



PUTNAM COUNTY

Opportunity Zone Investment Prospectus

A Gateway Attracting Greatness



March 2022



PUTNAM COUNTY
LETTER FROM KEY OFFICIALS



Kristin Clary, Executive Director
Putnam County Development Center

Putnam County, Indiana is located in the Indianapolis-Carmel-Anderson Metropolitan Statistical Area, yet brimming with beautiful scenic landscape. The county was established in 1821 rich in history and resources and an early emphasis on education. In 1837, DePauw University, formerly known as Indiana Asbury University, was chartered in the county. The college was a Western pioneer inaugurating equal educational privileges to females. Of the many natural assets in Putnam County, the land is known for its abundance of hardwoods, rich soil, limestone, and natural springs. Among the assets, Putnam County also has nine covered bridges and several parks with waterfalls, lakes, and nature trails.

As part of the largest growing region in the State, Putnam County offers great potential for development investment into the opportunity zone. The designated opportunity zone census tract is located in the Town of Cloverdale. The location is conveniently centered on I-70 mid-point between Indianapolis and Terre Haute. We are positioned well for industry as well as tourism and further expanding on entertainment experiences. The C Bar C Expo Center is a premier equestrian and multipurpose indoor arena, and the largest in the State. The 50-acre facility and center are host of the National Tractor Pullers Association Winter Nationals and a national lumberjack show, and many national equine shows nearly every weekend. Due to our proximity to the International Airport, we are planning for commercial development to capitalize on new large distribution facilities situated near the airport.



Jason Hartman, Manager
Town of Cloverdale

The Putnam County Economic Development Center and the Town of Cloverdale are partners along with the community in support of progression and development. Cloverdale is a business-friendly community. We are committed to working together in our attraction efforts and excited about the growth potential in the opportunity zone. A team has been established, that will assist investors as a liaison for ease of integrating and investing into the opportunity zone. If you are looking for a beautiful and welcoming place to start or expand your business footprint, please come see us in Cloverdale!

Greencastle/Putnam County
 Development Center





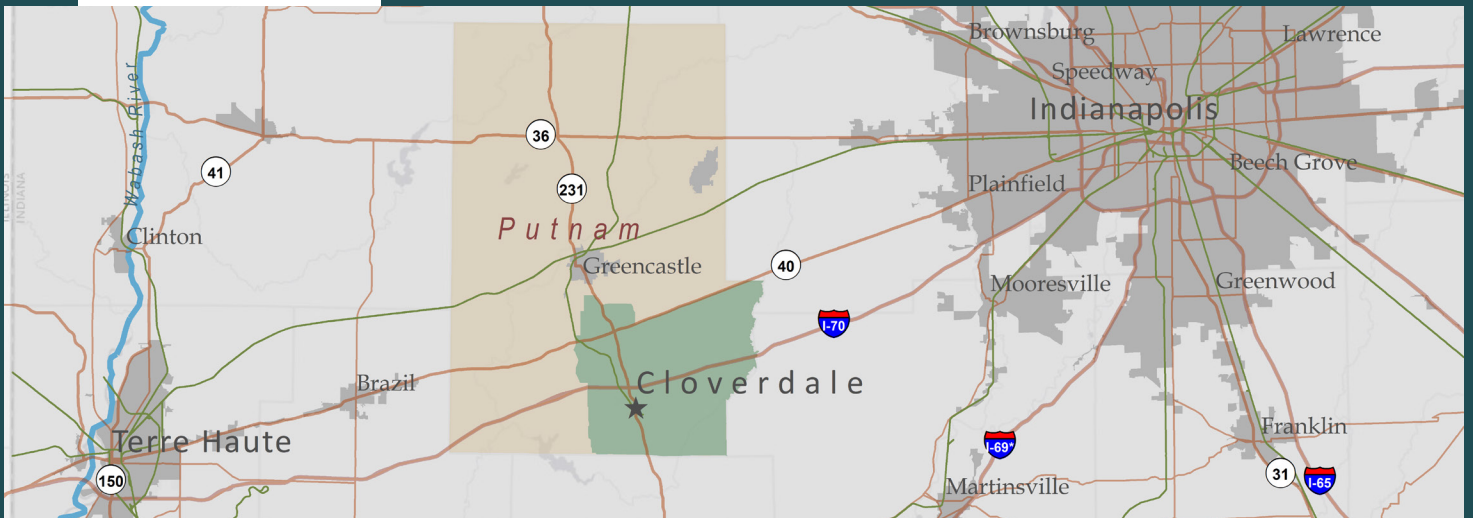
PUTNAM COUNTY
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Putnam County

Putnam County, Indiana is a beautiful, scenic county situated centrally between the cities of Terre Haute and Indianapolis along I-70. The county is rich in history where thousands of settlers trailed through the county on the Historic National Road, now known as U.S. 40. Putnam County offers many of the state's most majestic landmarks which include nature parks, sandstone cliffs, lakes, waterfalls, and historic covered bridges.

The Town of Cloverdale was founded in 1839 and named after the rolling meadows of clover. The Town offers a charming, small-town feel that is welcoming to new residents and tourists yet within close proximity to major urban cities.

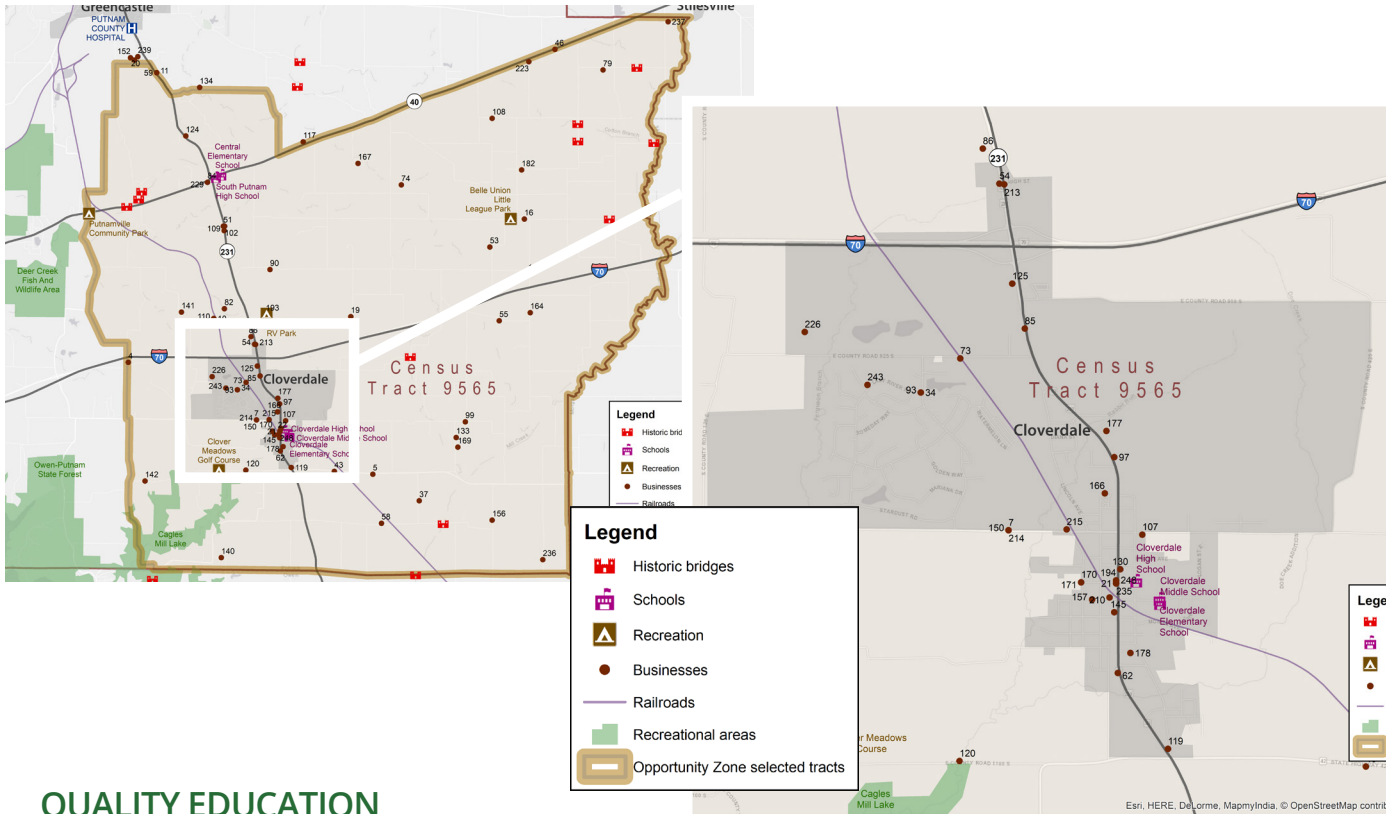


COMMUNITY VISION

Cloverdale is well positioned for growth as a business-friendly community that welcomes new development. Our primary short-term goals encompass expansion and developments such as lodging, dining, and recreation in alliance with family entertainment and attractions within market. Our long-term goals for the community include additional, viable job opportunities and housing for current and future residents.

Due to increased tourism, nearby state parks, and proximity to I-70 and the Indianapolis Airport, there are innumerable opportunities for manufacturing, hospitality, retail, and residential housing. There are multiple available sites with ample water and wastewater utilities.

With capacity and location, combined with welcoming and supportive leadership Cloverdale's Opportunity Zones are a winning opportunity for investment, yielding Cloverdale as one of the best places to live and work across a lifetime.



QUALITY EDUCATION

Combined, the 17 schools place in the top 20% of all public schools in Indiana. Public high school is accredited 2A, and a career center that provides CTE courses and adult education.

HIGHER EDUCATION

Home to DePauw University, ranked 47th best Liberal Arts Colleges in the U.S. and Ivy tech Community College which offers streamlined programs tailored to individual industry needs.

NATURAL AMENITIES

Extensive acres of beautiful protected lands ideal for Hiking, biking, fishing, camping, bird watching and more.

CULTURAL ACTIVITIES

Outstanding mix of museums along with performing arts, playhouses and music events throughout the year.

SPORTS ENTERTAINMENT

The expo center is nationally recognized as a premier Equestrian Arena and one of the nation’s top 5 indoor arenas by the National Tractor Pulling Association (NTPA).

MAJOR TRANSPORTATION ROUTES

Easy access to Interstate 70 and U.S. 231 and a small regional airport suitable for corporate and individual aircraft.

SMALL BUSINESS ENVIRONMENT

Over 1,100 establishments ranging from 0-99 employees, representing 60% of all jobs in the county.

COMMUNITY FOUNDATION

Active philanthropic organization with over \$1M awarded to local organizations and for student scholarships.

NONPROFIT ORGANIZATIONS

Over 240 nonprofit organizations supporting the activities and needs of multiple sectors and populations in the county.

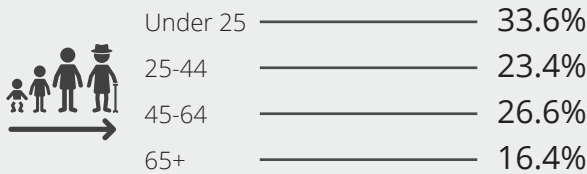
POPULATION



County Population (2020)
Number of county residents



Age Structure (2019)
Diversity of residents by age



Median Age (2019)
Median age of the population



Households (2019)
Total number of households



Education (2019)
Adults (25+ years old) with some college education or more



ECONOMICS



Real Median Household Income (2019)
Adjusted for the effects of inflation



Labor Force Participation (2019)
Working-age population in the labor force



Manufacturing (2019)
Average annual earnings for employees



Cost of Living Index (2019)
Cost of living relative to the national average of 100



Home Ownership (2019)
Percent of homes owner-occupied



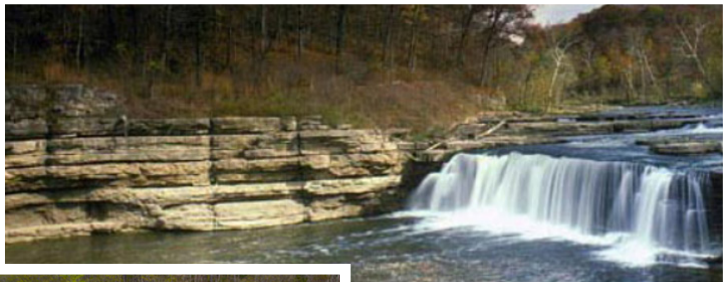
C Bar C Expo Center

The Expo Center is a unique destination attracting thousands of visitors year-round. The venue includes 500 horse motel/stalls and 200 camp sites. A current expansion underway will add Cowpokes Works and Western Retail, a franchise, as well as 107 additional horse stalls totaling approximately \$2M.



Endeavor Communications

Telecommunications broadband company headquartered in Cloverdale will provide 10G to all of Cloverdale. This is a first in the Eastern United States.



Lieber State Recreation Area

The area offers lake fishing and boating, a scenic nature trail, aquatic center with tornado water slide, and 30 and 45-foot-tall waterfalls, which are the largest waterfalls by volume in the state. The Cagles Mill Lake Nature Center hosts interpretive naturalist staff who share history and legends of the Miami, Shawnee, and Potawatomi tribes who populated the area.

Stardust Hills Community

Includes 1,600 single-family lots with a pool and recreational complex. The multi-family housing community also includes multiple apartment complexes and 2 senior living facilities.

Training & Development

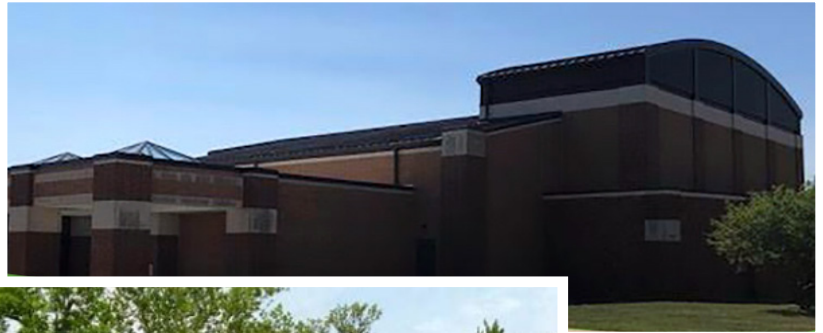
Putnam County is afforded extensive educational resources presenting top degree programs within just 40 miles, including 8 colleges and universities, both public and private.

Cloverdale High School is a public accredited 2A high school committed to challenging each student to become socially-responsible, life-long learners, and problem-solvers fostering technology and global awareness.

The Area 30 Career Center (Greencastle) offers youth and adult Career and Technical Education courses.

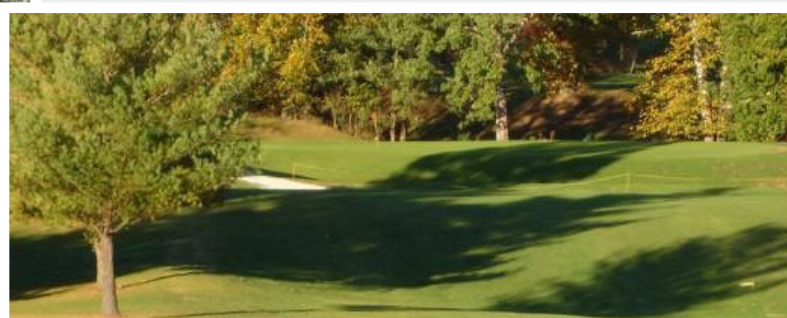
Ivy Tech Community College Associate Accelerated Program (ASAP) Program offers degrees in Information Technology, Business Administration, Nursing, & Supply Chain Management with close access to Smart Manufacturing and Digital Integration (SMDI).

DePauw University provides an academic approach which enables building bridges between knowledge and experience through pathways such as Business, Medicine and Health, Sustainability, Entrepreneurship, Graphic Design, and International Affairs.



Clover Meadows Golf Course

18-hole course situated in beautiful countryside yet conveniently near I-70 in Cloverdale.



Hotel & Dining

Details

This property is located ideally for lodging, just to the north of McDonald's located along SRS231 and just off the I-70 exit. This location is ideal for visitors attending weekly events at the CBarC Expo Center, who are seeking overnight lodging and dining such as a steakhouse. Nearest restaurants close to I-70 are currently located in Plainfield (Exit 66) and Terre Haute (Exit 7), leaving 59 miles of interstate without accommodations. Additional considerations on-site include indoor aquatics or other family recreation.

Site 1

ADDRESS

1035 North Main Street, Cloverdale IN 46120

OWNERSHIP

Private

AVAILABILITY

Available/Not listed

LOT SIZE

6 Acres

ZONING

Commercial

INCENTIVES

- Road upgrades
- Tax abatement
- Tax Increment Financing (TIF)
- State Training Grants (contingent upon project)



Site 2

LOCATIONS

1031 & 1035 North Main Street & 900 South, Cloverdale IN 46120

OWNERSHIP

Private

AVAILABILITY

Not listed

LOT SIZE

- 3 lots with combined acreage of 9.86 acres:
- North Lot = 6 acres
 - Center lot = 2.51 acres
 - South lot = 1.35 acres

ZONING

Commercial

INCENTIVES

- Road upgrades
- Tax abatement
- Tax Increment Financing (TIF)
- State Training Grants (contingent upon project)

Industrial Space for Manufacturing or Distribution

Details

Model Industrial location for manufacturing or distribution. Located just off of I-70 and US231, 30 miles to Indianapolis International Airport, 10 miles to Putnam County Airport with capacity for air freight and most corporate aircraft. A smaller regional airport located within 15 miles also serves corporate and personal aircraft.

LOCATION

2 Parcels - Stardust Road, Cloverdale IN 46120

OWNERSHIP

Private

AVAILABILITY

Available/Not listed

LOT SIZE

68.85 acres

- Parcel 1 = 33.11 acres
- Parcel 2 = 35.74 acres

ZONING

Industrial

INCENTIVES

- Road upgrades
- Tax abatement
- Tax Increment Financing (TIF)
- State Training Grants (contingent upon project)

AMENITIES

- Utilities to site
- Newly enhanced roadway for heavy traffic volume

ELECTRIC

Duke Energy Indiana

NATURAL GAS

CenterPoint Energy Delivery

TELECOMMUNICATIONS

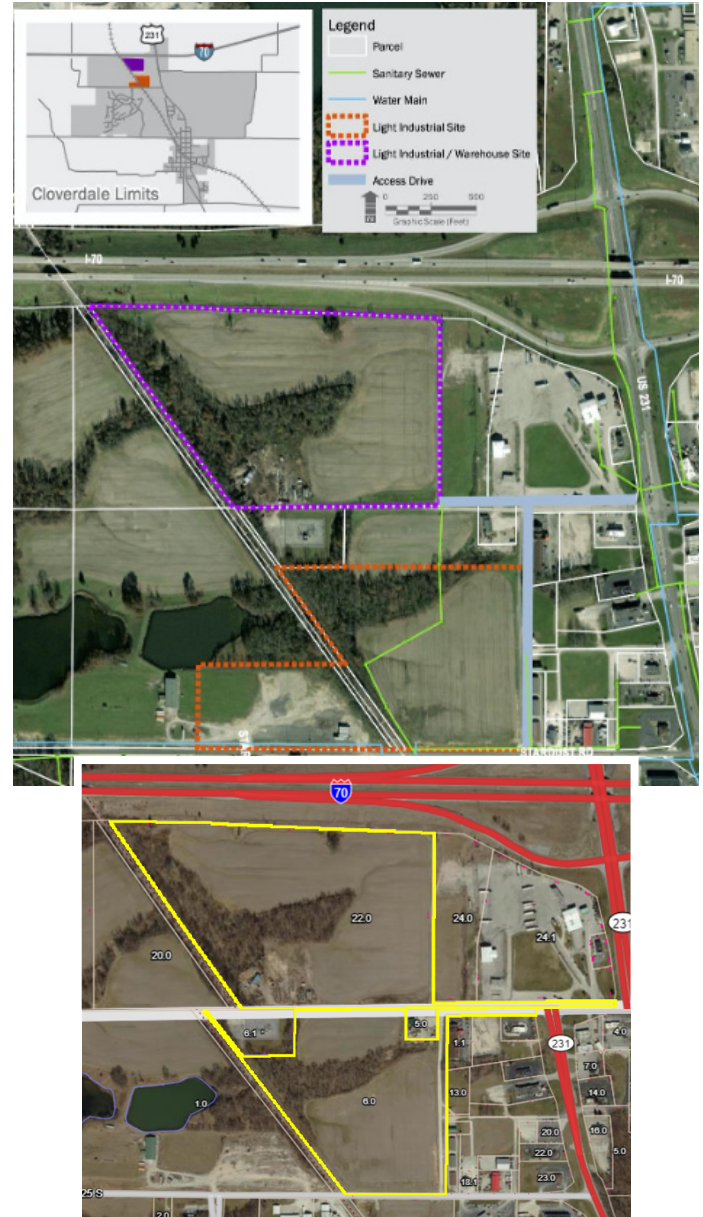
Endeavor, Inc. - Fiber optic, digital switching, Internet and DSL

WATER

- Municipal service with deep well source - 1.0 MGD capacity.
- 900,000-gallon water tower near I-70 and US 231.

SEWAGE

- Municipally owned sewage treatment plant - 0.7 MGD capacity.
- Treatment plant upgrades completed in 2007.





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 Greencastle Putnam County
 Development Center



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Jason Hartman
Town Manager
 Town of Cloverdale



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OUR PARTNERS



Center for Regional Development

The Purdue Center for Regional Development (PCRD) seeks to pioneer new ideas and strategies that contribute to local and regional collaboration, innovation and prosperity. The Center partners with public, private, nonprofit and philanthropic organizations to identify and enhance the key drivers of innovation in communities and regions across Indiana, the U.S. and beyond.



The Indiana Office of Community and Rural Affairs is a valuable state agency that works with local, state and national partners to provide resources and technical assistance to aid Indiana communities in shaping and achieving their community and economic development vision and goals.



The Indiana Housing & Community Development Authority partners with developers, lenders, investors, and nonprofit organizations to provide housing opportunities and stability for Indiana families, which prospers and strengthens communities across the state.



Committed to the future of rural communities.

USDA Rural Development focuses on improving the economy and quality of life in rural America. It does so through a variety of programs, including grants, loans, and loan guarantees designed to help create jobs, strengthen economic development, and support the availability of such key services as housing, health care, water, electric and communications/broadband infrastructure.