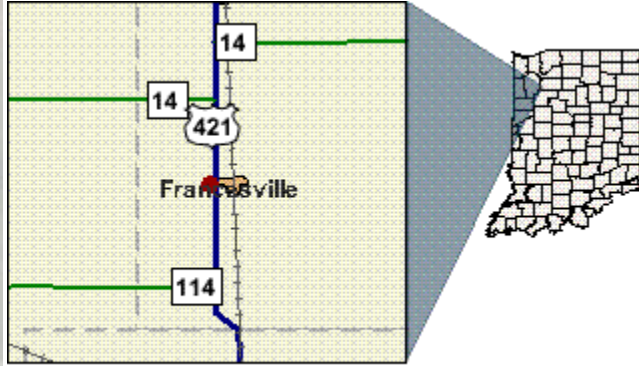




Francesville Industrial Park Site

NW Corner US 421 & CR 500 South Francesville, IN 47946



Location

Street Address	NW Corner US 421 & CR 500 South
City	Francesville
County	Pulaski
State	IN
Zip Code	47946
Type	Site Only

Site Details

Site

Minimum Acres Available	3
Maximum Acres Available	151.513
Total Acres Available	151.513
Customer Parking Spaces	No
Employee Parking Spaces	No
Flood Plain	No

Building

Total Building Square Feet	0
Minimum Square Feet Available	0
Maximum Square Feet Available	0
Square Feet of Office Space	0
Square Feet of Manufacturing Space	0
Number of Floors	0
Multi Tenant Building	No
Floor to Ceiling Height Minimum (Feet)	0
Floor to Ceiling Height Maximum (Feet)	0
Floor Thickness (Inches)	0
Floor Reinforcing	No
Year Built	0
Dock Doors with Levelers	0
Drive In Doors	0
Interior Truck Docks	0
Heating System	0
High Efficiency Lighting	0
Sprinkler System	No
ADA Compliant	No
Employee Cafeteria	No
Overhead Crane	No

Jurisdiction

Zoning Code/Description	Light Industrial
Current Land Use	Greenfield
Enterprise Zone	No
Brownfield Redevelopment Site	No
Foreign Trade Zone or Sub-Zone	No

Utility

Electric Power Provider	Northern Indiana Public Service Company (NIPSCO)
Natural Gas Service Provider	Northern Indiana Public Service Company (NIPSCO)
Water Main Size (Inches)	0
Sanitary Sewer Service Provider	0
Sewer Main Size (Inches)	0

Transportation

Interstate Route Number	I-65
Distance to Nearest Interstate (Miles)	25
Federal/State Highway Number	U.S. 421
Distance to Nearest Federal or State Highway (Miles)	0
Name of Commercial/International Airport	South Bend Regional Airport
Distance to Commercial Airport (Miles)	65
Rail Access On Site	No

Number of overhead cranes	0
Crane Capacity (Tons)	0
Crane Clearance Under Hook (Feet)	0
Cooler	No
Freezer	No
USDA Approved for Food Processing	No

Sale/Leasing

Divisible/Subdivisible	Yes
For Sale	Yes
Sale Price	\$0
For Lease	No
Lease Rate per year	\$0

Contact Information

Daniel Dolezal

Company	Pulaski County Community Development Commission
Address	623 W. 11th Street
City	Winamac
State	IN
Zipcode	46996
Phone	5749463869
Fax	5749463852
Email	ddolezal@pulaskionline.org
Webpage	www.pulaskionline.org

Indiana Economic Development Corporation

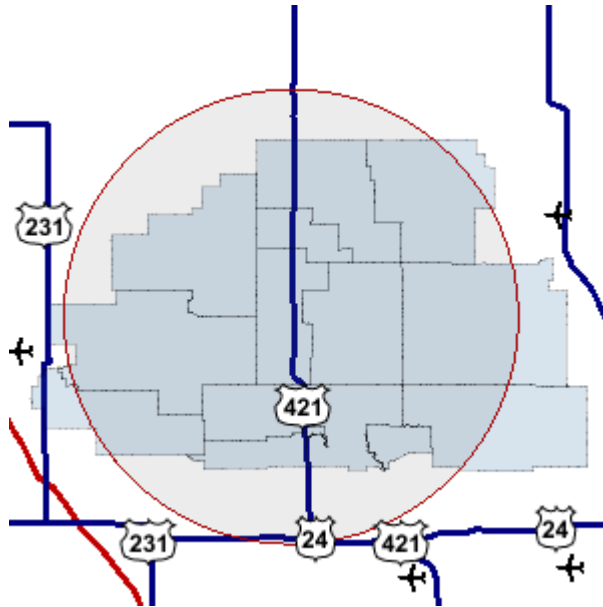
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Francesville Industrial Park Site

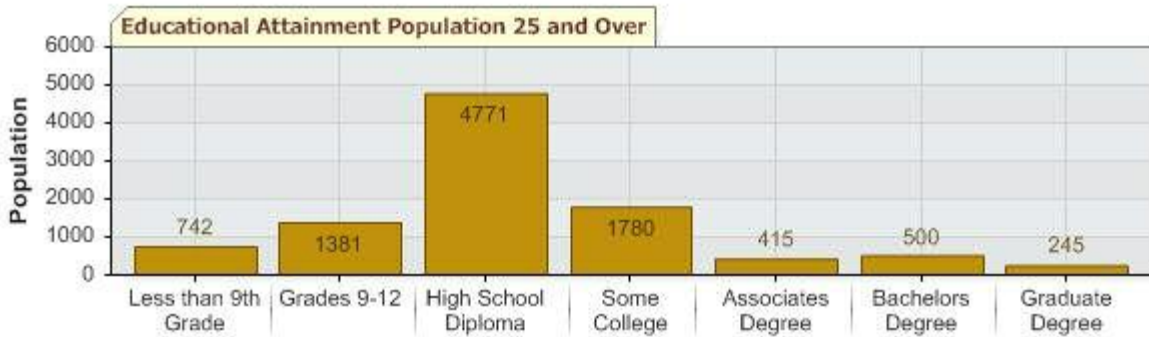
NW Corner US 421 & CR 500 South Francesville, IN 47946

10 Mile Demographic Radius Report



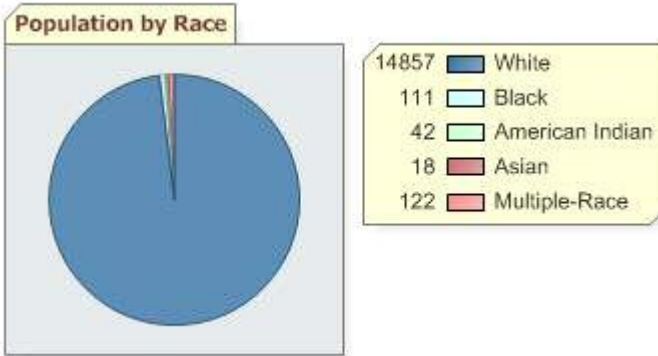
Population		
	Number	%
Total Estimated Population	15,479	100%
Population in the Labor Force	7,768	50.2%
Population by working age 20-64	9,155	59.1%

Educational Attainment		
	Number	%
Total Adult Population (25 +)	9,834	100%
Less than Grade 9	742	7.5%
Grades 9-12, no diploma	1,381	14.0%
High School Graduate	4,771	48.5%
Some College, No Degree	1,780	18.1%
Associates Degree	415	4.2%
Bachelors Degree	500	5.1%
Graduate Degree	245	2.5%



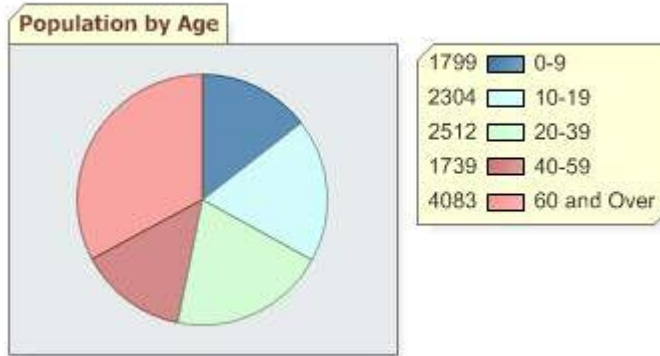
Population by Race

	Number	%
Total Population (all ages)	15,479	100%
White	14,857	96.0%
Black	111	0.7%
American Indian	42	0.3%
Asian	18	0.1%
Multiple-Race	122	0.8%
Ethnicity:		
Hispanic	764	4.9%



Population by Age

	Number	%
Total Population	15,479	100%
0 to 9	1,799	11.6%
10 to 19	2,304	14.9%
20 to 29	2,512	16.2%
30 to 39	1,739	11.2%
40 to 59	4,083	26.4%
60+	3,042	19.7%

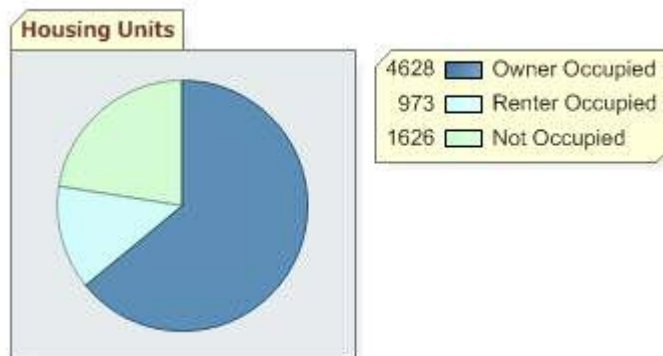


Household Income

	Number	%
Total Households	5,601	100%
Less than \$30,000	1,873	33.4%
\$30,000 to \$49,000	1,361	24.3%
\$50,000 to \$100,000	1,882	33.6%
\$100,000 or more	485	8.7%

Housing

	Number	%
Total Housing Units	7,227	100%
Occupied by Owner	4,628	64.0%
Renter Occupied	973	13.5%



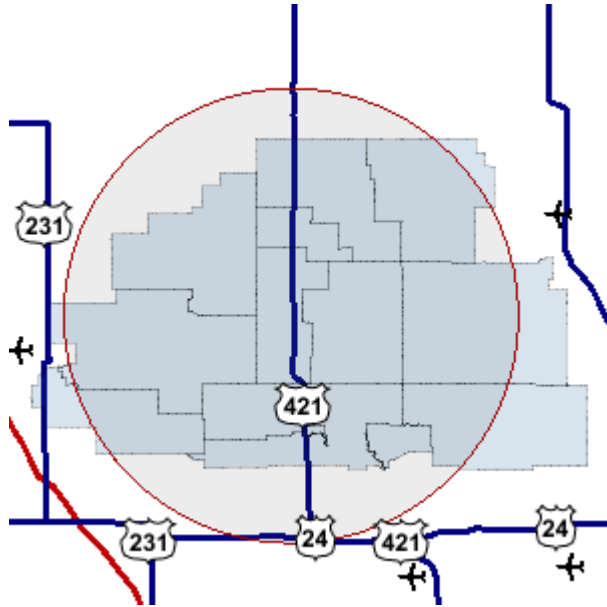
Source: Applied Geographic Solutions



Francesville Industrial Park Site

NW Corner US 421 & CR 500 South Francesville, IN 47946

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	366
Jobs	2,357

Establishments by Range of Employees

	Number	% Dist.
1 to 20	340	92.9%
20 to 50	19	5.2%
50 to 99	4	1.1%
100 to 249	3	0.8%
250 to 499	0	0
500+	0	0

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	207	8.8%
Professional Specialty Occupations	333	14.1%
Sales Professionals	34	1.4%
Technologies and Technicians	56	2.4%
Sales Workers and Clerks	191	8.1%
Administrative Support Workers	400	17.0%
Technical, Sales, and Administrative: Field Occupations	11	0.5%
Private Household Service	0	0
Protective Services	25	1.1%
Other Services: Site Based	321	13.6%
Other Services: Field Based	9	0.4%
Farming, Forestry, and Fishing	84	3.6%

Precision, Craft, and Repair: Site Based	303	12.9%
Construction, Repair, and Mining: Field Based	81	3.4%
Machine Operators, Assemblers, and Inspectors	81	3.4%
Transportation and Materials Moving Workers	112	4.8%
Handlers, Helpers and Laborers	83	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	366	100%	2,357	100%
Agriculture, Forestry and Fishing	16	4.4%	45	1.9%
Agricultural Services	14	3.8%	36	1.5%
Coal and Ore Mining	4	1.1%	50	2.1%
Oil and Gas	0	0	0	0
General Construction	10	2.7%	14	0.6%
Heavy Construction	30	8.2%	67	2.8%
Food Manufacturing	3	0.8%	74	3.1%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	0	0	0	0
Lumber and Wood Production	0	0	0	0
Furniture Manufacturing	0	0	0	0
Paper Manufacturing	0	0	0	0
Printing and Publishing	1	0.3%	2	0.1%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Chemicals	0	0	0	0
Petroleum Refining	0	0	0	0
Rubber and Plastics	1	0.3%	45	1.9%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	0	0	0	0
Metals Fabrication	0	0	0	0
Machinery and Equipment Manufacturing	7	1.9%	266	11.3%
Transportation	21	5.7%	78	3.3%
Travel Services	0	0	0	0
Transport Services	0	0	0	0
Communications	5	1.4%	46	2.0%
Utilities	2	0.5%	25	1.1%
Durables Wholesale	6	1.6%	73	3.1%
Non Durables Wholesale	15	4.1%	385	16.3%
Building Materials, Hardware and Garden	4	1.1%	15	0.6%
General Merchandise Stores	1	0.3%	1	0.0%
Food Markets	5	1.4%	44	1.9%
Convenience Stores	5	1.4%	44	1.9%
Other Food Stores	2	0.5%	3	0.1%
Auto Dealers and Gas Stations	13	3.6%	93	3.9%
Clothing Stores	0	0	0	0
Furniture Stores	0	0	0	0
Home Furnishings	3	0.8%	3	0.1%
Electronics and Computer Stores	1	0.3%	1	0.0%
Music Stores	1	0.3%	1	0.0%
Restaurants	10	2.7%	32	1.4%
Other Food Service	0	0	0	0
Bars	4	1.1%	11	0.5%
Drug Stores	2	0.5%	6	0.3%
Liquor Stores	1	0.3%	4	0.2%
Specialty Stores	12	3.3%	18	0.8%
Catalog and Direct Sales	0	0	0	0

Banks and Financial Institutions	2	0.5%	4	0.2%
Insurance Carriers	2	0.5%	3	0.1%
Insurance Agents and Brokers	6	1.6%	14	0.6%
Real Estate	9	2.5%	14	0.6%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Hotels and Lodging	3	0.8%	4	0.2%
Dry Cleaning and Laundry	0	0	0	0
Beauty and Barber Shops	11	3.0%	12	0.5%
Other Personal Service	5	1.4%	12	0.5%
Advertising	0	0	0	0
Computer Services	1	0.3%	24	1.0%
Other Business Services	3	0.8%	10	0.4%
Auto Repair/Services	14	3.8%	25	1.1%
Miscellaneous Repair Services	8	2.2%	11	0.5%
Motion Pictures	3	0.8%	5	0.2%
Entertainment and Recreation Services	5	1.4%	42	1.8%
Health and Medical Services	13	3.6%	61	2.6%
Hospitals	2	0.5%	93	3.9%
Legal Services	2	0.5%	5	0.2%
Primary and Secondary Education	10	2.7%	263	11.2%
Colleges and Universities	0	0	0	0
Social Services	3	0.8%	33	1.4%
Child Care Services	3	0.8%	15	0.6%
Museums and Zoos	1	0.3%	1	0.0%
Membership Organizations	24	6.6%	52	2.2%
Professional Services	5	1.4%	15	0.6%
Government	18	4.9%	115	4.9%

Source: Applied Geographic Solutions

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