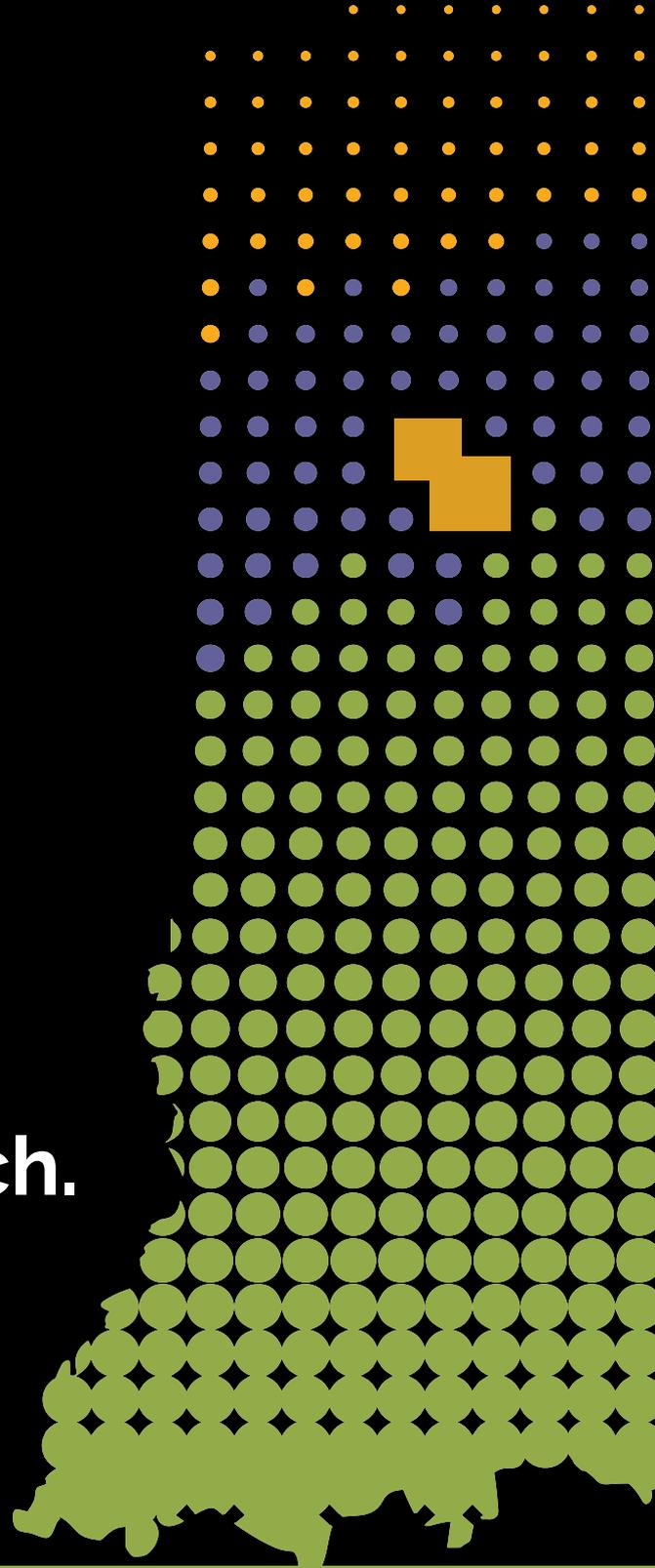




Shovel Ready. ROI Rich.



# THE MOST BUSINESS-MINDED STATE

Evaluating the incredible potential of the Hoosier Heartland Industrial Park starts at the highest level—like a 30,000-foot view down on where the Park calls home, in **Carroll County**.

That's because, before any other advantages, the Park's location in **Delphi, Indiana**—the Midwest's unrivaled pro-business leader—lays the groundwork for maximizing your success potential and, ultimately, the return on your property investment.

## THE MOST POSITIVE ECONOMIC ENVIRONMENT



**#1** in the U.S. for  
“Low Cost of  
Doing Business”

*CNBC (2015)*



**#1** in the Midwest  
**#2** in the U.S.  
“Best States for Business”

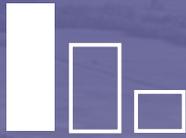
*Forbes Magazine (2015)*



**#2** in the U.S. for  
Easiest Regulatory  
Environment

*CNBC (2015)*

# THE MOST TECHNICALLY SKILLED LABOR FORCE



**#1** in the U.S. for  
% of workforce in  
manufacturing

*U.S. Bureau of Labor Statistics (2015)*



**#1** in the U.S. for share of  
advanced-manufacturing  
employment

*Ball State University Center for  
Business & Economic Research (2016)*

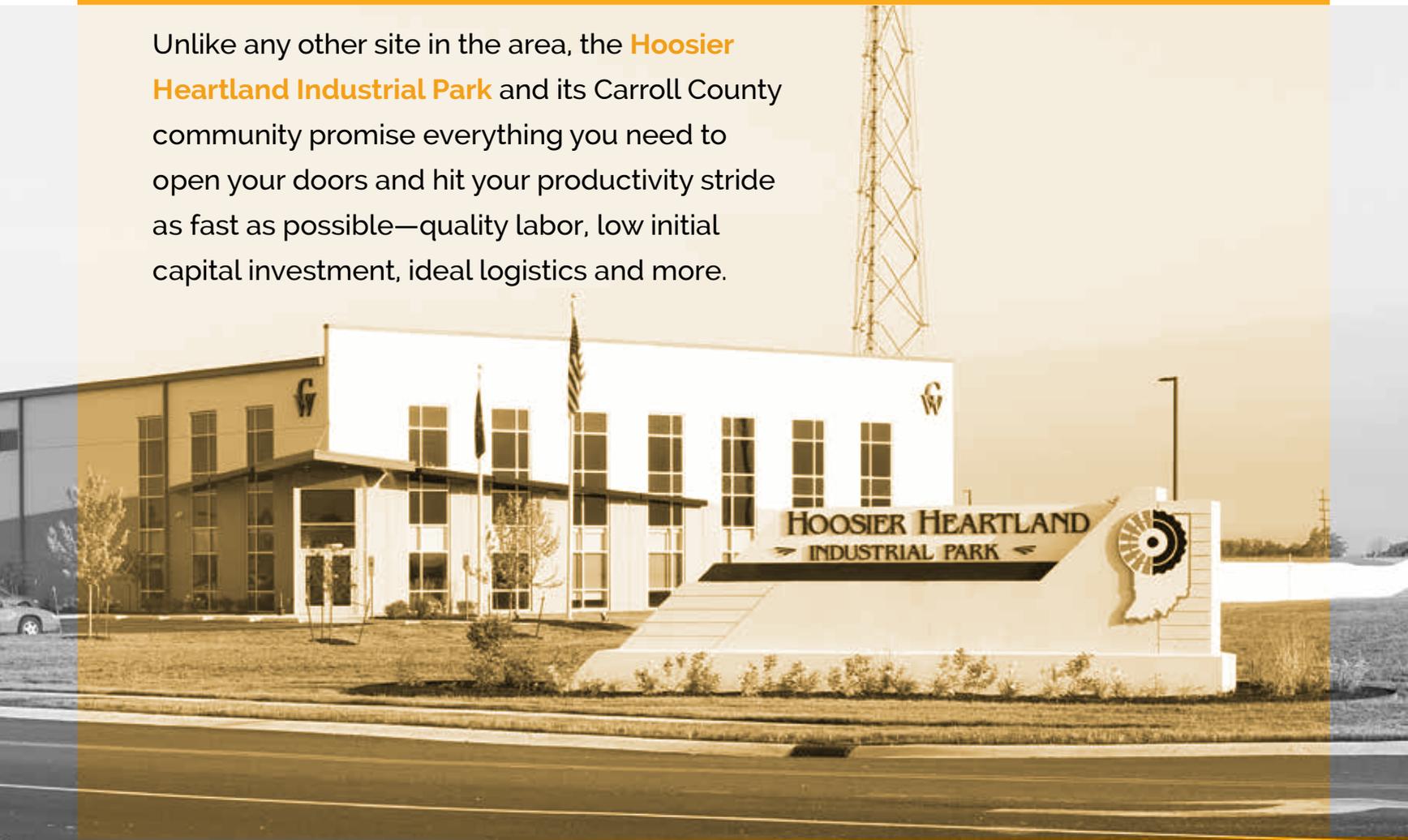


The Midwest's pacesetter  
for pro-business policy.  
Indiana is the region's first  
Right to Work state and one  
of only a few states in the  
union to cut taxes by nearly  
25% and still maintain an  
AAA credit rating.

*(Standard & Poor's, Fitch and Moody's)*

# THE MOST BUSINESS-READY PARK

Unlike any other site in the area, the **Hoosier Heartland Industrial Park** and its Carroll County community promise everything you need to open your doors and hit your productivity stride as fast as possible—quality labor, low initial capital investment, ideal logistics and more.



## THE MOST ACCURATE DEFINITION OF 'SHOVEL-READY'

Curbs, gutters, a detention pond and site-wide drainage are already in place, and all major utilities are plug-and-play ready on every lot—which means:



**Lower  
construction costs**



**Zero impact fees  
with minimal permitting**



**Earlier  
business launch**

## THE MOST FORWARD-THINKING WORKFORCE INITIATIVES

Part of Indiana's Region 4, which is **#1 in the state** for workforce **grant applications & programs**

Carroll High School is **#1 among state public high schools** for per-capita **scholarship dollars**



### Inside Indiana's Best Kept Secret.

Carroll County is "where opportunities are endless," offering a Stellar Community, rich in history along the Wabash and Erie Canal. It has an impressive performing arts venue at the Delphi Opera House, competitive schools, adventurous outdoor activities and a low cost of living. Learn more at [carrollcountyindiana.com](http://carrollcountyindiana.com)

## THE MOST RESOURCEFUL LOCATION

Only a few I-65 miles **from Indy and Chicago**

Indiana's **maritime ports rank 6th** in waterborne shipping —Only statewide port system with direct waterway **access to 2 U.S coasts**



**Only 1 day** away, by ground, **from 75% of the U.S. population**



**Only minutes from Purdue University**— a world-renowned research institute and center for tech commercialization, patent development and business startups.

# THE MOST BUSINESS-PASSIONATE PEOPLE



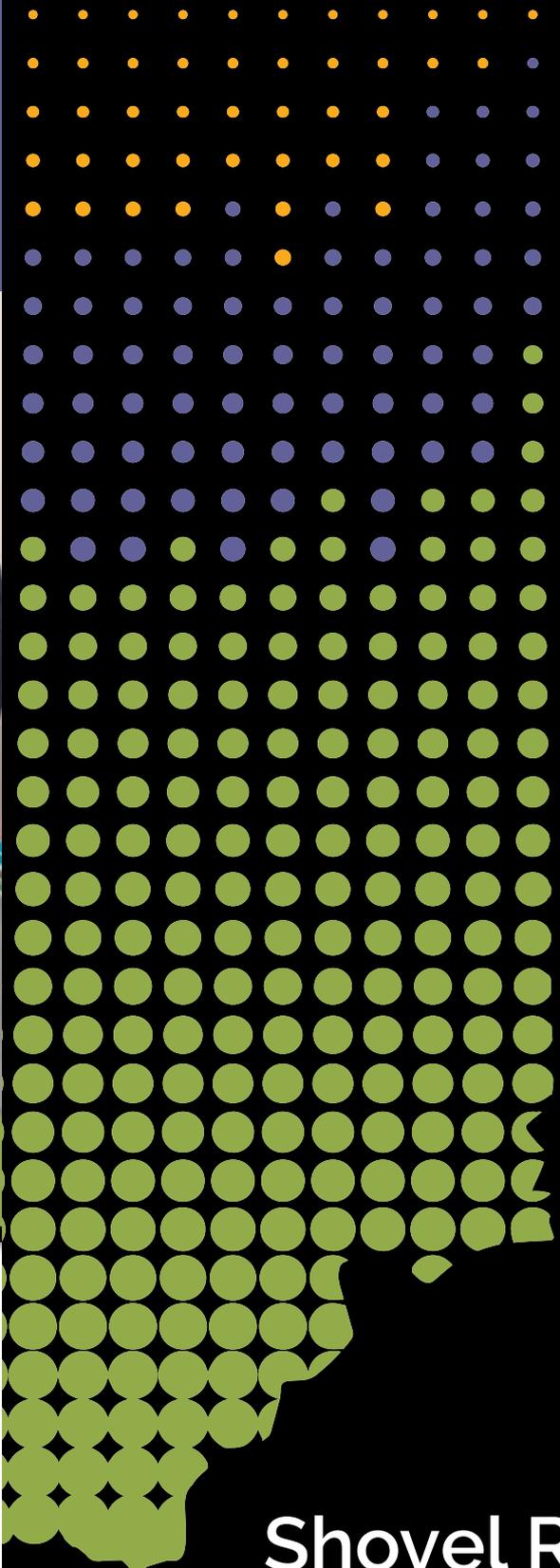
Redevelopment Commission Board • Elected Officials • Economic-Development Staff  
• All committed to making your business launch here as easy as possible •

After all the data and all the sales pitches, no other community is more passionate about bringing in new business and clearing away any hurdles that might stand in the way.

When the **Hoosier Heartland Industrial Park** already 'sweetens the pot' with potential state tax credits, grant funding, tax-increment (TIF) financing and other incentives, Carroll County is still eagerly willing to hear and propose additional ideas to close the deal.

"Without question, the Economic Development team has a common goal of adding value to our community. With their help selecting an affordable and efficient location for our new facility, we're confident our member customers will be better served. The team's drive and expertise provided us with options and solutions to complete our project on time and under budget."

*-Randy Price, CEO of Carroll White REMC*



# Shovel Ready. ROI Rich.



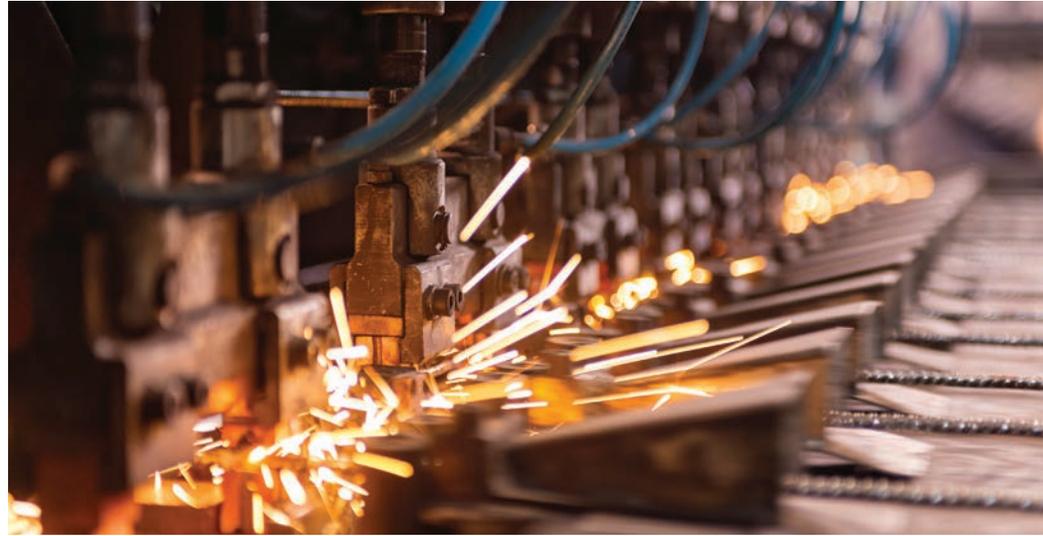
**Economic Development Corporation**  
241 Heartland Drive | PO Box 83  
Delphi, IN 46923 | 765-564-2207 (fax)  
**765.564.2060 | [carrollcountyEDC.com](http://carrollcountyEDC.com)**





# INDIANA

## THE "BEST STATE FOR BUSINESS"



**#1** in the U.S. for  
"Low Cost of  
Doing Business"

*CNBC (2015)*



**#1** in the Midwest  
**#2** in the U.S.  
"Best States for Business"

*Forbes Magazine (2015)*



**#2** in the U.S. for  
Easiest Regulatory  
Environment

*CNBC (2015)*

Now that your sights have fixed squarely on the Midwest as your company's hottest blue-chip market, look more closely to see why Indiana—the region's very first Right to Work state—economically outshines all others.

**ZERO**  
gross receipt tax

**ZERO**  
inventory tax

**3% CAP**  
on business  
property tax

**#1** in the U.S. for  
% of workforce in manufacturing

*U.S. Bureau of Labor Statistics (2015)*

**#1** in the U.S. for share of  
advanced-manufacturing  
employment

*Ball State University Center for Business & Economic Research (2016)*

**#2** in the U.S. for manufacturing  
employment growth

*(4.5% to the U.S. avg. 1.6%) U.S. Bureau of Labor Statistics (2015)*

**ONE** of only a few states to cut  
taxes by nearly 25% and still  
maintain an AAA credit rating

*(Standard & Poor's, Fitch and Moody's)*

## Let's Get Down to Business



**Economic Development Corporation**  
241 Heartland Drive | PO Box 83  
Delphi, IN 46923 | 765-564-2207 (fax)

**765.564.2060**  
[carrollcountyEDC.com](http://carrollcountyEDC.com)



# CARROLL COUNTY

## ABUNDANT IN NEW-BUSINESS RESOURCES

**#1 in the state**, for  
workforce grant applications  
& programs, including:

- Advancing Manufacturing scholarships
- Ivy Tech Community College's Certified Production Technician (CPT) program
- Ready-to-Work training programs
- Rapid Reemployment for Manufacturing Placement (RAMP)
- 4REAL adult-education services
- Area high schools' Work Ethic Certification program



Carroll High School is **1st among state** public high schools for per-capita scholarship dollars



6-county labor pool  
with **360k people**  
—and counting



In Indiana, no other community promises a lower overall investment cost or demonstrates a higher economic-development priority than Carroll County—setting a powerful backdrop for your business success. In Carroll County, "where opportunities are endless," you'll find stellar community rich in history along the Wabash and Erie Canal, an impressive performing arts venue at the Delphi Opera House, competitive schools, adventurous outdoor activities and a low cost of living. Learn more at [carrollcountyindiana.com](http://carrollcountyindiana.com).

Per-acre  
land values  
as much as  
**20% less**  
than surrounding  
counties

**3rd lowest  
property tax rate**  
among Northwest-Central  
Indiana's 12 counties, and  
well-below state's average

Purdue University Extension Office (2015)

**Diverse Financial Resources:** State tax credits | Grant funding |  
Tax-increment financing (TIF) | Flexible incentive plans

## Let's Get Down to Business



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# HOOSIER HEARTLAND

**PLUG-N-PLAY  
INFRASTRUCTURE.  
PRIME LOCATION.**



- 15 truck minutes**  
to Interstate 65
- 78 miles**  
to Indianapolis
- 90 miles**  
to Ft. Wayne (I-69)
- 124 miles**  
to Chicago

Unlike any other site in the region, Hoosier Heartland combines shovel-ready development status with exceptional logistics connectivity that enable you to start your business, and attain your goals—fast.



**Lower**  
construction costs



**Zero impact fees**  
with minimal permitting



**Earlier**  
business launch

**Site-ready amenities:**

Electric | Gas | Fiber optics | Water/Sewer | Detention Pond |  
Curbs/gutters

## Let's Get Down to Business



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