


LACY PROPERTY

Hendricks Power Cooperative

BREAK NEW GROUND

Building on Lacy Property is a great way to break new ground on your business. Whether it's a new business or a new expansion, this site won't just meet your expectations—it will exceed them.

SITE ADDRESS	TIME ZONE	OWNERSHIP	TOTAL ACREAGE	DEVELOPABLE	MIN LOT SIZE	ZONING	SITE COVENANTS	IMPACT FEES	FOREIGN TRADE ZONES
									
I-74 & RR PKWY (EAST & WEST OF RR) BROWNSBURG, HENDRICKS, IN, 46112	EASTERN	N/A	239 ACRES	218 ACRES	2 ACRES	PD & C2	NO	NO	YES

ITS ALL ABOUT ACCESS

Selecting the right site for your business is about a lot more than finding a good location. You also need access-to rail service, to the airport, and to highways. Lacy Property offers all of that, making your job a whole lot easier.



UTILITIES



SEWER UTILITY

Pipe Size: 24"

System Total Capacity:
350,000 GPD Combined

System Available Capacity:
350,000 GPD Combined



WATER UTILITY

Pipe Size: 18"

System Total Capacity:
350,000 GPD Combined

System Available Capacity:
350,000 GPD Combined



ELECTRIC UTILITY

Line KV Serving Site: 12.47 KV

Line KV Serving Substation: 138 KV

Dual Feed: YES



NATURAL GAS

Service: 12" steel & 2" plastic /
High and Medium Pressure

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SERVED BY HENDRICKS POWER COOPERATIVE

There's a reason people count on member-owned electricity cooperatives like Hendricks Power Cooperative. That's because they're more worried about providing you with reliable electricity at low prices than with posting big profits. You'll be glad when they're serving your business.

LOGISTICS



DISTANCE TO HIGHWAY

<1 mile / <1.6 km to Ronald



DISTANCE TO AIRPORT

Indianapolis International Airport: 17 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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