

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$125,000
Price / SF:	\$2.87
Price / Acre:	\$125,000
Lot Size:	1-45 Acres
Zoning:	CIS/PUD
Utilities:	All Utilities
Topography:	Level

PROPERTY OVERVIEW

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park, a joint venture between Purdue Research Foundation and Holladay Properties. In place infrastructure includes off site drainage ponds, walking paths, sewer, water, electric, gas, fiber optic lines. Developer will sell lots subdivided to suit from 1 to 45 acres or build to suit for sale or lease. Land use zoning allows for Education Center/Office, Medical/Life Sciences, Retail/Lifestyle Center and Precision Manufacturing /Flex. Customized sites tailored to fit the size, budget and type necessary. The 2021 budget annual property owner's associate (POA) dues are \$525.00 per acre.

LOCATION OVERVIEW

This Premier Business Park is 30 miles southeast of Chicago fronting along I-65 and 1.2 miles south of U.S. Highway 30. Located with access from Broadway (S.R. 53), 93rd Avenue and 101st Avenue. Approximately 1/2 mile south of Methodist Hospital. The new I-65 interchange at 109th Avenue is 1 mile south. Tenants presently located in the park include: Purdue Technology Center - Ivy Tech, Pinnacle Hospital, Vibra Long Term Acute Care, Law Offices, INFSSA, Dawn Foods, Oh Pharmaceuticals and Pipefitters Union. The Purdue Research Park network which is comprised of five parks across the State of Indiana in Merrillville, West Lafayette, Indianapolis and New Albany is the largest University-affiliated complex in the country. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. Merrillville is the largest town in Indiana, with the third-lowest tax rate in Lake County.




AMERIPLEX
 AT THE CROSSROADS
 Commercial/Industrial Sites
 for Sale or Build to Suit
 - all sites divisible



A Joint Venture Development by:
 HOLLADAY PROPERTIES
 &  **PURDUE** RESEARCH FOUNDATION
 www.holladayproperties.com www.prf.org

For more information, contact:
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 **COMMERCIAL In-Sites** LLC
 www.commercialin-sites.com



**HOLLADAY
PROPERTIES**

www.holladayproperties.com

6370 Ameriplex Dr., Ste 110
Portage, Indiana 46368
Phone: 219.841.6416
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CERTIFICATION

PROJECT NAME

**PROPOSED +/- 45.0 AC LOT
AMERIPLEX AT THE CROSSROADS**
GEORGIA STREET
MERRILLVILLE, IN

REVISIONS

NO.	DATE	DESCRIPTION

DATE

1/28/2021

DRAWN BY

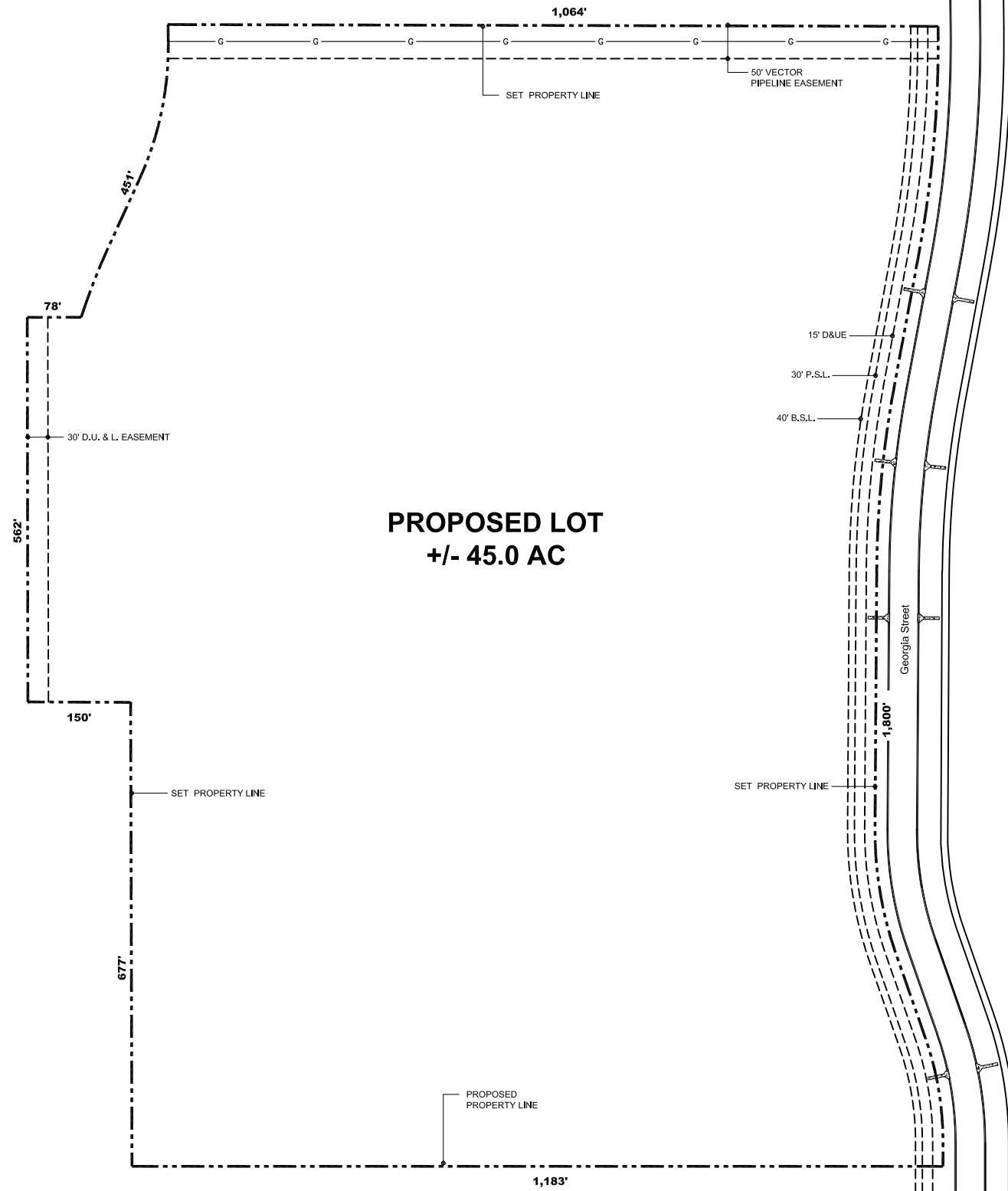
RPK

SHEET TITLE

**PROPOSED
LOT PLAN**

SHEET NO.

EX-1



**PROPOSED LOT
+/- 45.0 AC**

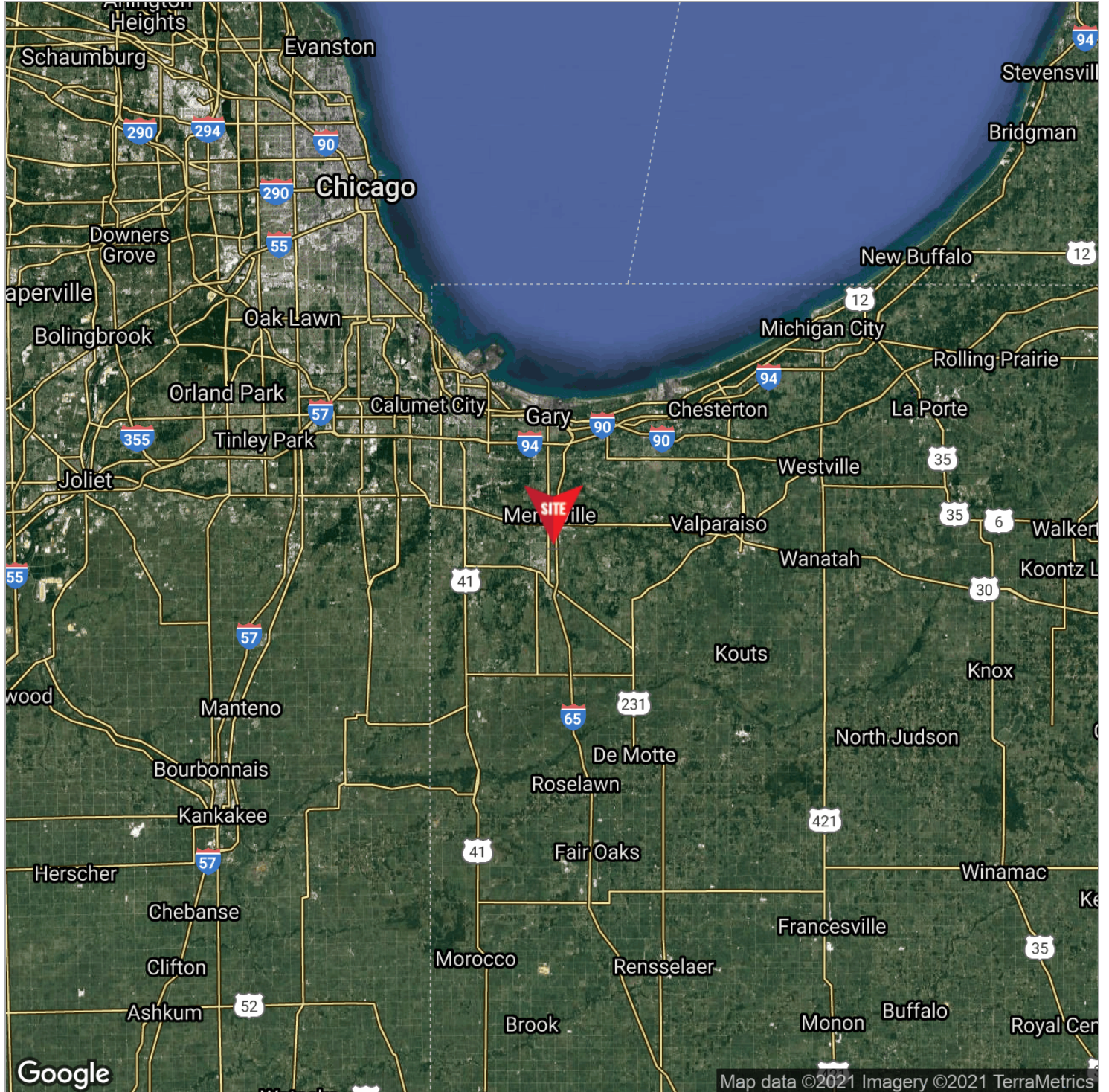
PROPOSED LOT PLAN

SCALE: N.T.S.

NORTH



LOCATION MAP



For Information Contact:

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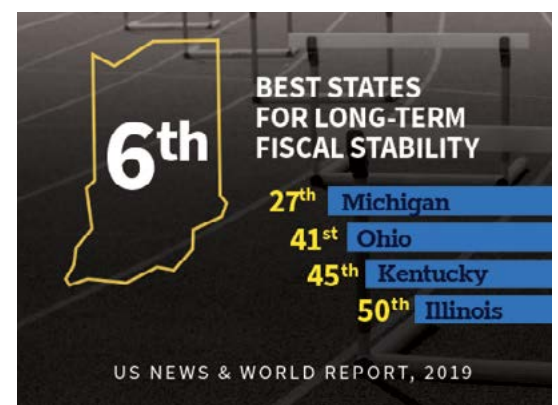
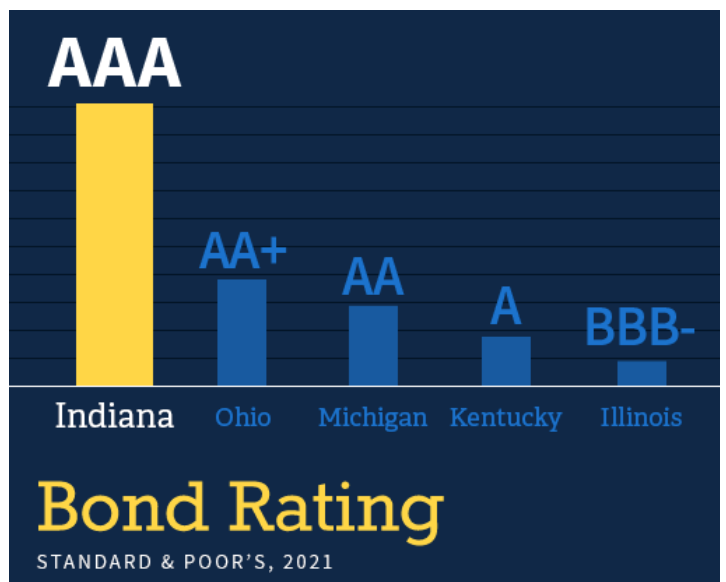
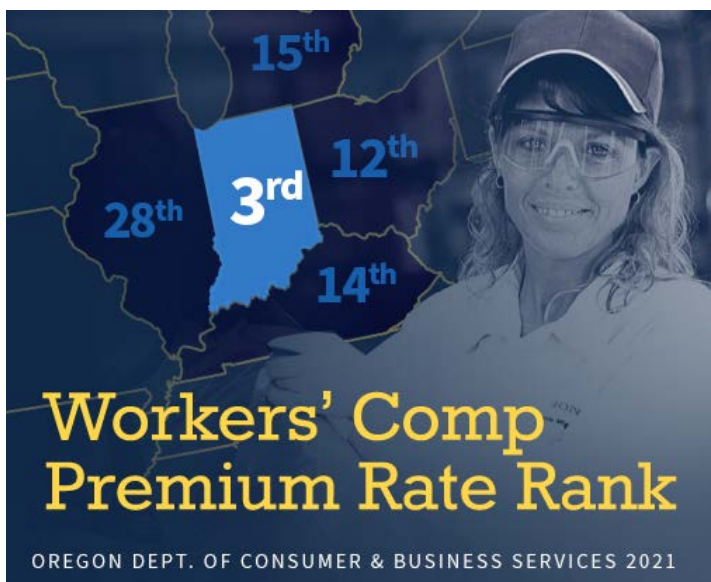
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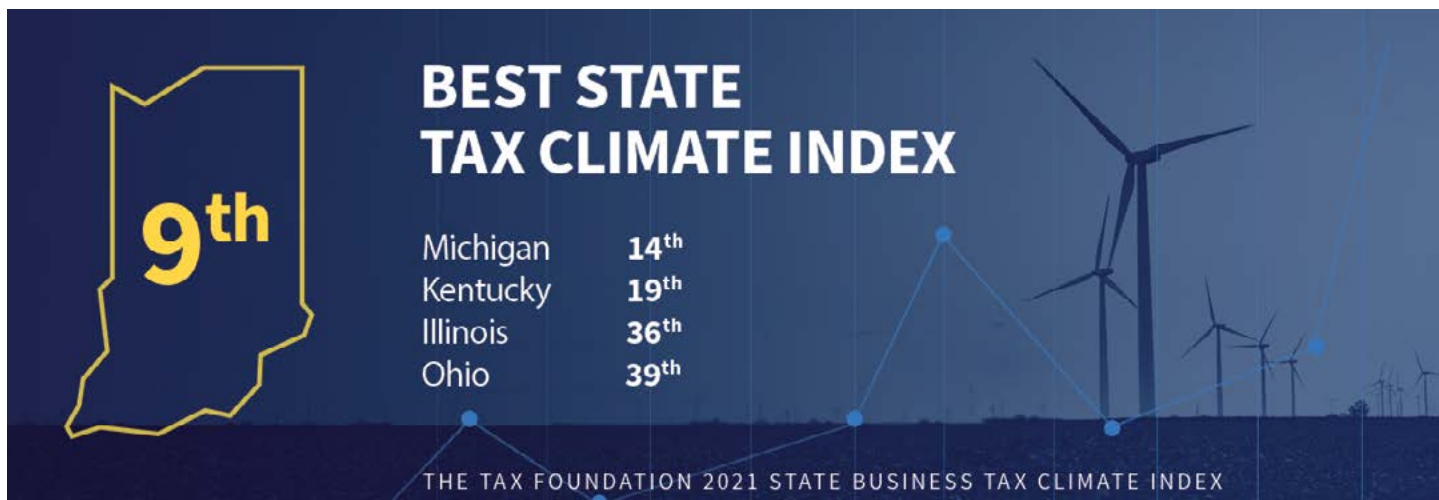
AERIAL



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TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.50%	5.0%	6.0%	None
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Individual Income Tax Rate	3.23%	4.95%	5%	4.25%	0% - 4.797%
Local Average Individual Income Tax Rate (b)	1.56%	NONE	2.08%	1.7%	2.5%
Local Average & Sales Tax Rate (c)	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax-New Employer (d)	\$238	\$398	\$292	\$243	\$243
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.13	\$1.14	\$1.11
Mean Hourly Wage (e)	\$23.57	\$29.87	\$22.94	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	92.6	90.5	92.3
Right To Work	Yes	No	Yes	Yes	No

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) Highest new employer (non-construction/mining) rate multiplied by highest new employer wage base

(e) QCEW 2019 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (1/2021). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2020). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP 2020 FastFacts. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2020). Emsi 2020.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2020). Chief Executive (5/2020). CNBC (7/2019). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020).