

MONTROW SITE

CR 350N & CR 75W NORTH VERNON, IN 47265



Location

Street Address	CR 350N & CR 75W
City	NORTH VERNON
County	Jennings
Township	
State	IN
Zip Code	47265
Type	Site Only

Site Details

Site

Total Acres Available	40
Within city/town limits	Yes
Located in Industrial Park	Yes
Name of Industrial Park	Montrow Industrial Park

Sale/Leasing

Ownership	Private
For Sale	Yes
Sale Price	\$9,500

Jurisdiction

Zoning Code/Description	Industrial
Tax Increment Financing Area (TIF)	Yes

Utility

Electric Power Provider	Southeastern Indiana REMC
Natural Gas Service Provider	Midwest Gas
Natural Gas Service at Property	Yes
Water Provider	Jennings Water
Sanitary Sewer Service Provider	North Vernon
Sanitary Sewer Service at Site	Yes
Internet Service Provider	Cinergy MetroNet
Internet Service at Property	Yes
Type of Service Available	fiber

Transportation

Interstate Route Number	I 65
Distance to Nearest Interstate (Miles)	20
Federal/State Highway Number	CR 350N
Is Public Transit Available	Yes
Name of Commercial/International Airport	Indianapolis International
Distance to Commercial Airport (Miles)	65
Name of General Aviation Airport	North Vernon Municipal
Distance to General Aviation Airport (Miles)	3
Largest General Aviation Airport Runway	5,800
Rail Service Provider	CSX & MRA

Owner

Owner State	IN
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Contact Information

Kathy Ertel

Company	Jennings County Economic Development Commission
Address	P.O. Box 15 1865 W US Highway 50

City	North Vernon
State	IN
Zipcode	47265
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Indiana Economic Development Corporation

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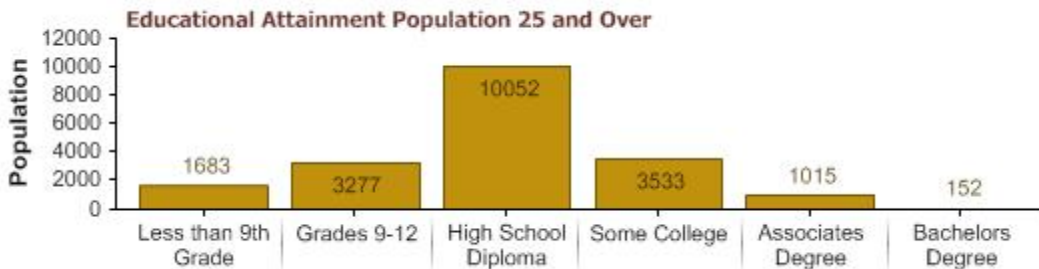
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10 Mile Demographic Radius Report



Population 2008		
	Number	%
Total Estimated Population	33,186	100%
Population in the Labor Force	17,814	53.7%
Population by working age 20-64	20,502	61.8%

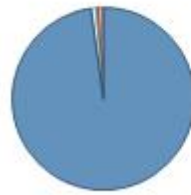
Educational Attainment 2008		
	Number	%
Total Adult Population (25 +)	21,523	100%
Less than Grade 9	1,683	7.8%
Grades 9-12, no diploma	3,277	15.2%
High School Graduate	10,052	46.7%
Some College, No Degree	3,533	16.4%
Associates Degree	1,015	4.7%
Bachelors Degree	152	0.7%



Population by Race 2008

	Number	%
Total Population (all ages)	33,186	100%
White	32,203	97.0%
Black	295	0.9%
Asian	105	0.3%
Hispanic (Ethnicity)	350	1.1%

Population by Race



Population by Age 2008

	Number	%
Total Population	33,186	100%
0 to 4	2,178	6.6%
5 to 17	6,218	18.7%
18 to 34	7,233	21.8%
35 to 44	4,676	14.1%
45 to 64	8,593	25.9%
65+	5,059	15.2%

Population by Age



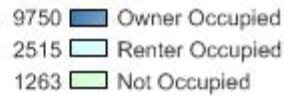
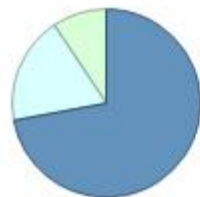
Household Income 2008

	Number	%
Total Households	12,265	100%
Less than \$30,000	3,359	27.4%
\$30,000 to \$49,000	3,550	28.9%
\$50,000 to \$100,000	4,269	34.8%
\$100,000 or more	1,087	8.9%

Housing 2008

	Number	%
Total Housing Units	13,528	100%
Occupied by Owner	9,750	72.1%
Renter Occupied	2,515	18.6%

Housing Units



Source: IBRC at Indiana University

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10 Mile Workforce Radius Report



Business Establishments and Labor Supply 2008

	Number
Business Establishments	1,462
Jobs	8,344

Establishments by Range of Employees 2008

	Number	% Dist.
1 to 20	1,248	85.4%
20 to 50	26	1.8%
50 to 99	8	0.5%
100 to 249	6	0.4%
250 to 499	3	0.2%
500+	1	0.1%

Occupations 2008

	Number	% Dist.
Total Occupations	15,523	100%
Protective	163	2.0%
Building Maintenance & Cleaning	483	5.8%
Construction	1,921	23.0%
Farming, Fishing & Forestry	109	1.3%
Food Preparation Serving	655	7.8%
Personal Care	356	4.3%
Production Transportation	4,964	59.5%
Healthcare Support	522	6.3%
Managerial Executive	1,358	16.3%
Office Administration	1,683	20.2%
Prof Specialty	2,002	24.0%

Sales	1,307	15.7%
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Establishments and Employment by Industry 2008

	Establishments	% Dist.	Jobs	% Dist.
Total	1,462	100%	8,344	100%
Agriculture, Forestry, Fishing and Hunting	197	13.5%	353	4.2%
Fishing	0	0	0	0
Oil and Gas Extraction	0	0	0	0
Coal Mining	0	0	0	0
Metal Ore Mining	0	0	0	0
Utilities	4	0.3%	19	0.2%
Construction	164	11.2%	503	6.0%
Other Food Manufacturing	0	0	0	0
Textile Furnishings Mills	0	0	0	0
Apparel Accessories and Other Apparel Manufacturing	0	0	0	0
Leather and Hide Tanning and Finishing	0	0	0	0
Printing and Related Support Activities	4	0.3%	4	0.0%
Petroleum and Coal Products Manufacturing	2	0.1%	2	0.0%
Rubber Product Manufacturing	0	0	0	0

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	4	0.3%	29	0.3%
Metalworking Machinery Manufacturing	8	0.5%	8	0.1%
Communications Equipment Manufacturing	0	0	0	0
Manufacturing and Reproducing Magnetic and Optical Media	0	0	0	0
Wholesale Trade	56	3.8%	381	4.6%
Furniture and Home Furnishing Merchant Wholesalers	2	0.1%	10	0.1%
Professional and Commercial Equipment and Supplies Merchant Wholesalers	4	0.3%	4	0.0%
Machinery, Equipment, and Supplies Merchant Wholesalers	5	0.3%	21	0.3%
Paper and Paper Product Merchant Wholesalers	0	0	0	0
Drugs and Druggists' Sundries Merchant Wholesalers	0	0	0	0
Farm Product Raw Material Merchant Wholesalers	4	0.3%	8	0.1%
Chemical and Allied Products Merchant Wholesalers	3	0.2%	11	0.1%
Retail Trade	180	12.3%	180	2.2%
Automobile Dealers	15	1.0%	76	0.9%
Furniture Stores	1	0.1%	2	0.0%
Home Furnishings Stores	1	0.1%	2	0.0%
Electronics and Appliance Stores	10	0.7%	21	0.3%
Building Material and Supplies Dealers	13	0.9%	39	0.5%
Clothing Stores	3	0.2%	4	0.0%
Transportation & Warehousing	63	4.3%	263	3.2%
Motion Picture and Video Industries	1	0.1%	1	0.0%
Finance and Insurance	40	2.7%	139	1.7%
Insurance Carriers	1	0.1%	2	0.0%
Real Estate and Rental and Leasing	60	4.1%	60	0.7%
Professional, Scientific, and Technical Services	67	4.6%	67	0.8%
Legal Services	13	0.9%	38	0.5%
Computer Systems Design and Related Services	2	0.1%	3	0.0%
Advertising and Related Services	2	0.1%	6	0.1%
Admin. & Support & Waste Mgt. & Rem. Services	116	7.9%	461	5.5%
Travel Arrangement and Reservation Services	2	0.1%	5	0.1%
Services to Buildings and Dwellings	30	2.1%	94	1.1%
Colleges, Universities, and Professional Schools	1	0.1%	6	0.1%
Health Care and Social Services	73	5.0%	705	8.4%
General Medical and Surgical Hospitals	1	0.1%	160	1.9%
Child Day Care Services	11	0.8%	54	0.6%
Museums, Historical Sites, and Similar Institutions	2	0.1%	2	0.0%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Traveler Accommodation	7	0.5%	74	0.9%
Automotive Repair and Maintenance	45	3.1%	89	1.1%
Drycleaning and Laundry Services	2	0.1%	3	0.0%
Other Personal Services	7	0.5%	7	0.1%
Social Advocacy Organizations	3	0.2%	8	0.1%

Source: IBRC at Indiana University

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