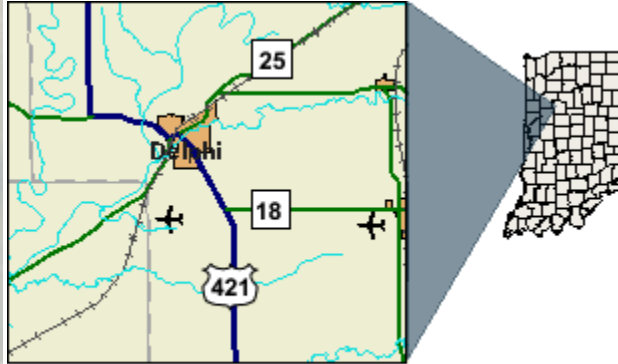


Delphi Industrial Site

US 421 S & 100 N Delphi, IN 46923



Location

Street Address	US 421 S & 100 N
City	Delphi
County	Carroll
Township	Deer Creek
State	IN
Zip Code	46923
Type	Site Only

Site Details

Site

Minimum Acres Available	5
Maximum Acres Available	60
Total Acres Available	60
ALTA Land Survey	Yes
Date of Survey	11/20/08
Phase I Environmental Report	Yes
Date of Report	01/09/09

Sale/Leasing

Ownership	Private
For Sale	Yes
Sale Price	\$720,000

Jurisdiction

Zoning/Planning Authority	Carroll County Plan Commission
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Utility

Electric Power Provider	REMC
Electric Service at Property	Yes
Maximum Voltage Available	69
Phases Available	three
Distance to Substation (Feet)	2,500
Natural Gas Service Provider	NIPSCO
Natural Gas Service at Property	Yes
Natural Gas Main Size (Inches)	6
Natural Gas Main Pressure (PSI)	225
Water Provider	city of Delphi
Distance to extend main (Feet)	2,500
Distance to extend main (Feet)	2,500

Telecommunications Service Provider	Verizon
Telecommunications at Property	Yes
Internet Service Provider	Fairnet
Internet Service at Property	Yes
Type of Service Available	Wireless Internet

Transportation

Interstate Route Number	Hoosier Heartland Highway
Federal/State Highway Number	US 421, 39, 15
Traffic Count	4,470
Name of Commercial/International Airport	Purdue University Airport
Distance to Commercial Airport (Miles)	20
Name of General Aviation Airport	Delphi Municipal Airport
Distance to General Aviation Airport (Miles)	2
Largest General Aviation Airport Runway	2,900
Distance to Railroad (Miles)	2
Name of Port	Burns Harbor
Distance to Nearest Port (Miles)	101
Name and Location of Terminal	I-65 and US 24
Distance to nearest Container Terminal (Miles)	32

Property Tax

Property Tax Jurisdiction	Carroll County
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Notes

\$12,000 per acre Private ownership optioned Carroll County EDC

Contact Information

Daryl Smith

Company	Carroll County Economic Development Corporation
Address	119 West Franklin St.
City	Delphi
State	IN
Zipcode	46923
Phone	7655642060
Fax	7655644461
Email	daryl@carrollcountyedc.com
Webpage	http://www.carrollcountyindiana.org/

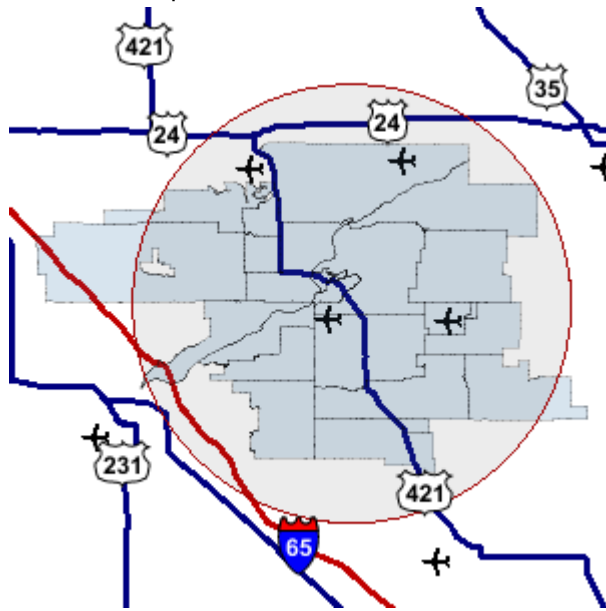
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Delphi Industrial Site

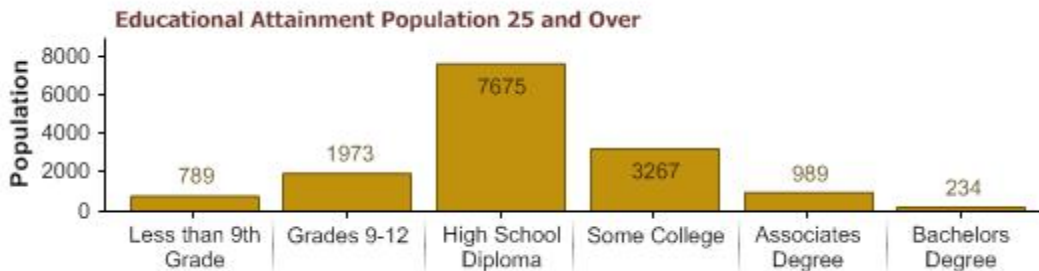
US 421 S & 100 N Delphi, IN 46923

10 Mile Demographic Radius Report



Population 2008		
	Number	%
Total Estimated Population	26,082	100%
Population in the Labor Force	14,359	55.1%
Population by working age 20-64	16,220	62.2%

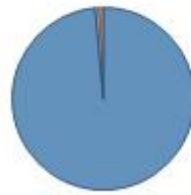
Educational Attainment 2008		
	Number	%
Total Adult Population (25 +)	17,142	100%
Less than Grade 9	789	4.6%
Grades 9-12, no diploma	1,973	11.5%
High School Graduate	7,675	44.8%
Some College, No Degree	3,267	19.1%
Associates Degree	989	5.8%
Bachelors Degree	234	1.4%



Population by Race 2008

	Number	%
Total Population (all ages)	26,082	100%
White	25,021	95.9%
Black	87	0.3%
Asian	82	0.3%
Hispanic (Ethnicity)	840	3.2%

Population by Race



25021	White
87	Black
0	American Indian
82	Asian
198	Multiple-Race

Population by Age 2008

	Number	%
Total Population	26,082	100%
0 to 4	1,592	6.1%
5 to 17	4,560	17.5%
18 to 34	5,690	21.8%
35 to 44	3,358	12.9%
45 to 64	7,172	27.5%
65+	4,235	16.2%

Population by Age



1592	0-9
4560	10-19
5690	20-29
3358	30-39
7172	40-59
4235	60 and Over

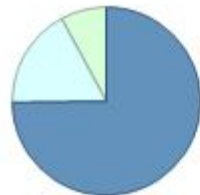
Household Income 2008

	Number	%
Total Households	9,700	100%
Less than \$30,000	2,363	24.4%
\$30,000 to \$49,000	2,333	24.1%
\$50,000 to \$100,000	3,855	39.7%
\$100,000 or more	1,149	11.8%

Housing 2008

	Number	%
Total Housing Units	10,533	100%
Occupied by Owner	7,879	74.8%
Renter Occupied	1,821	17.3%

Housing Units



7879	Owner Occupied
1821	Renter Occupied
833	Not Occupied

Source: IBRC at Indiana University

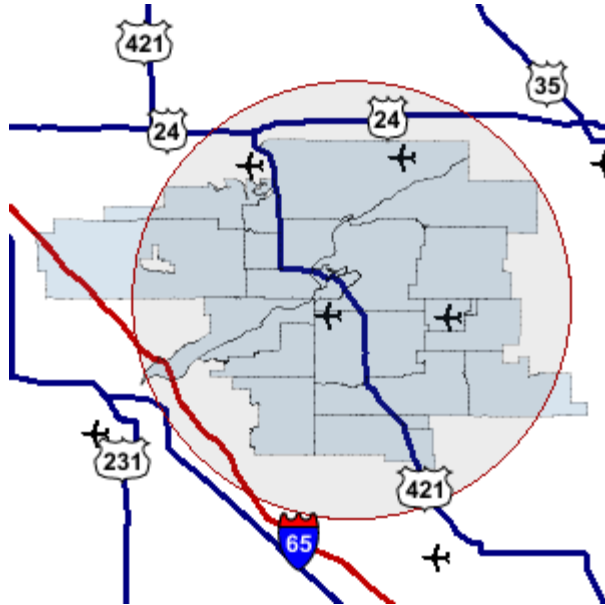
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Delphi Industrial Site

US 421 S & 100 N Delphi, IN 46923

10 Mile Workforce Radius Report



Business Establishments and Labor Supply 2008

	Number
Business Establishments	1,383
Jobs	8,716

Establishments by Range of Employees 2008

	Number	% Dist.
1 to 20	1,211	87.6%
20 to 50	38	2.7%
50 to 99	8	0.6%
100 to 249	5	0.4%
250 to 499	1	0.1%
500+	1	0.1%

Occupations 2008

	Number	% Dist.
Total Occupations	13,517	100%
Protective	176	2.0%
Building Maintenance & Cleaning	446	5.1%
Construction	1,553	17.8%
Farming, Fishing & Forestry	169	1.9%
Food Preparation Serving	623	7.1%
Personal Care	303	3.5%
Production Transportation	3,494	40.1%
Healthcare Support	293	3.4%
Managerial Executive	1,662	19.1%
Office Administration	1,872	21.5%
Prof Specialty	1,840	21.1%

Sales	1,086	12.5%
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Establishments and Employment by Industry 2008

	Establishments	% Dist.	Jobs	% Dist.
Total	1,383	100%	8,716	100%
Agriculture, Forestry, Fishing and Hunting	268	19.4%	642	7.4%
Fishing	0	0	0	0
Oil and Gas Extraction	0	0	0	0
Coal Mining	0	0	0	0
Metal Ore Mining	0	0	0	0
Utilities	3	0.2%	6	0.1%
Construction	162	11.7%	652	7.5%
Other Food Manufacturing	0	0	0	0
Textile Furnishings Mills	1	0.1%	4	0.0%
Apparel Accessories and Other Apparel Manufacturing	0	0	0	0
Leather and Hide Tanning and Finishing	0	0	0	0
Printing and Related Support Activities	6	0.4%	6	0.1%
Petroleum and Coal Products Manufacturing	0	0	0	0
Rubber Product Manufacturing	0	0	0	0

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	2	0.1%	18	0.2%
Metalworking Machinery Manufacturing	0	0	0	0
Communications Equipment Manufacturing	0	0	0	0
Manufacturing and Reproducing Magnetic and Optical Media	0	0	0	0
Wholesale Trade	63	4.6%	364	4.2%
Furniture and Home Furnishing Merchant Wholesalers	3	0.2%	4	0.0%
Professional and Commercial Equipment and Supplies Merchant Wholesalers	3	0.2%	3	0.0%
Machinery, Equipment, and Supplies Merchant Wholesalers	10	0.7%	43	0.5%
Paper and Paper Product Merchant Wholesalers	1	0.1%	1	0.0%
Drugs and Druggists' Sundries Merchant Wholesalers	0	0	0	0
Farm Product Raw Material Merchant Wholesalers	13	0.9%	123	1.4%
Chemical and Allied Products Merchant Wholesalers	0	0	0	0
Retail Trade	139	10.1%	139	1.6%
Automobile Dealers	13	0.9%	70	0.8%
Furniture Stores	1	0.1%	3	0.0%
Home Furnishings Stores	3	0.2%	6	0.1%
Electronics and Appliance Stores	7	0.5%	12	0.1%
Building Material and Supplies Dealers	8	0.6%	47	0.5%
Clothing Stores	3	0.2%	11	0.1%
Transportation & Warehousing	49	3.5%	174	2.0%
Motion Picture and Video Industries	0	0	0	0
Finance and Insurance	40	2.9%	179	2.1%
Insurance Carriers	1	0.1%	1	0.0%
Real Estate and Rental and Leasing	60	4.3%	60	0.7%
Professional, Scientific, and Technical Services	70	5.1%	70	0.8%
Legal Services	11	0.8%	53	0.6%
Computer Systems Design and Related Services	2	0.1%	11	0.1%
Advertising and Related Services	1	0.1%	2	0.0%
Admin. & Support & Waste Mgt. & Rem. Services	115	8.3%	269	3.1%
Travel Arrangement and Reservation Services	2	0.1%	3	0.0%
Services to Buildings and Dwellings	22	1.6%	68	0.8%
Colleges, Universities, and Professional Schools	1	0.1%	5	0.1%
Health Care and Social Services	51	3.7%	1,094	12.6%
General Medical and Surgical Hospitals	0	0	0	0
Child Day Care Services	7	0.5%	30	0.3%
Museums, Historical Sites, and Similar Institutions	4	0.3%	4	0.0%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Traveler Accommodation	2	0.1%	3	0.0%
Automotive Repair and Maintenance	22	1.6%	52	0.6%
Drycleaning and Laundry Services	4	0.3%	14	0.2%
Other Personal Services	9	0.7%	9	0.1%
Social Advocacy Organizations	2	0.1%	5	0.1%

Source: IBRC at Indiana University

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