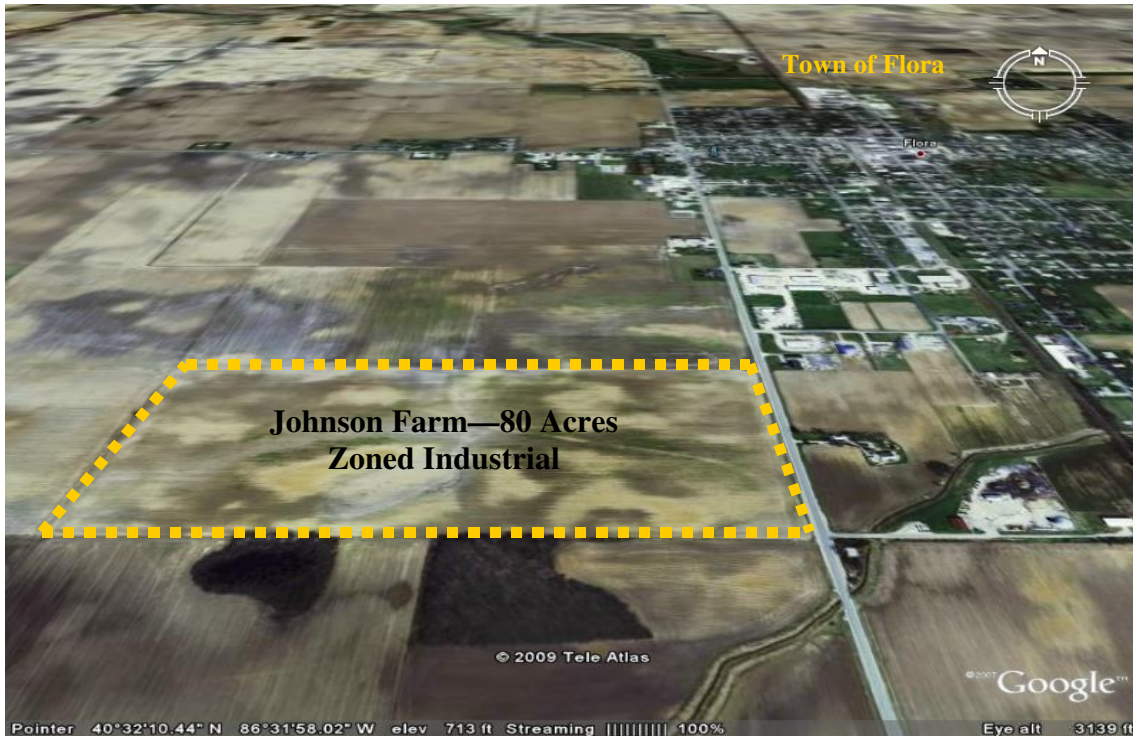


80-Acre Industrial Site—Flora, IN

Flora, “The Garden Spot of Indiana”



CARROLL COUNTY ECONOMIC DEVELOPMENT CORPORATION
Daryl Smith, Director, 765.564.2060 or 765.418.6818



80-Acre Site with Shovel Ready work already in place.

This site has been submitted for Indiana Shovel Ready certification. Phase I Environmental, wetlands study, title search, rezoning, etc. have all been completed.

This site offers...

- **Location**—It is situated on SR 75, just south of the SR 18 intersection, providing good connections both north/south and east/west.
- **Skilled Workers**—A labor force to meet your manpower needs.
- **Training Opportunities**—Close to both Ivy Tech and Purdue University.
- **Work Ethic**—A community with rural character and values and a strong work ethic to help your business prosper.
- **Backing**—Supportive community leadership for your company’s success.



Acres Available:	80
Price Per Acre:	\$12,000
Ownership:	Optioned through the <i>Carroll County Economic Development Corporation</i>
Highways:	SR 75—traffic count: 2,650; SR 18—traffic count: 3,320
Electricity:	Flora Municipal Power (IMPA supplied)
Gas:	NIPSCO
Water:	Town of Flora (across SR 75)
Sewage:	Town of Flora (across SR 75)
Fire Protection:	Flora Volunteer Fire Department
Schools:	Carroll Consolidated School Corporation

CARROLL COUNTY ECONOMIC DEVELOPMENT CORPORATION

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