

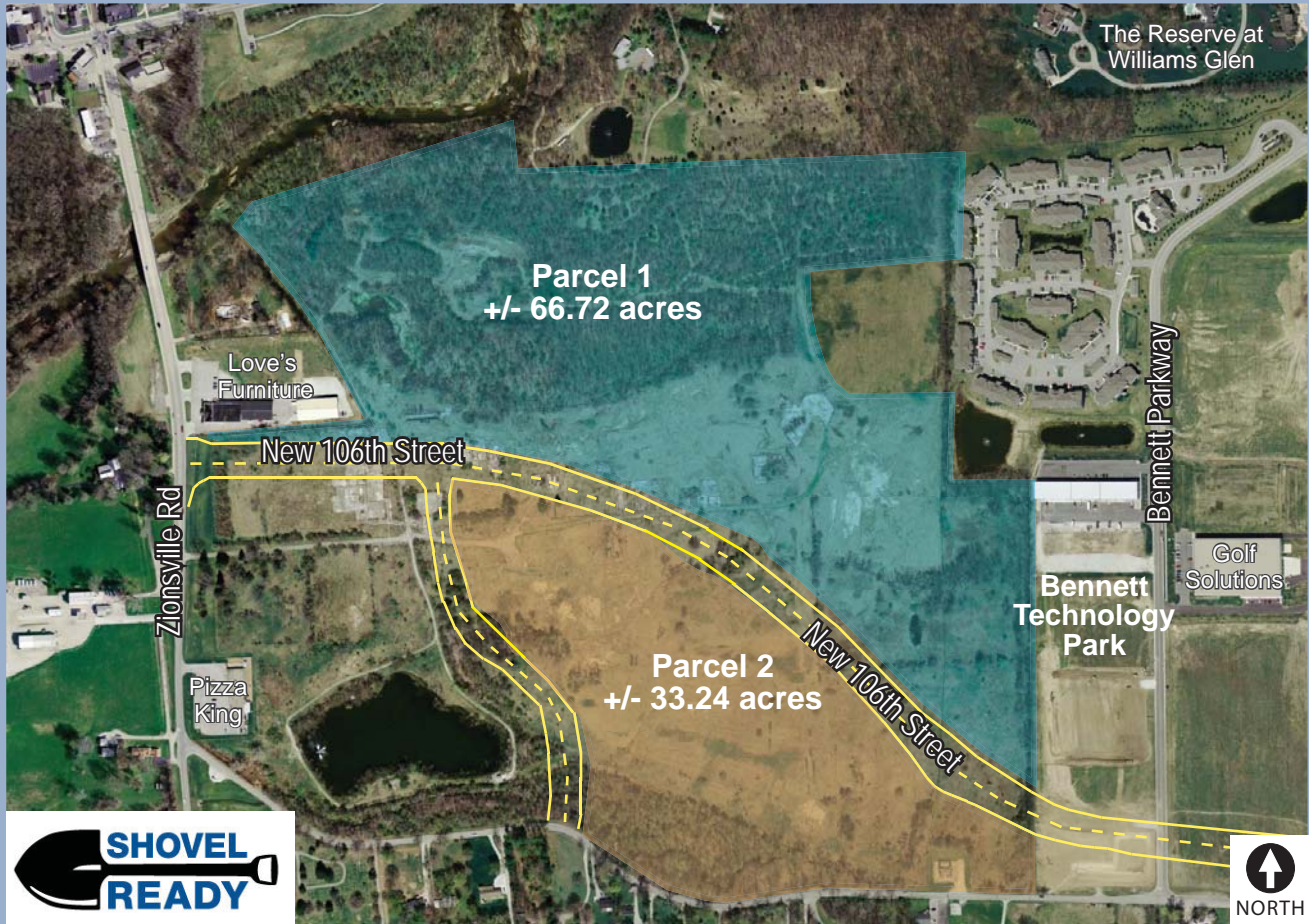
Dow Chemical Land

Zionsville, IN



DEVELOPMENT OPPORTUNITY

100 +/- Total Acres – 2 Parcels



- Industrial / Office / Mixed-Use Development Opportunity
- Designated as a Shovel Ready Site - see details on backside
- Located in rapidly growing Zionsville community in Boone County
- Adjacent to Bennett Technology Park
- High visibility on Zionsville Road and new 106th Street
- Easy access to interstate system and downtown Indianapolis
- Acreage: 100 acres +/- total
 - Parcel 1: 66.72 +/- acres
 - Parcel 2: 33.24 +/- acres



For more information, please contact:

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Designated as a "SHOVEL READY SITE" by the State of Indiana.

The Dow Chemical Land site has been granted the State of Indiana's, **Shovel Ready-certified Status.**

The Shovel Ready Program is administered by the Indiana Economic Development Corporation. Certified sites have undergone extensive title work, proof of ownership, legal and environmental review and qualify for expedited permitting with state regulatory agencies. The state's Shovel Ready Program lowers costs and improves efficiencies toward a site's expedited development process.

Benefits of a Shovel Ready-certified site:

- **Lowers** site development costs
- **Improves** state permitting efficiencies
- **Enhances** site marketability.
- **Reduces** potential risks of investing in and improving new land

Minimum Standards for Certification

- Executive level community support (Mayor, County Commissioner, Town Council President) demonstrating a local commitment to expedite, when necessary, local permitting
- Ownership of property clearly identified; property should be owned or optioned by local economic development organization, local unit of government, developer, end user or utility
- Sufficient infrastructure in place
- Identification of water bodies and receiving streams at the site, including having a Waters of the State determination
- Topography maps associated with the site
- Environmental assessment of property complete through Phase I, and if indicated, Phase II

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