











# ALL POINTS AT ANSON

Boone REMC

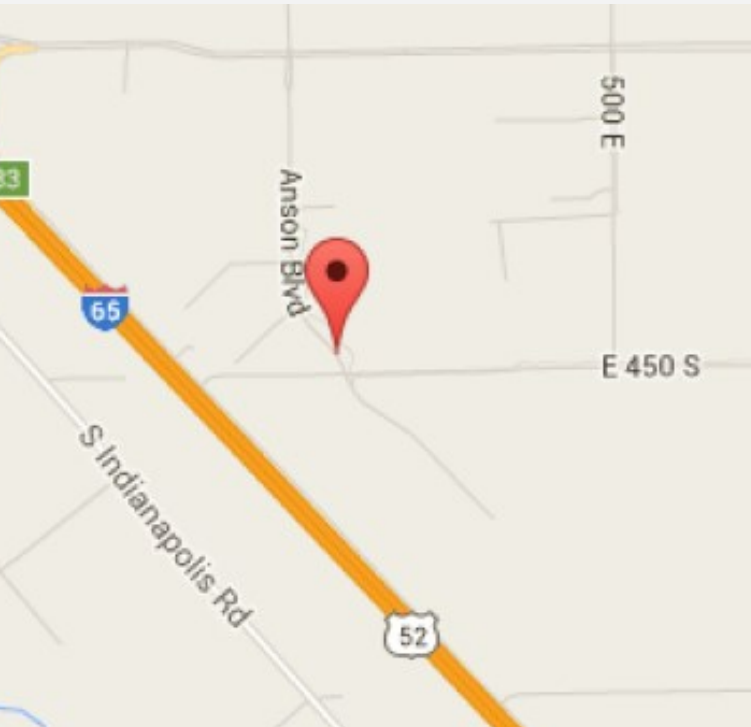
## THE CAPACITY FOR GROWTH

All Points at Anson offers 172 acres of land for your business. But even more exciting is that everything else about the site—from its location to its utilities—is primed for further growth. This is a site that will serve your business for years to come.

SITE ADDRESS	TIME ZONE	OWNERSHIP	TOTAL ACREAGE	DEVELOPABLE	MIN LOT SIZE	ZONING	SITE COVENANTS	IMPACT FEES	FOREIGN TRADE ZONES
 4500 S 575E WHITESTOWN, BOONE CO., IN, 46075	 EASTERN	 PRIVATE—DUKE REALTY & BROWNING INVESTMENTES	 130 ACRES	 130 ACRES	 8 ACRES	 <a href="#">PUD</a>	 YES	 YES	 <a href="#">YES</a>

## EASY ACCESS

Logistics shouldn't be a nightmare. Fortunately, this site makes things a lot easier by offering access to Indianapolis International Airport, CSX railroads, and I-65. However you prefer to handle your shipping and deliveries, this location provides you easy access to an array of options.



## UTILITIES



### SEWER UTILITY

Pipe Size: 24"  
System Available Capacity:  
Expandable



### WATER UTILITY

Pipe Size: 10" - 20"  
System Total Capacity: 1.7 MGPD  
System Available Capacity:  
Expandable



### ELECTRIC UTILITY

Line KV Serving Site: 7.2 kV  
Line KV Serving Substation: 69 kV  
Dual Feed: YES



### NATURAL GAS

Service: 4" - 8" / Medium to High

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## RELIABLE POWER FROM BOONE REMC

Boone REMC offers reliable power at low prices. Why? Because, as a member-owned electricity cooperative, their top priority isn't to make a huge profit—it's to serve you with dependable, affordable electricity.

### LOGISTICS



#### DISTANCE TO HIGHWAY

2 miles / < 3.2 km to SR 267



#### DISTANCE TO AIRPORT

Indianapolis International Airport: 27 Miles

### INCENTIVES



#### TAX RATES

State Corporate: 4.9%

State and Local Sales: 7%

Real Estate: 2.5%



#### EXEMPTIONS

##### Sales Tax (Data Centers):

Up to 25 years for investments less than \$750 million; Up to 50 years for investments greater than \$750 million.

##### Real Estate Tax Abatement:

An income tax credit for investment in the redevelopment of vacant land and buildings.

##### Tax Increment Financing:

Can possibly be considered by local leaders.



#### OTHER INCENTIVES

##### Fee Reductions:

Fee Reductions: Can possibly be considered by local leaders.

##### Hoosier Business Investment Tax Credit:

Corporate income tax credits that are calculated as a percentage of the eligible capital investment to support the project.

##### Innovative Energy:

WVPA offers market based rates and can build a custom renewable energy portfolio for members.



#### ADDITIONAL INFO

##### Expedited/Fast-Track Permitting:

Is a top priority for local leaders.

##### Public Infrastructure Funding:

Reimbursement for a negotiated portion of the actual total cost of infrastructure improvements needed to serve proposed project site.

##### Workforce Training:

Reimbursement of up to 50% of eligible training costs over the period of two calendar years from the commencement of the project.

### CONTACT

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