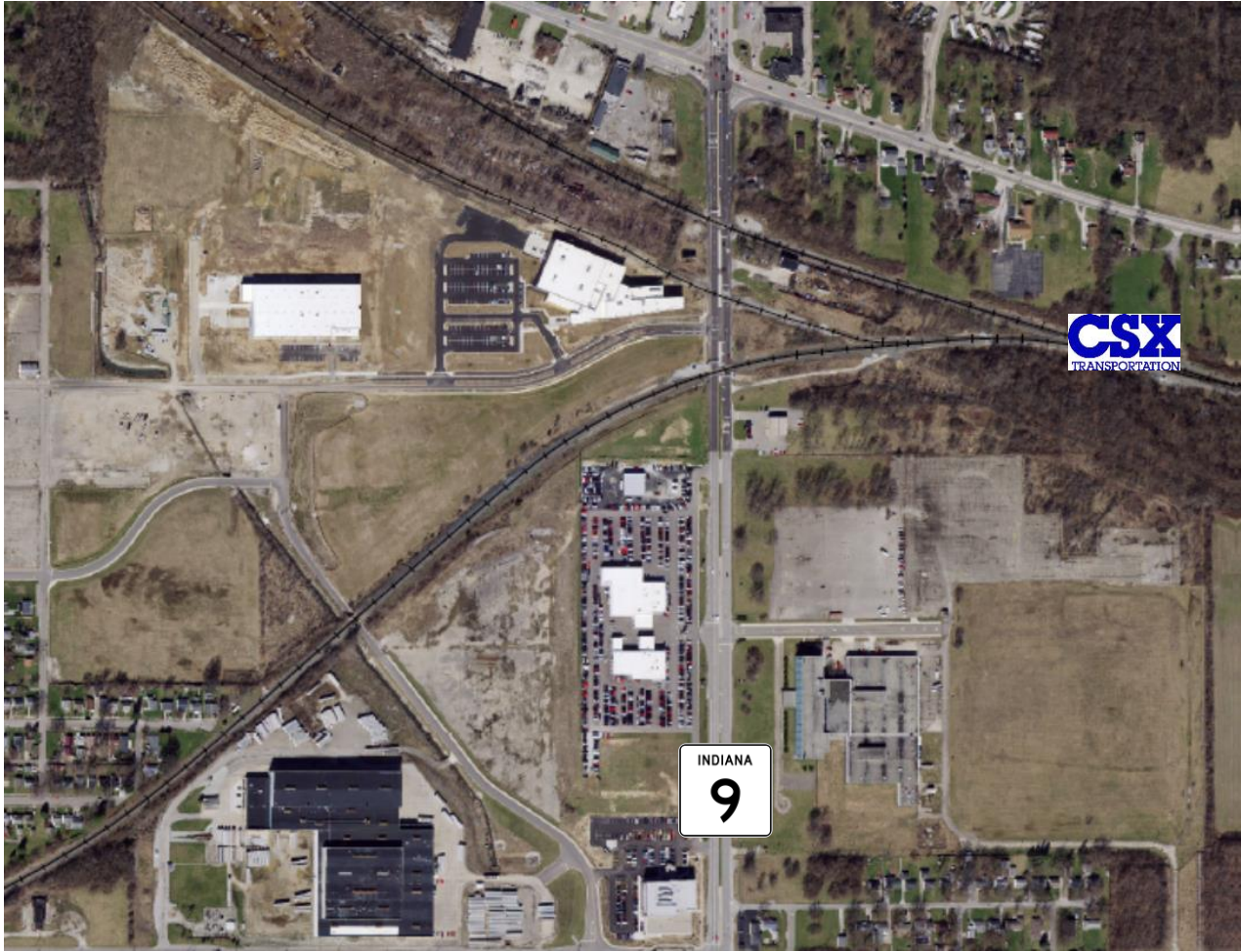


Scatterfield Park



Anderson • Madison County, Indiana

DRIVE TIME



Scatterfield Park – Anderson (Madison County) IN

Location

Name: Scatterfield Park
 Address: 2900 S. Scatterfield Rd
 City/Town: Anderson
 County: Madison
 Township: Anderson
 In Corp. Limits: Yes

Description

Site Acreage: West of SR 9 – Approx. 57 ac
 East of SR 9 – Approx. 26 ac
 Privately owned – 9.544 ac
 Former Use: GM Plants
 Zoning Type: Industrial
 Topography: Flat

Price

Sale Price: All sites are Negotiable
 dependent upon job creation
 & investment
 West of SR 9: \$25,000 per acre
 East of SR 9: \$25,000 per acre
 Private (9.5 ac): Price currently N/A
 Incentives: Foreign Trade Zone
 CRED
 New Market Tax District
 Tax Increment Financing (TIF)

Rail

Railroad: Yes
 Railroad Name: CSX
 Spur on Site: Possible

Port

Nearest Port: Cincinnati, OH or
 Jeffersonville, IN
 Miles to Port: 150 miles

Airport

Comm. Airport: Indianapolis International
 Miles: 55 miles
 Local Airport: Anderson Municipal
 Miles: 5 miles

Highway

Interstate: I-69 (3 miles to Exit #26)
 4-Lane Highway: SR 9 (On-Site)

Fire

Fire Protection: City of Anderson
 Fire Rating: 3

Environmental

Status: Approved USEPA
 RCRA Closure
 Covenants: No Commercial
 or Industrial Restriction
 Wetlands On-Site: None

Utilities

Electric Provider: City of Anderson
 Distribution Voltage: 13KV On Site
 Transmission Voltage: 34KV On Site
 Gas Provider: Vectren Energy
 Location: On Site
 Water Provider: City of Anderson
 Size: Multiple Tap
 Locations On Site
 System Capacity: 3 MGD
 Storage Capacity: 4.5 MGD

Sewer Provider: City of Anderson
 Size: Multiple Taps
 Location: On Site
 System Capacity: Approx. 6 MGD

Telecomm. Provider: AT&T or ISPs
 Location: On Site

Fiber Provider: City of Anderson
 Location: On Site

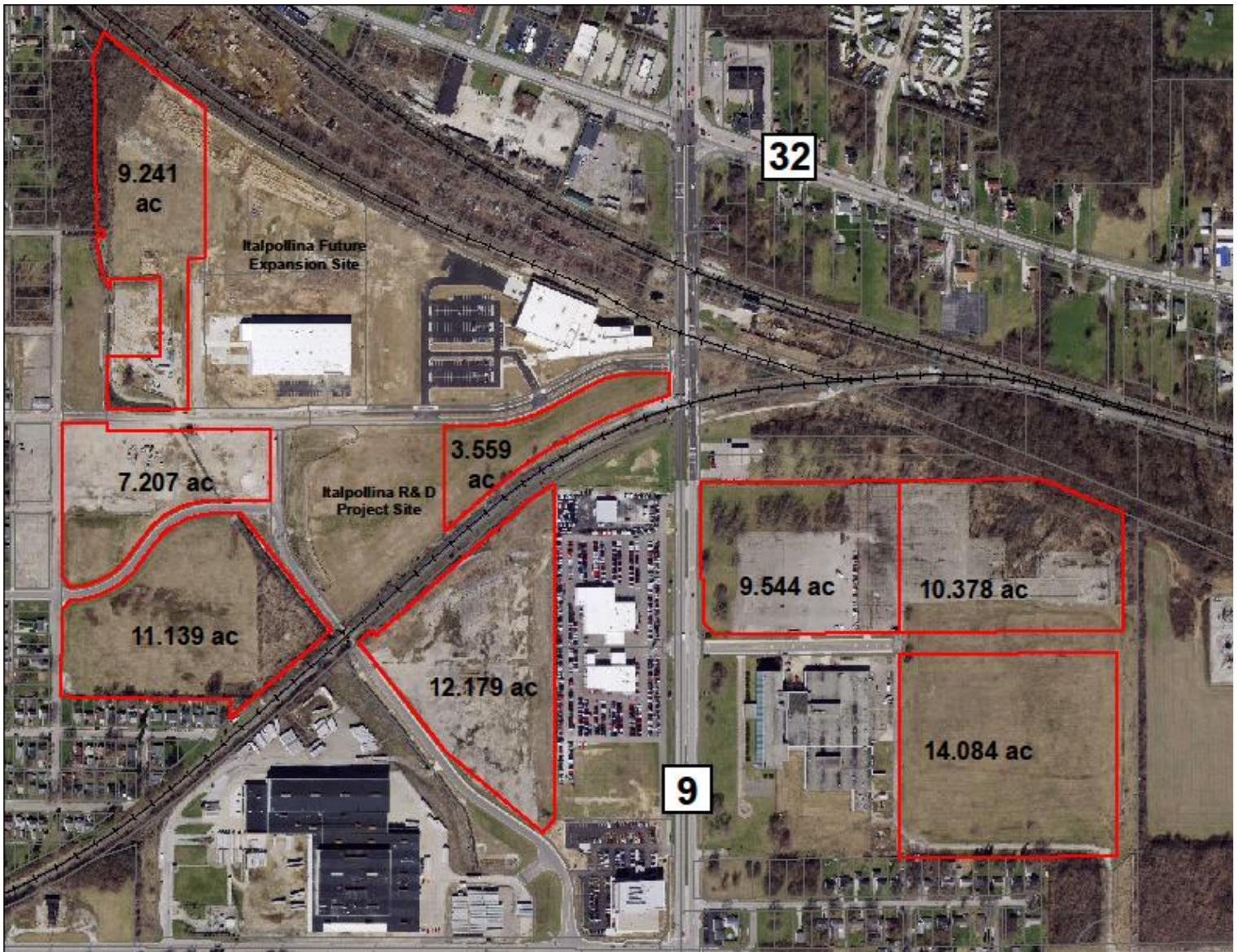
Owner

Owner Company: City of Anderson
 Contact Name: Greg Winkler
 Owner Phone: 765-648-6112
 Owner Email: GWinkler@CityOfAnderson.com

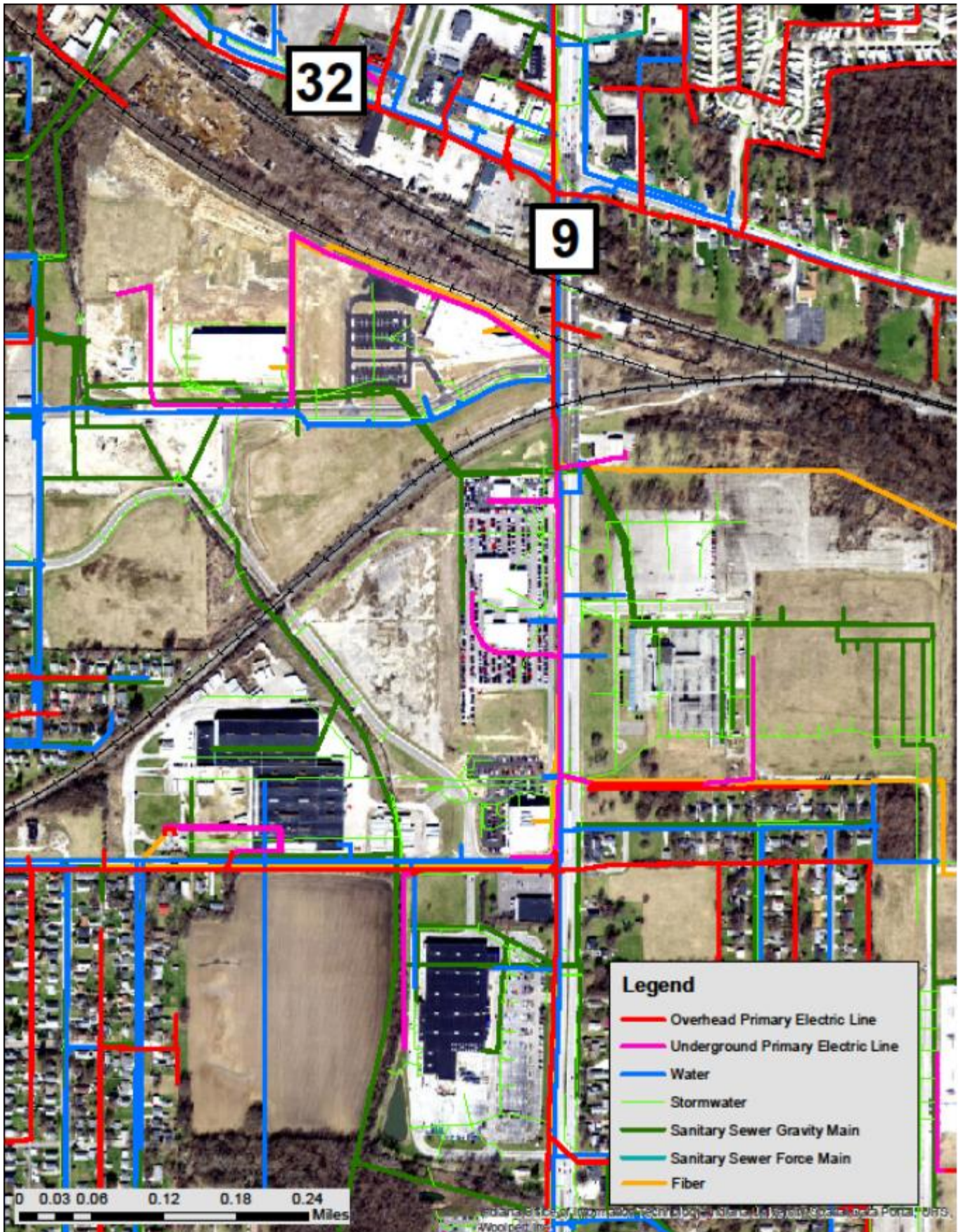
Comments

All parcels except for the 9.544 ac east of SR 9 are owned by the Anderson Redevelopment Commission. The 26 ac east of SR 9 is state Certified Shovel Ready. New roads, all utilities in place, CRED/TIF/NMTC/FTZ eligible. All available parcels can be served by a dedicated substation with 56 MVA of capacity. Home of Purdue University Polytechnic Institute's new Anderson campus and Maker's Space.

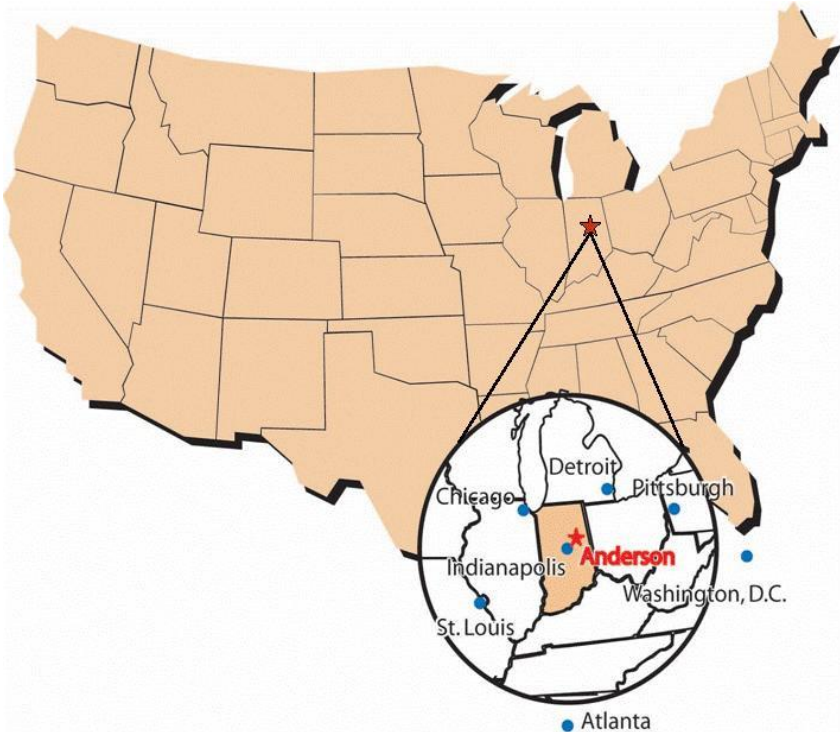
Scatterfield Park Aerial & Potential Site Development



Scatterfield Park Utilities



Location Maps



0 – 500 Mile Radius Map with Interstates

