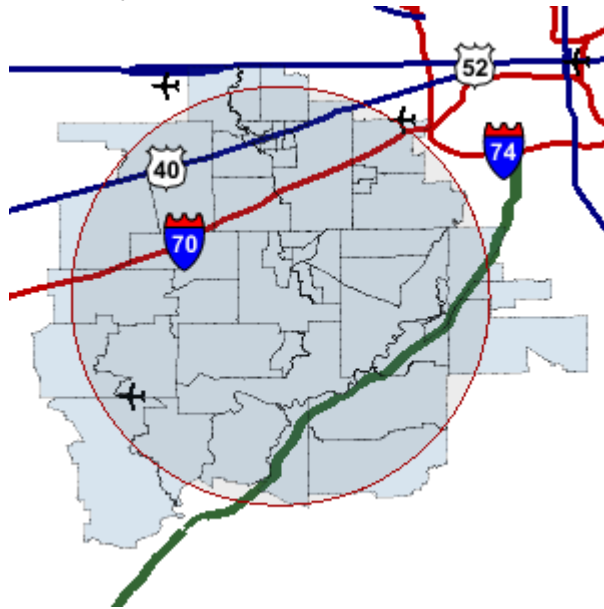
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Haught Site

Bethel Road & Hancel Parkway Mooresville, IN 46158

10 Mile Demographic Radius Report

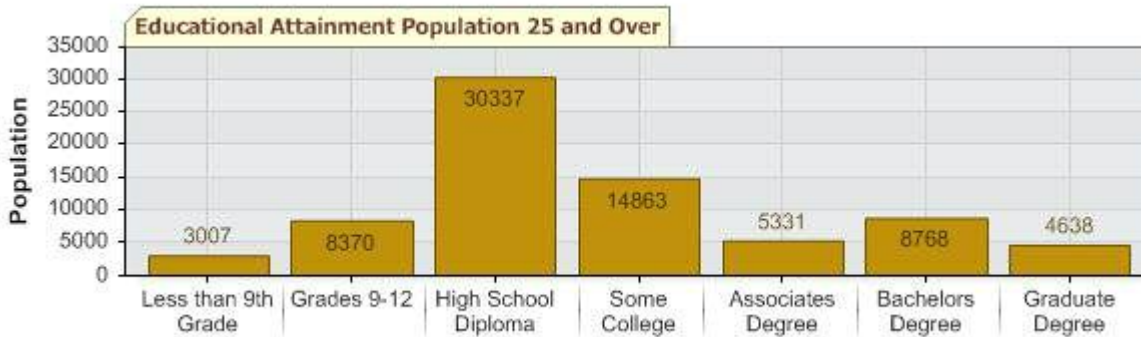


Population

| | Number | % |
|--|---------|-------|
| Total Estimated Population | 113,782 | 100% |
| Population in the Labor Force | 61,864 | 54.4% |
| Population by working age 20-64 | 69,986 | 61.5% |

Educational Attainment

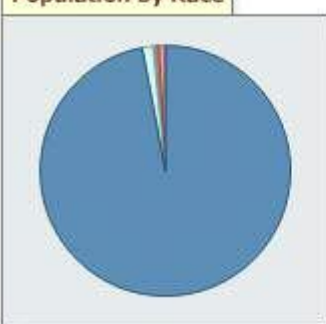
| | Number | % |
|--------------------------------------|--------|-------|
| Total Adult Population (25 +) | 75,314 | 100% |
| Less than Grade 9 | 3,007 | 4.0% |
| Grades 9-12, no diploma | 8,370 | 11.1% |
| High School Graduate | 30,337 | 40.3% |
| Some College, No Degree | 14,863 | 19.7% |
| Associates Degree | 5,331 | 7.1% |
| Bachelors Degree | 8,768 | 11.6% |
| Graduate Degree | 4,638 | 6.2% |



Population by Race

| | Number | % |
|------------------------------------|---------|-------|
| Total Population (all ages) | 113,782 | 100% |
| White | 110,064 | 96.7% |
| Black | 1,567 | 1.4% |
| American Indian | 261 | 0.2% |
| Asian | 584 | 0.5% |
| Multiple-Race | 972 | 0.9% |
| Ethnicity: | | |
| Hispanic | 1,895 | 1.7% |

Population by Race

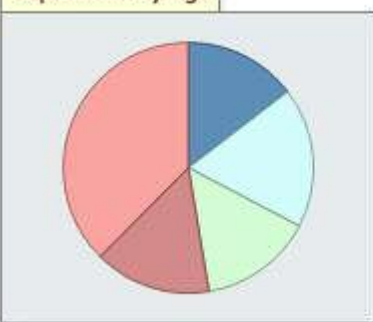


| | |
|--------|-----------------|
| 110064 | White |
| 1567 | Black |
| 261 | American Indian |
| 584 | Asian |
| 972 | Multiple-Race |

Population by Age

| | Number | % |
|-------------------------|---------|-------|
| Total Population | 113,782 | 100% |
| 0 to 9 | 13,845 | 12.2% |
| 10 to 19 | 17,231 | 15.1% |
| 20 to 29 | 13,945 | 12.3% |
| 30 to 39 | 14,336 | 12.6% |
| 40 to 59 | 35,694 | 31.4% |
| 60+ | 18,731 | 16.5% |

Population by Age



| | |
|-------|-------------|
| 13845 | 0-9 |
| 17231 | 10-19 |
| 13945 | 20-39 |
| 14336 | 40-59 |
| 35694 | 60 and Over |

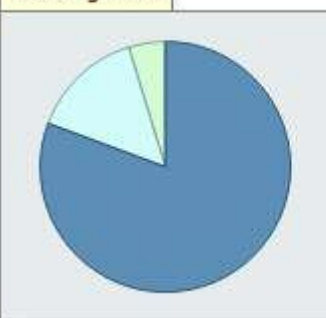
Household Income

| | Number | % |
|------------------------------|--------|-------|
| Total Households | 42,252 | 100% |
| Less than \$30,000 | 7,726 | 18.3% |
| \$30,000 to \$49,000 | 6,858 | 16.2% |
| \$50,000 to \$100,000 | 17,205 | 40.7% |
| \$100,000 or more | 10,463 | 24.8% |

Housing

| | Number | % |
|----------------------------|--------|-------|
| Total Housing Units | 44,357 | 100% |
| Occupied by Owner | 35,771 | 80.6% |
| Renter Occupied | 6,481 | 14.6% |

Housing Units



| | |
|-------|-----------------|
| 35771 | Owner Occupied |
| 6481 | Renter Occupied |
| 2105 | Not Occupied |

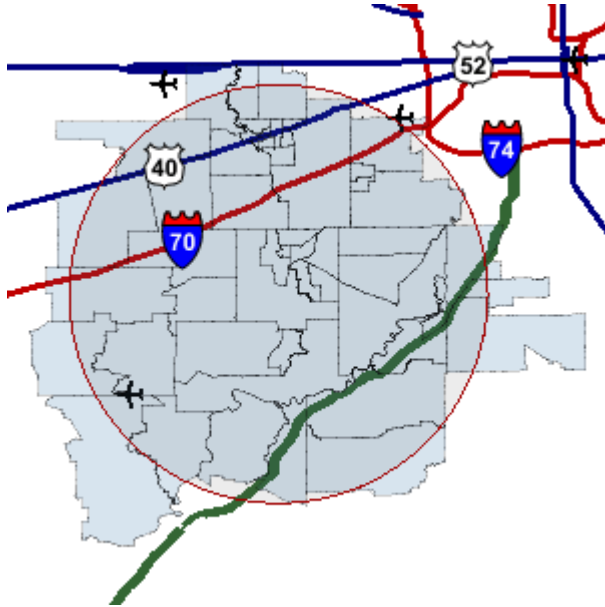
Source: Applied Geographic Solutions



Haught Site

Bethel Road & Hancel Parkway Mooresville, IN 46158

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

| | Number |
|--------------------------------|--------|
| Business Establishments | 2,554 |
| Jobs | 30,753 |

Establishments by Range of Employees

| | Number | % Dist. |
|-------------------|--------|---------|
| 1 to 20 | 2,239 | 87.7% |
| 20 to 50 | 187 | 7.3% |
| 50 to 99 | 76 | 3.0% |
| 100 to 249 | 39 | 1.5% |
| 250 to 499 | 8 | 0.3% |
| 500+ | 5 | 0.2% |

Occupations

| | Number | % Dist. |
|--|--------|---------|
| Executive, Managers, and Administrators | 3,125 | 10.2% |
| Professional Specialty Occupations | 4,114 | 13.4% |
| Sales Professionals | 736 | 2.4% |
| Technologies and Technicians | 965 | 3.1% |
| Sales Workers and Clerks | 3,256 | 10.6% |
| Administrative Support Workers | 5,577 | 18.1% |
| Technical, Sales, and Administrative: Field Occupations | 177 | 0.6% |
| Private Household Service | 1 | 0.0% |
| Protective Services | 489 | 1.6% |
| Other Services: Site Based | 4,518 | 14.7% |
| Other Services: Field Based | 114 | 0.4% |
| Farming, Forestry, and Fishing | 648 | 2.1% |

| | | |
|---|-------|------|
| Precision, Craft, and Repair: Site Based | 2,784 | 9.1% |
| Construction, Repair, and Mining: Field Based | 1,058 | 3.4% |
| Machine Operators, Assemblers, and Inspectors | 750 | 2.4% |
| Transportation and Materials Moving Workers | 1,120 | 3.6% |
| Handlers, Helpers and Laborers | 1,009 | 3.3% |

Establishments and Employment by Industry

| | Establishments % Dist. | | Jobs % Dist. | |
|--|------------------------|------|--------------|------|
| Total | 2,554 | 100% | 30,753 | 100% |
| Agriculture, Forestry and Fishing | 15 | 0.6% | 53 | 0.2% |
| Agricultural Services | 59 | 2.3% | 214 | 0.7% |
| Coal and Ore Mining | 1 | 0.0% | 9 | 0.0% |
| Oil and Gas | 0 | 0 | 0 | 0 |
| General Construction | 90 | 3.5% | 424 | 1.4% |
| Heavy Construction | 197 | 7.7% | 1,619 | 5.3% |
| 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 | 5 | 0.2% | 44 | 0.1% |
| Furniture Manufacturing | 1 | 0.0% | 1 | 0.0% |
| Paper Manufacturing | 4 | 0.2% | 102 | 0.3% |
| Printing and Publishing | 19 | 0.7% | 160 | 0.5% |

Establishments and Employment by Industry

| | Establishments | % Dist. | Jobs | % Dist. |
|--|----------------|---------|-------|---------|
| Chemicals | 2 | 0.1% | 13 | 0.0% |
| Petroleum Refining | 1 | 0.0% | 13 | 0.0% |
| Rubber and Plastics | 8 | 0.3% | 139 | 0.5% |
| 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 | 51 | 2.0% | 581 | 1.9% |
| Transportation | 82 | 3.2% | 1,515 | 4.9% |
| Travel Services | 6 | 0.2% | 8 | 0.0% |
| Transport Services | 8 | 0.3% | 131 | 0.4% |
| Communications | 5 | 0.2% | 14 | 0.0% |
| Utilities | 10 | 0.4% | 2,049 | 6.7% |
| Durables Wholesale | 96 | 3.8% | 795 | 2.6% |
| Non Durables Wholesale | 25 | 1.0% | 836 | 2.7% |
| Building Materials, Hardware and Garden | 36 | 1.4% | 407 | 1.3% |
| General Merchandise Stores | 9 | 0.4% | 602 | 2.0% |
| Food Markets | 12 | 0.5% | 755 | 2.5% |
| Convenience Stores | 23 | 0.9% | 170 | 0.6% |
| Other Food Stores | 18 | 0.7% | 66 | 0.2% |
| Auto Dealers and Gas Stations | 95 | 3.7% | 1,246 | 4.1% |
| Clothing Stores | 20 | 0.8% | 146 | 0.5% |
| Furniture Stores | 9 | 0.4% | 41 | 0.1% |
| Home Furnishings | 24 | 0.9% | 71 | 0.2% |
| Electronics and Computer Stores | 21 | 0.8% | 37 | 0.1% |
| Music Stores | 5 | 0.2% | 5 | 0.0% |
| Restaurants | 101 | 4.0% | 2,733 | 8.9% |
| Other Food Service | 25 | 1.0% | 308 | 1.0% |
| Bars | 5 | 0.2% | 29 | 0.1% |
| Drug Stores | 8 | 0.3% | 168 | 0.5% |
| Liquor Stores | 8 | 0.3% | 52 | 0.2% |
| Specialty Stores | 105 | 4.1% | 1,173 | 3.8% |
| Catalog and Direct Sales | 5 | 0.2% | 8 | 0.0% |

| | | | | |
|---|----|------|-----|------|
| Banks and Financial Institutions | 65 | 2.5% | 625 | 2.0% |
| Insurance Carriers | 2 | 0.1% | 4 | 0.0% |
| Insurance Agents and Brokers | 74 | 2.9% | 226 | 0.7% |
| Real Estate | 81 | 3.2% | 372 | 1.2% |

Establishments and Employment by Industry

| | Establishments | % Dist. | Jobs | % Dist. |
|--|----------------|---------|-------|---------|
| Hotels and Lodging | 21 | 0.8% | 191 | 0.6% |
| Dry Cleaning and Laundry | 12 | 0.5% | 44 | 0.1% |
| Beauty and Barber Shops | 64 | 2.5% | 230 | 0.7% |
| Other Personal Service | 36 | 1.4% | 171 | 0.6% |
| Advertising | 6 | 0.2% | 347 | 1.1% |
| Computer Services | 15 | 0.6% | 103 | 0.3% |
| Other Business Services | 69 | 2.7% | 855 | 2.8% |
| Auto Repair/Services | 108 | 4.2% | 911 | 3.0% |
| Miscellaneous Repair Services | 36 | 1.4% | 87 | 0.3% |
| Motion Pictures | 8 | 0.3% | 36 | 0.1% |
| Entertainment and Recreation Services | 57 | 2.2% | 525 | 1.7% |
| Health and Medical Services | 194 | 7.6% | 1,526 | 5.0% |
| Hospitals | 22 | 0.9% | 1,333 | 4.3% |
| Legal Services | 30 | 1.2% | 67 | 0.2% |
| Primary and Secondary Education | 41 | 1.6% | 2,371 | 7.7% |
| Colleges and Universities | 2 | 0.1% | 5 | 0.0% |
| Social Services | 33 | 1.3% | 526 | 1.7% |
| Child Care Services | 21 | 0.8% | 318 | 1.0% |
| Museums and Zoos | 1 | 0.0% | 1 | 0.0% |
| Membership Organizations | 141 | 5.5% | 504 | 1.6% |
| Professional Services | 79 | 3.1% | 477 | 1.6% |
| Government | 57 | 2.2% | 1,523 | 5.0% |

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

One North Capitol, Suite 700 • Indianapolis, Indiana 46204 • Tel 317.232.8800 • 800.463.8081 • Fax 317.232.4146