











AVON LANDING

Hendricks Power Cooperative

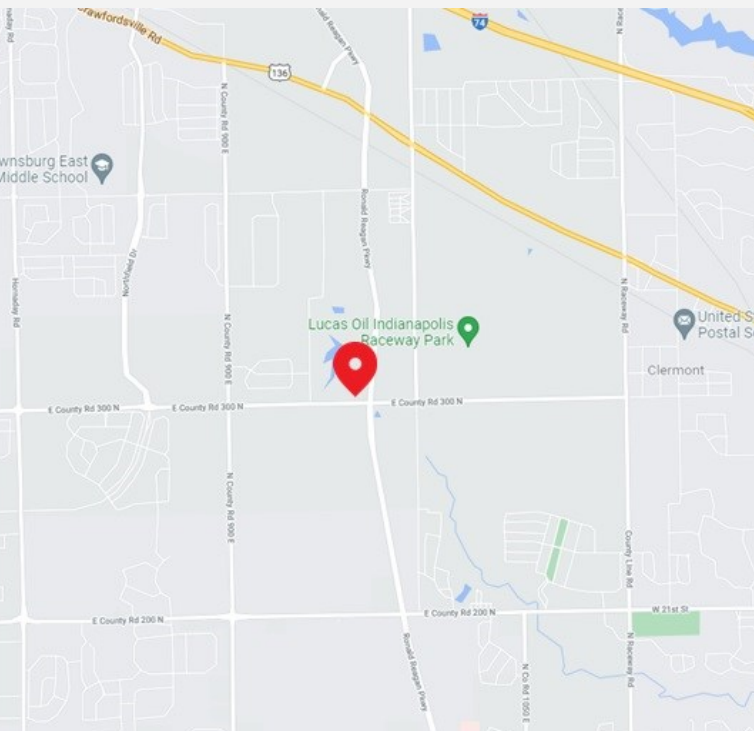
AVON'S ON THE GROW

Avon is one of the most dynamic towns in central Indiana, constantly on the grow. You can be a part of it by selecting this site for your business. Take advantage of the convenient location, and enjoy a friendly business environment.

SITE ADDRESS	TIME ZONE	OWNERSHIP	TOTAL ACREAGE	DEVELOPABLE	MIN LOT SIZE	ZONING	SITE COVENANTS	IMPACT FEES	FOREIGN TRADE ZONES
									
2401 N 900 E AVON, HENDRICKS CO., IN, 46123	EASTERN	N/A	125 ACRES	125 ACRES	N/A	<u>INDUSTRIAL</u>	NO	NO	<u>YES</u>

KEEP IT SIMPLE

With railroads, highways, and the Indianapolis International Airport all within easy reach, taking care of logistical concerns has never been simpler. Ship and receive with ease, knowing you'll never have to go far.



UTILITIES



ELECTRIC UTILITY

Line KV Serving Site: 12.47 KV
Line KV Serving Substation: 138 KV
Dual Feed: YES



WATER UTILITY

Pipe Size: n/a
System Total Capacity: 252 MGD
System Available Capacity: 120 MGD



SEWER UTILITY

Pipe Size: 24"
System Available Capacity:
Expandable



NATURAL GAS

Service: 4" and 6" lines
60psig

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COUNT ON HENDRICKS POWER COOPERATIVE

As a member-owned electricity cooperative, Hendricks Power Cooperative offers you a dependable electricity supply while keeping the price as low as possible. That's because they aren't beholden to the bottom-line—they work for members just like you.

LOGISTICS



DISTANCE TO HIGHWAY

2 miles / 3.2 km to US 136



DISTANCE TO AIRPORT

Indianapolis International Airport: 11 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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