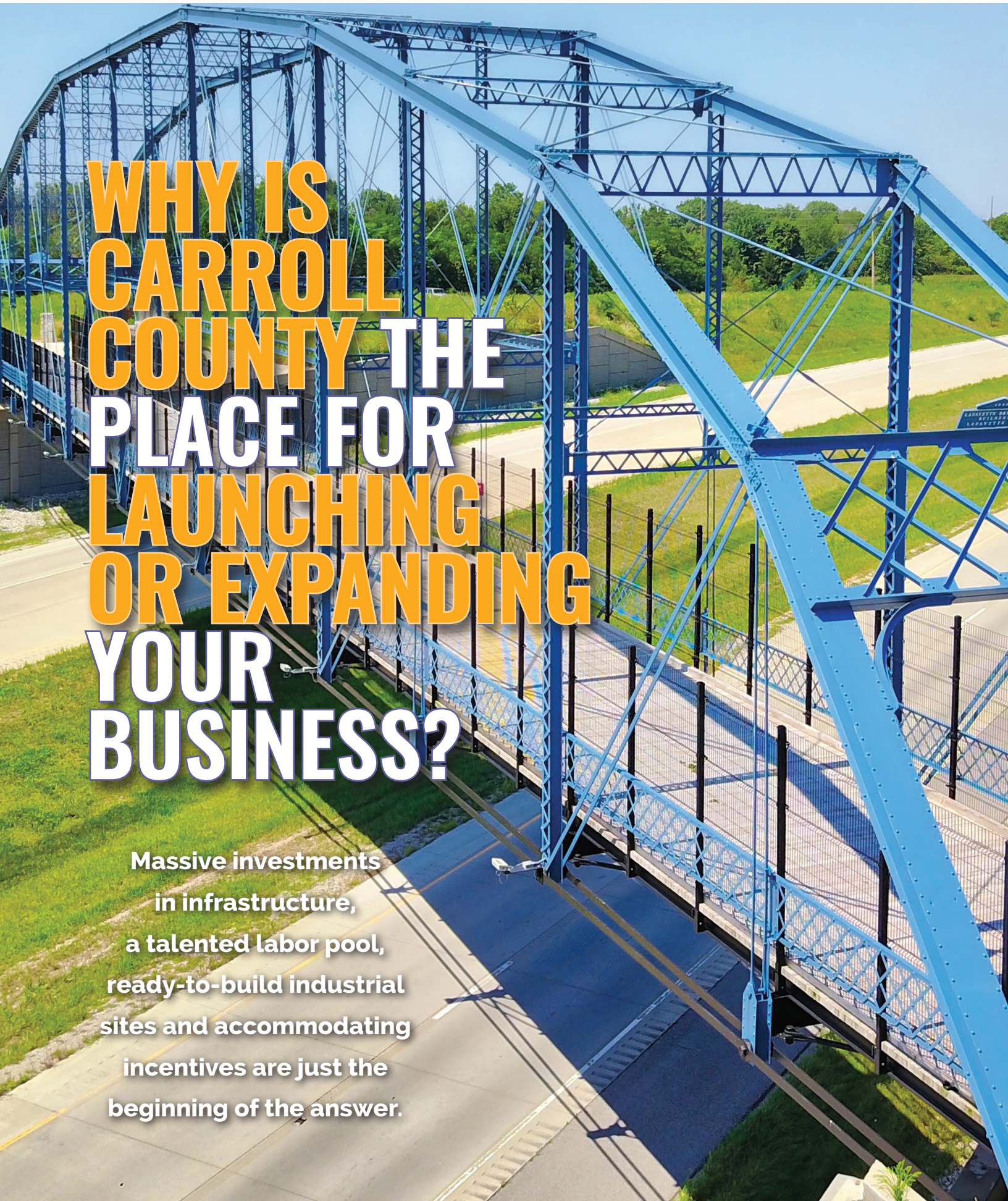


WHY IS CARROLL COUNTY THE PLACE FOR LAUNCHING OR EXPANDING YOUR BUSINESS?

Massive investments in infrastructure, a talented labor pool, ready-to-build industrial sites and accommodating incentives are just the beginning of the answer.

CARROLL COUNTY AT A GLANCE

PEOPLE

POPULATION:
20,603

GROWTH RATE:
+2.6%
(2017-2023)

REGION:
500,000+
within commuting distance

MEDIAN AGE:
43 YEARS

EDUCATION:
89%
with HS Degree or higher

PLACE

SIZE: **372** square miles
238,000 acres

ACCESS:
Hoosier Heartland Highway, I-65 and more; two rail lines

ECONOMY

MEDIAN FAMILY INCOME:
$57,019

COST OF LIVING INDEX:
85.9
(U.S. average 100)

WORKFORCE

LOCAL LABOR FORCE:
9,497

UNEMPLOYMENT RATE:
3.1%
January 2023

METROPOLITAN STATISTICAL AREA
248,791 (Labor pool within a 35-mile radius)

LARGEST CITIES BY POPULATION:

1. Delphi | 2,972
2. Flora | 2,110
3. Camden | 596
4. Burlington | 522

LARGEST INDUSTRIES BY EMPLOYMENT

1. Goods, Processing
2. Manufacturing
3. Transportation/Utilities
4. Hospitality

1

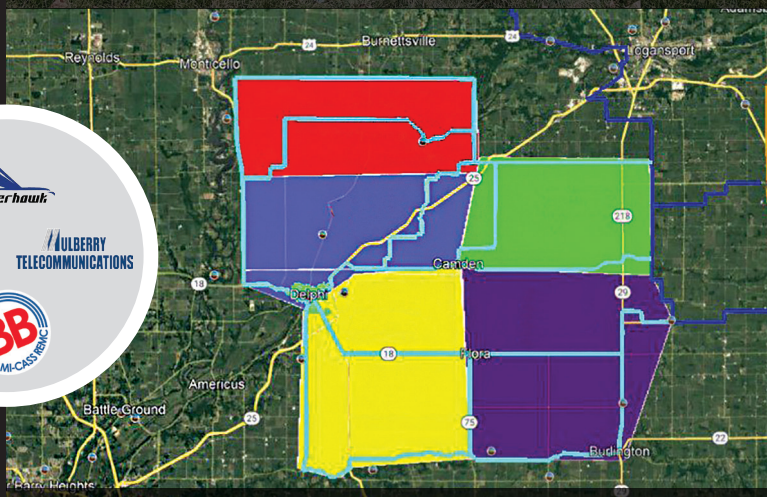
WIRED FOR GROWTH

A combined **$12m in investments** is expanding fiber-optic and other broadband networks across 200 miles of Carroll County and bringing high-speed, low-cost internet to **4,500 homes**—that's half of all the homes in Carroll County. The investments are coming from **Fiberhawk, Comcast, Broadway Broadband and Mulberry Telecommunications.**

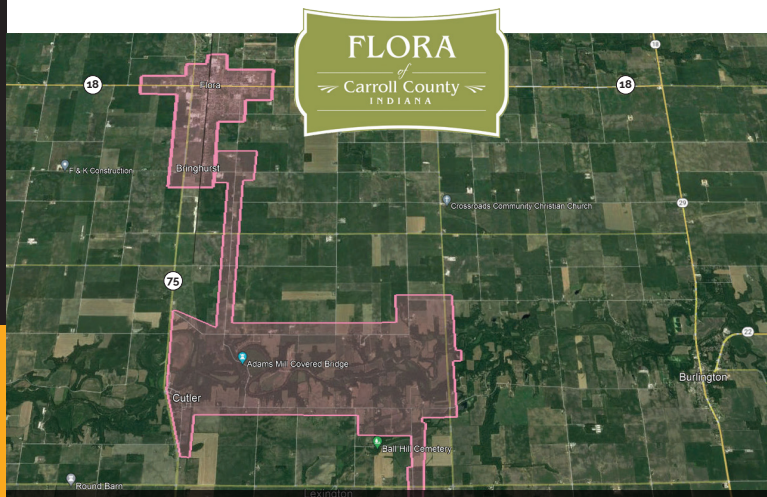
"The Flora Town Council is very excited to have Mulberry Telecommunications become part of our community," says Darrell Yoder, President Flora Town Council. "Mulberry Telecommunications is an outstanding company with a long history specializing in telecommunications. Our council is proud that Mulberry will start the construction of their new building in Flora this spring and has already started installing the infrastructure to provide Flora with fiber internet with speeds up to 1 gigabit—an essential improvement for the town."

The enhanced internet-connectivity across Carroll County will be a major upgrade for current and future businesses, schools and vital services like telehealth as well as remote workers and students learning virtually.

Groundbreaking ceremony for the city of Delphi broadband project.



New fiber-optic internet connectivity coming to Carroll County.



Anticipated high-speed internet coverage for Flora, Bringhurst, and Cutler.

2

TAP INTO A TALENTED, MANUFACTURING-FRIENDLY LABORSHED

A **laborshed** is defined as the area or region from which an employment center draws its commuting workers. With 9,000+ workers in county and another 248,791 within a 35 mile radius, Carroll County has one of the best laborsheds in the region for situating your business within commuting-proximity to a skilled workforce.

Groundbreaking ceremony—Mulberry Telecommunications facility in Flora.

REZONED, RAIL-SERVED AND SHOVEL-READY

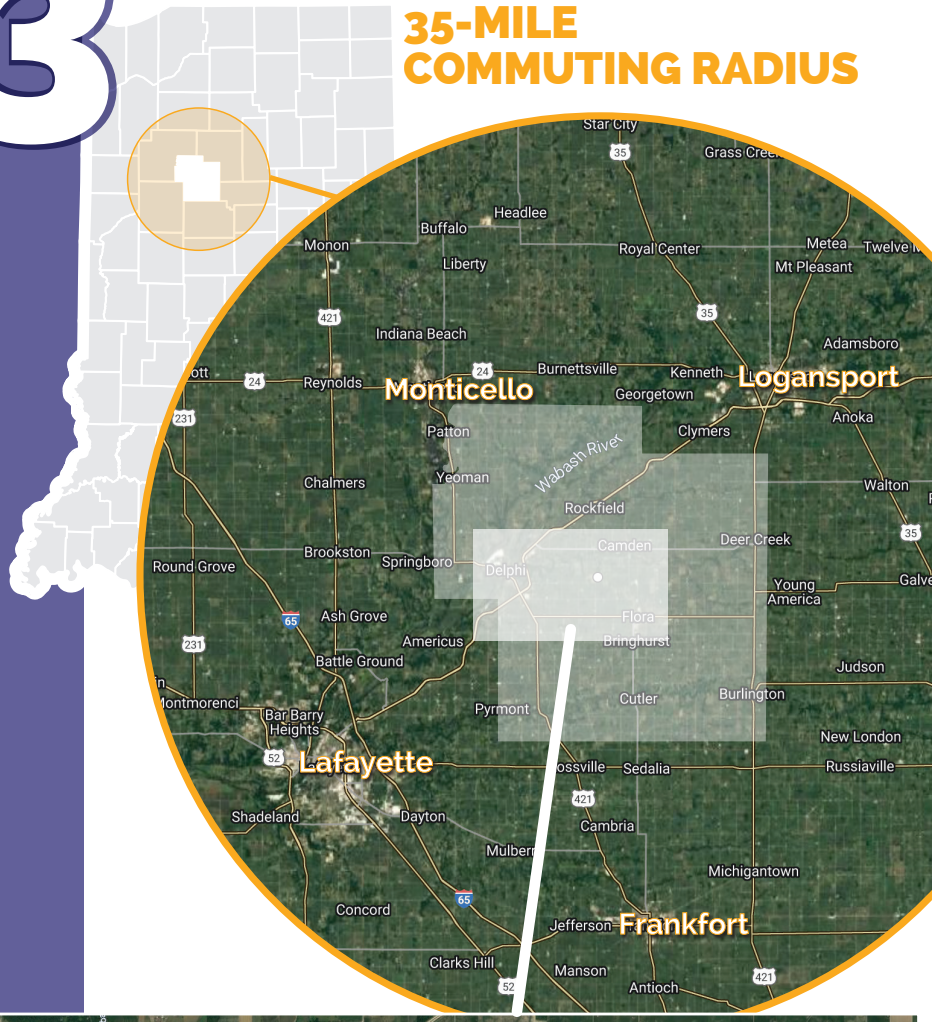
3

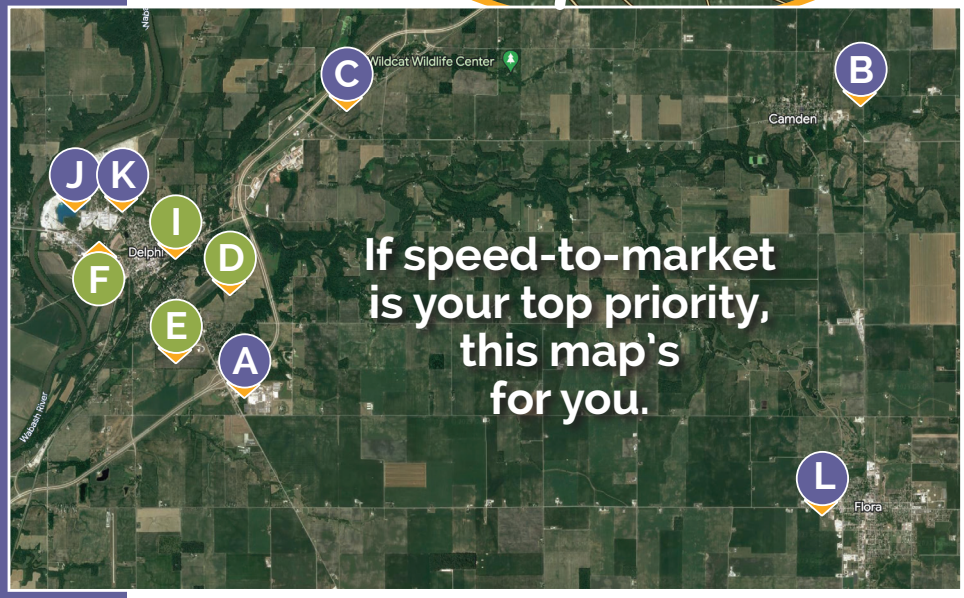
Six in-progress industrial parks in Carroll County offer various site advantages like rail access, highway frontage, ready-to-connect utilities and local tax-incentive packages.

Proposed spec shell building for Hoosier Heartland Industrial Park.

- **Hoosier Heartland Industrial Park (A)**—this 60-acre industrial park located along the Hoosier Heartland Highway (SR-25) in Delphi has five lots and approximately 52 acres still available for development. A **manufacturing-ready spec shell building** is being considered in the industrial park for 2023. The CCEDC has partnered with **92c Partners** and **Katz Sapper and Miller** to develop an economic development strategy to market this site statewide and nationally.
- **JNT Farms (B)**—this approximately 90-acre commercial property in Camden has recently been **rezoned to I-2** to permit industrial activities. This property abuts a rail line served by **Genesee & Wyoming Railroad Service** on its western boundary and has been selected for the **Duke Energy Site Readiness Program**, which identifies high-potential sites to ready them for market.
- **Project 218 Industrial Area (C)**—also along the Hoosier Heartland Highway in Delphi, this I-2 zoned includes three different parcels of 12, 28 and 60 acres. This property is located within a Commercial TIF and features a loop-fed electricity supply and 1,000+ feet of rail access served by Norfolk Southern.

35-MILE COMMUTING RADIUS





If speed-to-market is your top priority, this map's for you.

CARROLL COUNTY DEVELOPMENT PROJECTS

A. Hoosier Heartland Industrial Park
B. JNT Farms
C. Project 218 Industrial Area
D. Burnbrae Farms RTIF
E. Armory Road RTIF
F. Canal District RTIF
G. East Flora RTIF
H. County Bringhurst RTIF
I. New Apartments
J. Delphi Industrial Park
K. Peters Industrial Development
L. Sycamore Industrial Park

Just off map detail: Burlington RTIF

4 NEW HOUSING ON THE HORIZON

- **275 acres of land** has been allocated for future residential development in Delphi, and will include low-, medium- and high-density residential lots, townhomes and apartments. The new development, called **Burnbrae Farms Addition (D)**, is currently in the planning stages with **Kimley-Horn**, one of the nation's premier planning and design consultants. All told, the new housing could support about 1,000 new housing units to accommodate Carroll County's population growth over the next 25 years.
- **Residential Tax Increment Financing (RTIF) zones (E, F, G, H)** have been designated in Delphi, Flora and Burlington. TIF zones create special funding based on increased property tax generation that can be used to sponsor economic development & revitalization projects.
- **Coming soon:** A **$12m investment proposal** is in the works to create **66 new market-rate apartments (I)** in Downtown Delphi.
- **Already here:** Over the past 24 months, Carroll County has added **78 new homes** totaling **$56m in new home construction.**

5 TALK TO US ABOUT INCENTIVE PACKAGES!

Property Tax Abatements & TIF Zones
Rural Opportunity Zone Initiatives
Workforce Ready Grants
And more!

6 PLAY HARD, TOO

Play as hard as you work with Carroll County's recreational opportunities. Natural beauty abounds with hundreds of acres of parks and dozens of miles of hiking and biking trails. There's fishing, golfing, boating and water sports, horseback riding, farmer's markets, numerous historic sites and cultural festivals, live shows at the Delphi Opera House and more. Plus, Indianapolis and Chicago are only an afternoon's drive away.

7 . . . AND THE CCEDC IN YOUR CORNER

The Carroll County Economic Development Corporation is your go-to resource for starting, expanding or relocating your business in the region. From site selection to competitive incentivization packages, we're your pro-active advocates to secure your business every advantage we can to help it thrive. We love our home region, and we want your business to love it here, too.

Don't hesitate to reach out: 765-564-2060

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TAKING INITIATIVE

Carroll County is coalescing to build a robust economic future.

- A **new robotics and advanced manufacturing course** is launching in Delphi in 2023, thanks to the donation of Yaskawa manufacturing robots from **Subaru of Indiana Automobiles.** The curriculum will provide high school students with a cutting-edge education experience and technical skills they can take straight into the job market or post-secondary education.

- The **Early Learning Alliance of Carroll County**—a joint-effort group comprised of organizations, non-profits, churches, schools and others—is seeking input from childcare providers and other community members to gauge the need and address that gap in access to quality childcare throughout the county.

- As part of the Greater Lafayette Region, Carroll County is receiving **$1.4M** from the **Indiana Regional Development Initiative (READI),** which distributes funds to support projects that retain and attract people to the area and enhance quality of life. Funds must be matched dollar for dollar by local governments, and Carroll County will apply the $1.4 to future housing initiatives.

Scan the QR code with your phone's camera to discover more of the initiatives that the CCEDC has been behind. Or visit CarrollCountyEDC.com

- The **CCEDC** partnered with the **White County Economic Development Organization** to commission a study on how **Lake Freeman** water levels were affecting the economy. This study, led by the **Purdue Center for Regional Development**, revealed significant long- and short-term impacts. **Senator Mike Braun** cited this research in his comments to the **Federal Energy Regulatory Commission** on behalf of Lake Freeman. Senator Braun supports new flow rates for the Oakdale Dam that would help stabilize water levels and better serve the interests of boaters, local businesses and wildlife.

- **Leadership Carroll County** is being relaunched after a seven-year hiatus. The community leadership program—a partnership among the CCEDC, Carroll County Chamber of Commerce, Camp Tecumseh YMCA, the Family Health Clinic and the Carroll County Community Foundation—intends to provide a more diverse and robust curriculum to develop current and emerging leaders in the community.

Carroll County INDIANA
ECONOMIC DEVELOPMENT CORPORATION

765-564-2060
CarrollCountyEDC.com

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