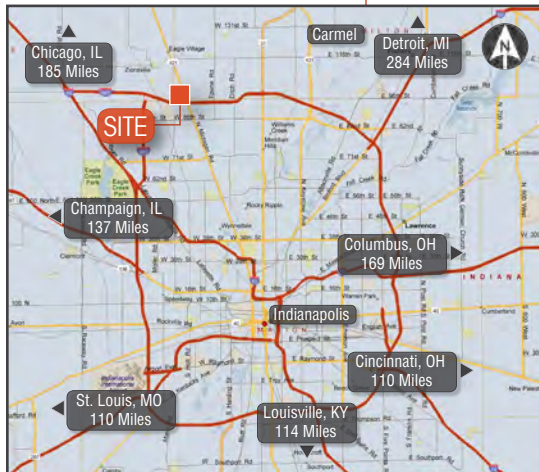


MAYFLOWER PARK | BUILD TO SUIT OPPORTUNITY 5.83± ACRES

Industrial, Office, Warehouse, Showroom Use | 9815 Mayflower Park Drive | Carmel, IN



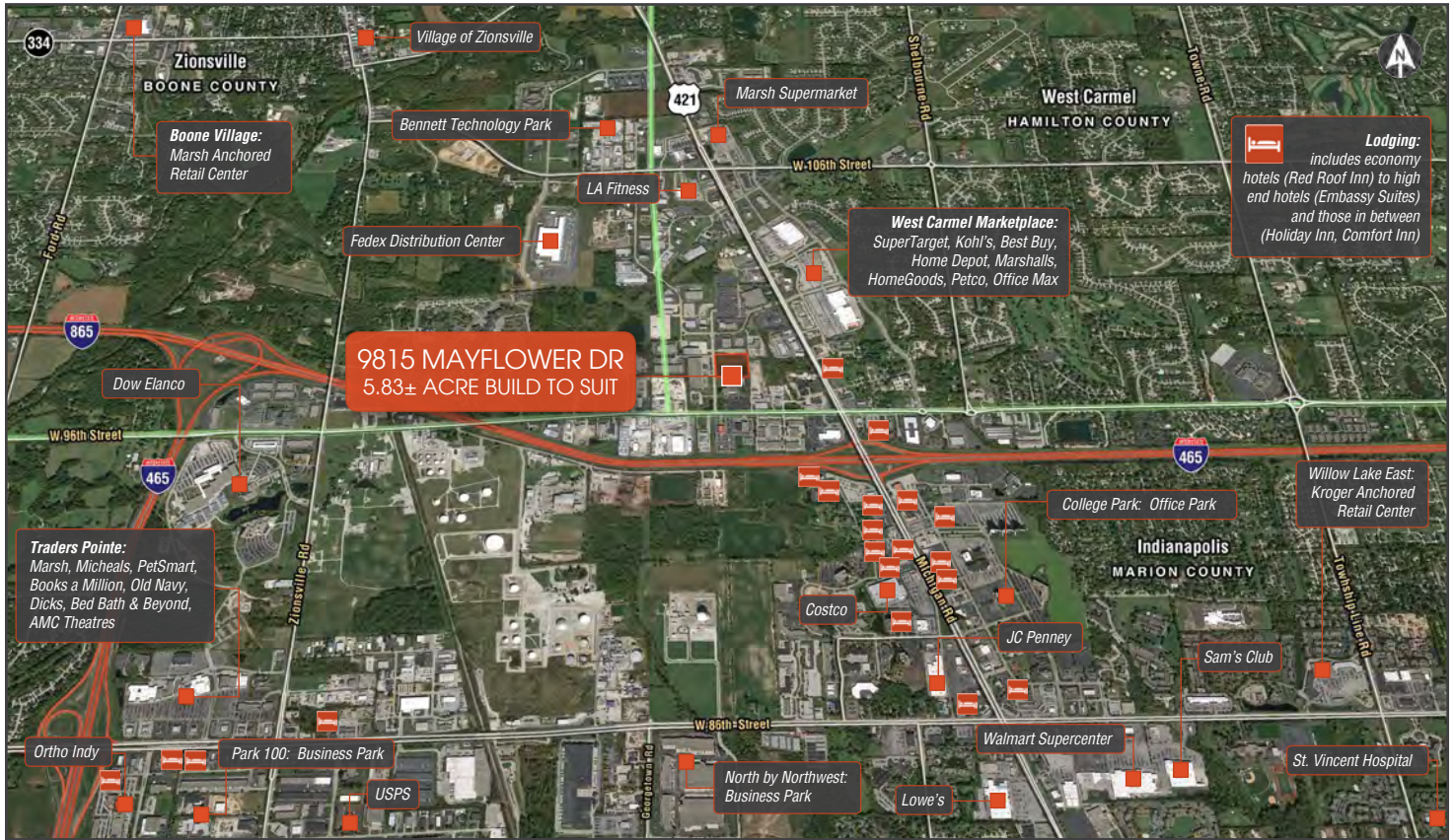
- The available site is located in Mayflower Park, a 195-acre commercial park containing a mix of office and warehouse uses. It sits in the southwest corner of Carmel near the Hamilton-Marion-Boone county lines and is near the vibrant and growing Michigan Road (US Hwy 421) commercial corridor which serves Carmel/Westfield, Zionsville and Northwest Indianapolis.
- **The last large parcel available in Mayflower Park**
- Zoned for industrial, office, warehouse/showroom uses
- Great location with easy access to major interstates and roadways and located within less than 300 miles to 7 major metropolitan areas
- Rapidly expanding trade corridor serving northwest quadrant of Indianapolis submarkets of West Carmel and Zionsville
- Above average population and incomes within 5 mile radius and consistent growth in both the residential and commercial sectors
- Conveniently located near St. Vincent Medical Center, Altum's Nursery, Super Target, Marsh, Walgreens, Marshalls, Homegoods, PetCo, BestBuy, Office Max, Home Depot, Kohl's, LA Fitness and other national retailers and restaurants.



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City/Town (County)	Median Household Income	Bachelor Degree or Higher	Median Housing Value
Carmel (Hamilton)	\$106,121	68.1%	\$297,300
Fishers (Hamilton)	\$90,437	59.7%	\$209,700
Westfield (Hamilton)	\$87,435	56.6%	\$217,400
Zionsville (Boone)	\$104,490	71.5%	\$335,055

*Source: STATS Indiana; U.S. Census Bureau, 2013 ACS 5-year estimates

- Hamilton County is part of the Indianapolis-Carmel-Anderson Metropolitan Statistical Area
- Fastest-growing metro area in the Midwest
- Population grew an estimated 3.5 % between the 2010 census and the July 2013 estimates, more than any other MSA in the Midwest.
- Among residents age 25 or older, 96.6 percent have earned a high school diploma and 55 percent have a bachelor's or higher degree.
- In 2012, Hamilton County ranked No. 51 among all U.S. counties for the percentage of residents who hold graduate, professional or doctoral degrees.
- In Hamilton County companies invest because of the favorable business climate and people come for the quality of life and jobs.
- Compared with the rest of the nation, Hamilton County is particularly strong in five industry clusters:
 - Knowledge and information technology
 - Business, legal and financial services
 - Life sciences
 - Amateur sports-related
 - Innovation-based manufacturing

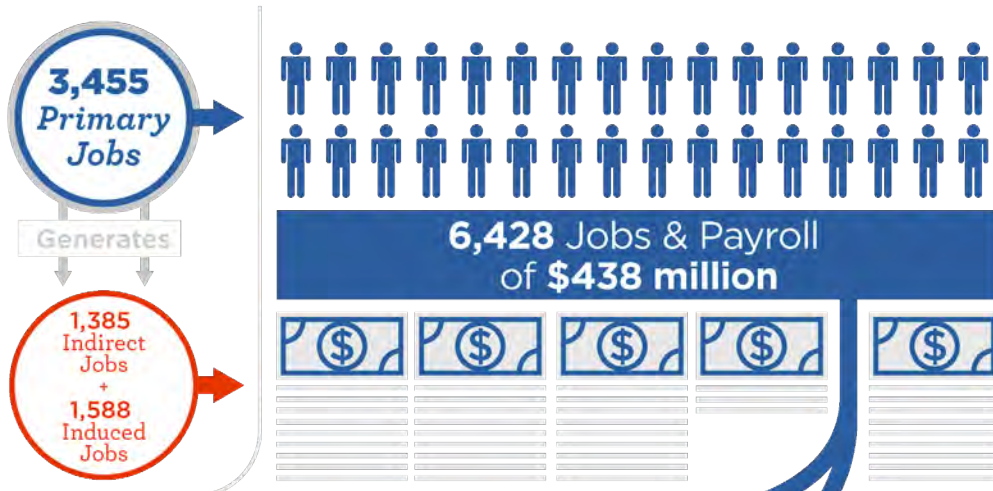
<http://www.investhamiltoncounty.com/>



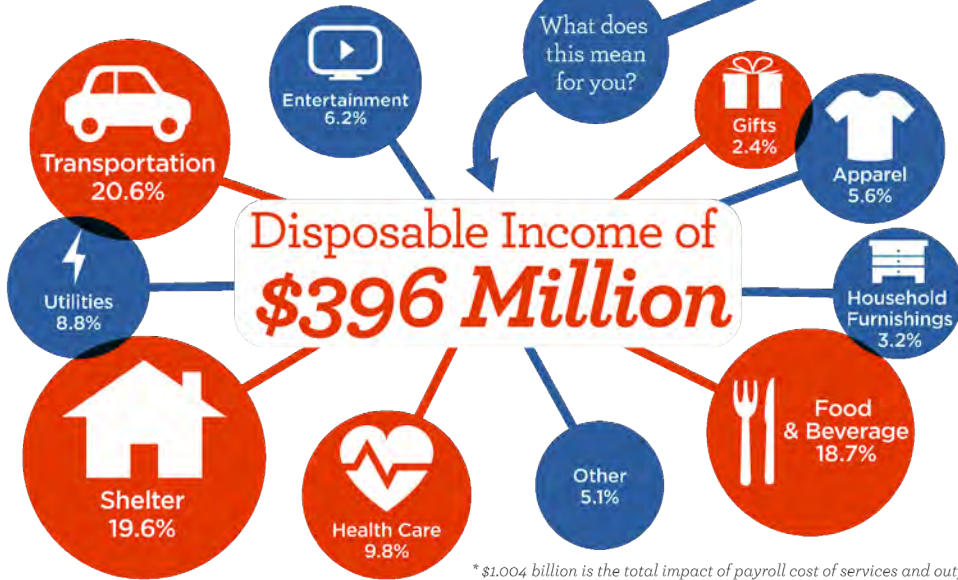
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Results in a **\$1 billion*** impact on the total **Hamilton County, Indiana** economy.



*\$1.004 billion is the total impact of payroll cost of services and output.

Carmel Highlights:

- Carmel is one of Indiana's safest and fastest growing communities. It has earned copious kudos over the last decade, including being named the Number One Place to Live in America by "Money" magazine and named a Top 10 Best City for Kids, 2014 by Livability.com.
- Strong fiscal management, low residential tax rates, superior schools and an unbeatable parks and recreation department make working, living and playing in Carmel an attractive proposition.
- Boasting more than 80,000 residents, Carmel is by far the most populated city on our Safe Cities of Indiana list, which makes its fourth place finish especially impressive.

<http://www.safewise.com/blog/50-safest-cities-indiana/>

Indianapolis Highlights:

- #1 Most Affordable Cities for Young Urban Professionals - *Locality.com, 2014*
- #3 Best Downtown - *Livability.com, 2014*
- #1 Best Convention City - *USA Today, 2014*
- #1 Business Climate in the Midwest & #5 of all states - *Chief Executive Magazine, 2013*
- #1 Business Tax Climate in the Midwest & #11 of all states - *Tax Foundation, 2013*
- #1 Most Affordable Housing Market - *CNN Money, 2013*

Major Employers for Hamilton County

1. Conseco Life Insurance Co (Carmel)
2. Beneficial Standard Life Ins (Carmel)
3. Bankers Conseco Life Ins Co (Carmel)
4. Cno Financial Group Inc (Carmel)
5. RCI LLC (Carmel)
6. Navient Corp (Fishers)
7. IU Health North Hospital (Carmel)
8. Washington National Insurance (Carmel)
9. Roche Diagnostics Corp (Fishers)
10. Kar Auction Svc Inc (Carmel)



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