

RACER TRUST PROPERTY AVAILABLE

A wide-angle photograph of an industrial property. In the foreground, there is a large, flat, open field with dry, brownish grass. A white, rectangular metal shed with a gabled roof is situated on the right side of the field. In the background, there are several industrial buildings, including a large white cylindrical tank, and utility poles under a blue sky with scattered white clouds.

# OPPORTUNITY ZONE

Prime industrial land for sale in **Indianapolis, IN**

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[racertrust.org](http://racertrust.org)

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## Property Summary

**Allison Gas Turbine Landfill**  
2701 West Raymond Street  
Indianapolis, IN 46241

The former Allison Gas Turbine Landfill Land is a parcel of approximately 10.269 acres in size that encompasses a former 8-acre hazardous waste site. Closure of the site was overseen by the U.S. Environmental Protection Agency pursuant to the Resource Conservation and Recovery Act (RCRA), and the post-closure permit may severely limit any future use.

- County:** Marion
- Land Area:** 10.269 acres
- General Description:** Vacant parcel, former landfill
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** 49-11-21-106-006.000-970
- RACER Site Number:** 13250



More information about this property may be reviewed on RACER's website at [www.racertrust.org/Properties/PropertyDetail/Allison\\_Gas\\_13250](http://www.racertrust.org/Properties/PropertyDetail/Allison_Gas_13250).



## Property Location

 Allison Gas Turbine Landfill  
2701 West Raymond Street  
Indianapolis, IN 46241  
49-11-21-106-006.000-970  
Parcel 10.269+/- acres  
Easement 0.187+/- acres  
I-4-S, Heavy Industrial Suburban

View an interactive map of the Property at <http://bit.ly/allison-gas>.



©2017 Google

*\*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



## Property Details

Overview	
Location	2701 West Raymond Street, Indianapolis, IN 96241
Zoning/Tax ID Number(s):	I-4-S, Heavy Industrial Suburban: 49-11-21-106-006.000-970
Total Land Area of Property (Acres)	10.269
Total Assessment	\$40,300
Total Annual Property Taxes	\$1,350 (2016)
Shape	Irregular
Road Access	Easement to access Property from West Raymond Street
Number of Structures at Property	None on property except two sheds with groundwater extraction control and discharge support equipment
Electricity	Available at site
Sewer	Available at site
Licenses for Temporary Use (If Any)	None
Stormwater Management System	Perimeter ditch system that ties into Rolls-Royce retention basin
Wastewater Management System	None
Industrial Pretreatment System	None
Sulfur Dioxide (2010)	Nonattainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Maintenance Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area



## Property Details (continued)

Vehicle Parking (Number of Spaces)	None
Owner(s)/Use(s) Prior to GM	Former waste water treatment settling pond
Previous Operations by GM	The overall Former Allison Gas Turbine facility consisted of two plants, Plants 5 and 8, with each plant occupying approximately 200 acres. The original facility at Plant 5 was built in 1942 for the production of aircraft engines, and General Motors Corporation operated the facility for the Department of Defense and eventually purchased the property in 1966. Former GM constructed Plant 8 in 1953. The landfill site is located within the property boundaries of Plant 5.
Surrounding Owners/Uses	Fully surrounded by Rolls-Royce Aerospace Corp. property
Rail Service	None
Name and Proximity to Nearest Interstate Highway(s)	Interstate 70 (approximately 6 miles); Interstate 465 (approximately 4 miles)
Name and Proximity to Nearest Commercial Airport(s)	Indianapolis International Airport (approximately 10 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Indiana-Jeffersonville (approximately 113 miles)
School District	Indianapolis Public Schools



## Opportunity Zone

**Allison Gas Turbine Landfill** was designated an Opportunity Zone under the Tax Cuts and Jobs Act of 2017. Opportunity Zones provide substantial incentives to spur private investment in development and job creation. The benefit to our buyers is preferential tax treatment for private investment in development.

The Internal Revenue Service has published a detailed list of Frequently Asked Questions about the Opportunity Zone program. According to the FAQ: “Over the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at Treasury.gov and IRS.gov.”

From Treasury.gov: “Qualified Opportunity Zones retain this designation for 10 years. Investors can defer tax on any prior gains until no later than December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones. In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold.” (<https://home.treasury.gov/news/press-releases/sm0414>).



## Property Ownership and Recent History

The former Allison Gas Turbine Landfill Land is a parcel of approximately 10.269 acres in size that encompasses a former 8-acre hazardous waste site. Closure of the hazardous waste site was overseen by the U.S. Environmental Protection Agency pursuant to the Resource Conservation and Recovery Act (RCRA), and the waste is stored in “surface impoundment” fashion.

The landfill is adjacent to the Former Allison Gas Turbine facility property. The overall Former Allison Gas Turbine facility consisted of two plants, Plants 5 and 8, with each plant occupying approximately 200 acres. The original facility at Plant 5 was built in 1942 for the production of aircraft engines, and General Motors Corporation operated the facility for the Department of Defense and eventually purchased the property in 1966. Former GM constructed Plant 8 in 1953. The landfill site is located within the property boundaries of Plant 5.

The Former Allison Gas Turbine facility is now owned by Rolls-Royce Corporation. To fulfill its obligation for post-closure care of the closed surface impoundment, former GM retained the landfill land.

Surrounding properties are used and zoned for heavy industrial businesses.



## Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxjB>.

For the latest environmental information, please visit [www.racertrust.org/files/allison-gas-environmental-fact-sheet.pdf](http://www.racertrust.org/files/allison-gas-environmental-fact-sheet.pdf)



**The RACER Trust:**  
Empowering America's Auto Communities

## Indianapolis, IN

RACER Site 13250

Allison Gas Turbine Landfill  
2701 West Raymond Street  
Indianapolis, IN 46241

### Site Description

The former Allison Gas Turbine Landfill is a parcel of approximately 10,269 acres in size that encompasses a former 8-acre hazardous waste site. Disposal of the hazardous waste was overseen by the Indiana Department of Environmental Management (IDEM) pursuant to the Resource Conservation and Recovery Act (RCRA) and the waste is stored in "surface impoundment" fashion.



The landfill is landlocked by the Former Allison Gas Turbine facility property with an access easement. The overall Former Allison Gas Turbine facility consisted of two plants, Plants 5 and 8, with each plant property occupying approximately 200 acres. The original facility at Plant 5 was built in 1942 for the production of aircraft engines, and General Motors Corporation operated the facility for the Department of Defense and eventually purchased the property in 1966. Plant 8 was built in 1953. The landfill site is located within the property boundaries of Plant 5.

The Former Allison Gas Turbine facility is now owned by Rolls-Royce Corporation. To fulfill its obligation for post-closure care of the closed surface impoundment, RACER Trust owns the landfill land.

Surrounding properties are used and zoned for heavy industrial businesses.

Long term monitoring activities at the surface impoundment are now performed by the RACER Trust in cooperation with the IDIDEM. The Settlement Agreement that established the RACER Trust set aside \$1.7 million for cleanup work, primarily related to long term maintenance and monitoring of site conditions.

*Continued*

**Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States**



## Collateral Information: Access/Linkage

Indianapolis has one of the most comprehensive highway networks in the country. It is within a day's drive of half the U.S. and Canadian population, and within a day-and-a-half of 75 percent of the two countries' population. It is home to the second-largest FedEx distribution hub in the world. Caroglux and Nippon Cargo Airlines also operate out of Indianapolis.

Indiana ranks first in highway connectivity according to the Indy Partnership ([www.indypartnership.com](http://www.indypartnership.com)). There are 115 distribution centers and 94 trucking companies in the Indianapolis region.

Interstate 65 connects Indianapolis to Chicago and points north and Louisville and points south. I-70 connects to Columbus and points east and St. Louis and points west. I-69 and I-74 also serve the Indianapolis area. There is access to each interstate via I-465, the beltway that surrounds Indianapolis. This gives the Indianapolis area the most interstate highway coverage in the nation.

Indianapolis International Airport ([www.indianapolisairport.com](http://www.indianapolisairport.com)) is the region's hub airport.

Rail service is extensive, with service from CSX ([www.csx.com](http://www.csx.com)), whose Great Lakes Division is based in Indianapolis; Norfolk Southern ([www.nscorp.com](http://www.nscorp.com)); Indiana Railroad; Indiana Southern Railroad; and the Louisville & Indiana Railroad. The Indianapolis Property is located close to CSX lines, which serve the Property.

In addition, Amtrak provides service to Indianapolis Union Station. There are daily routes to and from Chicago and thrice-weekly service to New York City, Philadelphia and Washington, D.C.

Ports are available on Lake Michigan to the north and the Ohio River to the south and southwest.



*\*Information obtained from [www.indypartnership.com](http://www.indypartnership.com).*



## Collateral Information: Airports

Indianapolis International Airport moves approximately 7.5 million people and 1 million tons of cargo per year and features a new midfield terminal, a new air traffic control tower and other upgrades designed to ease passenger access. It is served by 11 commercial passenger airlines, and is the eighth-largest cargo airport in North America. The region's logistics workforce is greater than 89,000.

The airport has three runways, the longest of which is 11,200 feet.

Several smaller, general aviation commercial airports serve the Indianapolis area as well. These include:

- Anderson Municipal Airport-Darlington Field
- Indianapolis Executive Airport — [www.indyexecairport.com](http://www.indyexecairport.com), which caters to business travelers and is less than a 15-minute drive north of Indianapolis
- Hendricks County Airport-Gordon Graham Field — <http://bit.ly/UPAp9n>, owned by the Indianapolis Airport Authority, is 13 miles west of the central business district of Indianapolis and serves as a reliever airport for Indianapolis International Airport.
- Monroe County Airport — [www.co.monroe.in.us/tsd/Community/Airport.aspx](http://www.co.monroe.in.us/tsd/Community/Airport.aspx), which serves the Bloomington area, south of Indianapolis.
- Indianapolis Regional Airport (formerly Mount Comfort Airport) — <http://bit.ly/TYKZvq>, also a reliever airport for Indianapolis International Airport and home of the annual Indianapolis Air Show.
- Shelbyville Municipal Airport — [www.shelbyvilleaviation.com](http://www.shelbyvilleaviation.com), a city-owned airport southeast of Indianapolis.



*\*Information obtained from [www.indypartnership.com](http://www.indypartnership.com).*



## Collateral Information: Port Facilities

Indianapolis is located in close proximity to three ports — one on Lake Michigan and two on the Ohio River. All are operated by Ports of Indiana ([www.portsofindiana.com](http://www.portsofindiana.com)).

The Port of Indiana-Burns Harbor in Portage, Ind., provides access to the Great Lakes and St. Lawrence Seaway. It handles more ocean-going cargo than any other U.S. Great Lakes port and 15 percent of U.S. steel trade with Europe.

Located on the south shore of Lake Michigan, the port is 18 miles from Chicago. It handles international ships via the Great Lakes connection to the Atlantic Ocean and barges via inland river links to 38 states and the Gulf of Mexico. As a multi-modal facility, the port handles an average of 500,000 trucks, 10,000 railcars, 400 barges and 100 ships per year.

The Port of Indiana-Jeffersonville, on the northern bank of the Ohio River across from Louisville, offers domestic and international barge service to Europe, the Middle East, Asia and South America via the Ohio-Mississippi rivers' connection to the Gulf of Mexico. It offers direct interstate access to I-64, I-65 and I-71 via I-265.

The Port of Indiana-Mount Vernon, also on the Ohio River but southwest of Indianapolis, is the eighth-largest inland port in the country based on trip ton-miles and it moves more cargo by water and rail than any other port in Indiana. Mount Vernon handles 3-5 million tons of grain, coal, fertilizer, steel, minerals, cement and project cargo each year. It is located near the median center of the U.S. population and only 153 miles from the confluence of the Ohio and Mississippi rivers.



*\*Information obtained from  
[www.indypartnership.com](http://www.indypartnership.com).*



## Collateral Information: Regional Bus Service

The Indianapolis Public Transportation Corp., known locally as IndyGo ([www.indygo.net](http://www.indygo.net)), provides public transportation for the city and surrounding Marion County. IndyGo operates 30 local service routes throughout Marion County, with the majority of the routes reaching downtown Indianapolis.

The system has approximately 4,000 bus stops and a fleet of 147 buses, with up to 121 in use at peak times. It delivers approximately 30,000 passenger trips each workday and 8 million passengers per year.



*\*Information obtained from  
[www.indygo.net](http://www.indygo.net).*



## Collateral Information: Utilities

Indianapolis Power & Light Company ([www.iplpower.com](http://www.iplpower.com)) provides retail electric service to more than 470,000 residential, commercial and industrial customers in Indianapolis and other central Indiana communities.

Of the 20 largest U.S. cities with investor-owned utilities, Indianapolis' commercial/industrial electric bills are some of the most affordable in the nation. As of July 2010, IPL's commercial/industrial bills were more than 40 percent lower than the average of the 20 cities, and among this group, only Charlotte, N.C., had lower rates.

## Collateral Information: Natural Gas

- Citizens Gas — [www.citizensenergygroup.com/Our-Company](http://www.citizensenergygroup.com/Our-Company)

Citizens Gas delivers natural gas to more than 266,000 residential and commercial customers in the Indianapolis area. Citizens Gas also operates natural gas storage and pipeline facilities in Central Indiana, ensuring a steady supply of natural gas regardless of fluctuations in demand.

- Vectren Corporation — [www.vectren.com](http://www.vectren.com)

Vectren Corporation, an energy holding company headquartered in Evansville, Ind., provides natural gas and/or electricity through energy delivery subsidiaries to more than 1 million customers in adjoining service territories that cover nearly two-thirds of Indiana and west central Ohio.



## Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 72. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 72 grantee, the Indianapolis Airport Authority, at 317-487-7202.

Local and state business incentive programs are abundant, as are workforce training programs, making the Indianapolis region affordable and attractive for growing businesses.

Incentive programs include property tax abatements for new investment; personal property tax abatements for new investment in manufacturing, research and development, information technology and logistics/distribution equipment; and access to a revolving loan fund and various other low-cost financing alternatives. More information about local and state incentives is available through Indy Chamber ([www.indychamber.com/economic-development/why-indianapolis/incentives](http://www.indychamber.com/economic-development/why-indianapolis/incentives)).

EmployIndy ([www.employindy.org](http://www.employindy.org)) offers a variety of resources for businesses and job seekers. Its mission is to deliver workforce development services that meet the needs of businesses within Marion County.

EmployIndy operates three WorkOne locations that provide core, intensive training services to the local workforce. WorkOne centers also work with employers to customize training or recruitment initiatives. A partnership with Indy Chamber ([www.indychamber.com/economic-development/why-indianapolis](http://www.indychamber.com/economic-development/why-indianapolis)) enables the development of special projects to train workers for in-demand local jobs.

The WorkOne program provides skills assessments, employment counseling, job-readiness preparation or occupational training, as needed, for eligible job candidates. WorkOne also offers businesses labor market information and tips on



## Collateral Information: Zoning and Business Assistance (continued)

qualifying for grants and tax credits, and has onsite facilities that businesses may use for recruitment, training and testing. All services are at no cost to the business.

Indiana Career Connect ([www.indianacareerconnect.com](http://www.indianacareerconnect.com)) offers an extensive database of job seekers. Employers may review resumes, post open positions free on the Indiana Career Connect website and receive personalized customer service for their business needs.

## Collateral Information: Small Business Centers

Central Indiana Small Business Development Center at Indy Chamber (<http://www.isbdc.org/locations/central-isbdc/>).



## Regional Overview: Community Snapshot

The Indianapolis region is home to nearly 2 million residents and more than 1 million workers. The City of Indianapolis, with more than 820,000 residents, is the 12th-largest city in the U.S.

The Indianapolis region, with a rich history of automobile manufacturing and life sciences, is progressing in advanced manufacturing, pharmaceutical research and development, information technology, logistics and green industry innovation. City officials have expressed a goal of finding a reuse for the existing manufacturing plant on the Property. If a new industrial user is not found for the site, the city has stated its intention to plan and implement an overall redevelopment of the Property.

Within the past couple of years, multiple employers in the hybrid-electric vehicle sector announced major expansions within the Indianapolis region, further enhancing the region's reputation as an international leader for innovations in clean technology and alternative energy platforms.

Indianapolis is awash in quality-of-life enhancements. The city features The Indianapolis Museum of Art, the Children's Museum of Indianapolis, the Indiana State Museum and the Indianapolis Zoo/White River Gardens. Indianapolis also hosts the American Pianists Association and its international jazz and classical piano competitions; Heartland Truly Moving Pictures, an international film festival; The International Violin Competition; Music for All and its Grand National Championship; Drum Corps International and its world championships; and the Percussive Arts Society and its international convention.

Fans of special sporting events could choose among the 2010 and 2015 NCAA Men's Final Fours; the 2011 and 2016 NCAA Women's Final Fours; Super Bowl XLVI in February 2012; and the 2010-2012 Big Ten Men's and Women's Basketball Tournaments. Indianapolis also is, of course, home to the largest single-day sporting event in the world: The Indianapolis 500, which draws an estimated 400,000 fans annually to Indianapolis Motor Speedway.



## Regional Overview: Community Snapshot (continued)



Over the past three decades, national and international championships have generated more than \$3 billion in direct visitor spending within the region.

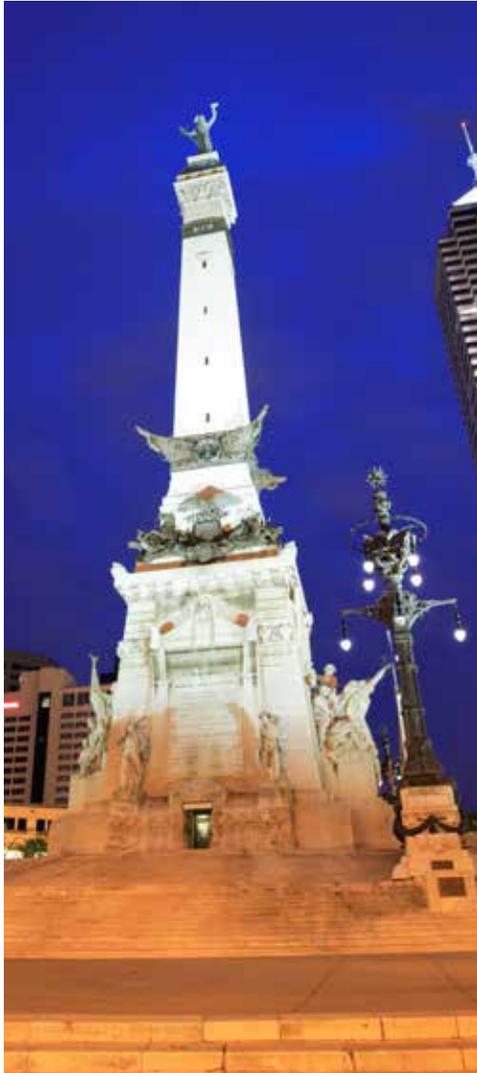
Fans of team sports can follow the NFL's Indianapolis Colts, the NBA's Indiana Pacers, the WNBA's Indiana Fever or top-level minor league and collegiate programs.

Indianapolis consistently ranks among the most affordable cities in the U.S. CNNMoney.com ranked Indianapolis No. 2 among most affordable cities to buy a home in 2011; Apartments.com ranked Indianapolis as the most affordable city for recent college graduates in 2011; and the National Association of Home Builders/Wells Fargo Housing Opportunity Index has ranked Indianapolis as the most affordable major U.S. housing market every quarter since 2005.

Indianapolis-area residents generally have time to enjoy the amenities of living in the area; the average commute time is 24.5 minutes, according to the U.S. Bureau of the Census.



## Regional Overview: Community Snapshot (continued)



## Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 3.2 percent in the Indianapolis labor market for October 2017, the most recent month for which statistics are available. The state rate was 3.9 percent and the national rate was 4.1 percent.

With several strongly developed industry sectors, Indianapolis has an available and well-trained workforce in the areas of life sciences, information technology, advanced manufacturing, logistics, motorsports and clean technology, including hybrid, renewable batteries, wind and solar electricity production and more.

The Rose-Hulman Institute, a 2,000-student college in nearby Terre Haute, is among the nation's top institutions for undergraduate engineering, science and math education. Purdue University in West Lafayette also offers a top-tier engineering program, and Indiana University in Bloomington is ranked among the national leaders for its School of Business and its Entrepreneurship Program.

More than half of the adult population of the Indianapolis region has at least attended college, and one of every 10 has a graduate degree or higher.

In 2009, the most recent year for which statistics are available, colleges and universities in the region awarded nearly 10,500 degrees in business management or administration, more than 9,000 degrees in the sciences and health, and nearly 3,400 degrees in engineering or other technical fields, according to the Indiana Commission for Higher Education.

In 2010, 14.3 percent of the region's workforce was employed in health care or social services, 12.4 percent worked in retail trade and 11.6 percent worked in manufacturing, according to the U.S. Bureau of Labor Statistics.

The Indianapolis region was No. 1 in metro technology job growth in the U.S. from 2000-2008, according to the American Electronics Association, and ranked No. 1 for business climate in the Midwest (Chief Executive Magazine, 2009), No. 1 among state employment from foreign investment (IBM Global Business Service, 2009), No. 1 for employee productivity among Midwest manufacturers (Census of Manufacturers, 2007) and No. 2 in per capita employment in pharmaceuticals (Battelle Memorial Institute, 2010).



## Regional Overview: Education

The Indianapolis region is served by more than 390 primary and secondary schools, including public, private and charter schools. The region also is home to several four-year colleges and universities as well as Ivy Tech Community College, which has nearly 70,000 students spread across seven locations.

The region has 18 high schools that provide an International Baccalaureate diploma and houses 27 charter schools, half the total for the state. There also are 17 magnet schools in the region.

Indianapolis has 11 unified public school districts, each of which provides primary, secondary, and adult education services within its boundaries. Private schools run by the Archdiocese of Indianapolis are Bishop Chatard, Roncalli, Cardinal Ritter and Scecina. Other private schools include Brebeuf, Park Tudor, Cathedral and Heritage Christian.

A comprehensive list of the state's school districts can be found on the Indiana Department of Education's website, [www.doe.in.gov](http://www.doe.in.gov).

The region has a broad selection of highly regarded colleges and universities, with 26 college campuses within a 90-minute drive. Indiana University-Purdue University Indianapolis (IUPUI, [www.iupui.edu](http://www.iupui.edu)), with an enrollment of more than 30,000, is Indiana's premier urban public research university, offering more than 250 degrees. The campus has a health and life sciences focus, with a medical school and a nursing school that are among the largest in the nation. IUPUI offers degrees from both Indiana University and Purdue University.

Butler University ([www.butler.edu](http://www.butler.edu)), which has soared to national prominence with the success of its men's basketball program, is located five miles from downtown Indianapolis. It emphasizes a liberal arts-infused education, with degree programs through its colleges of Business, Communication, Education, Fine Arts, Liberal Arts & Sciences, Pharmacy & Health Sciences.

Other regional colleges and universities include:

- Indiana University-Bloomington (enrollment 47,495) — [www.iub.edu](http://www.iub.edu)
- Purdue University-West Lafayette (45,098) — [www.purdue.edu](http://www.purdue.edu)



## Regional Overview: Education (continued)

- Ball State University (24,521) — <http://cms.bsu.edu>
- Indiana Wesleyan University (15,330) — [www.indwes.edu](http://www.indwes.edu)
- Indiana State University (14,573) — [www.indstate.edu](http://www.indstate.edu)
- University of Indianapolis (5,064) — [www.uindy.edu](http://www.uindy.edu)
- Indiana University-Kokomo (3,695) — [www.iuk.edu](http://www.iuk.edu)
- Anderson University (2,691) — [www.anderson.edu](http://www.anderson.edu)
- Taylor University (2,559) — [www.taylor.edu](http://www.taylor.edu)
- DePauw University (2,396) — [www.depauw.edu](http://www.depauw.edu)
- Marian University (2,276) — [www.marian.edu](http://www.marian.edu)
- Rose-Hulman Institute of Technology (1,964) — [www.rose-hulman.edu](http://www.rose-hulman.edu)
- Franklin College (1,271) — [www.franklincollege.edu](http://www.franklincollege.edu)
- Earlham College (1,269) — [www.earlham.edu](http://www.earlham.edu)
- Martin University (1,125) — [www.martin.edu](http://www.martin.edu)
- Wabash College (883) — [www.wabash.edu](http://www.wabash.edu)



## Regional Overview: Education (continued)

Vocational/technical colleges:

- Ivy Tech Community College (68,992 at seven locations) — [www.ivytech.edu](http://www.ivytech.edu)
- Indiana Institute of Technology (4,898) — [www.indianatech.edu](http://www.indianatech.edu)



## Regional Overview: Largest Employers in the Indianapolis Area\*

• Indiana University Health (all hospitals)	18,883 employees
• Eli Lilly and Company	11,550
• St. Vincent Hospitals and Health Services	11,075
• Community Health Network	8,079
• IUPUI	7,066
• Rolls-Royce	4,316
• FedEx	4,311
• Roche Diagnostic Corporation	4,300
• WellPoint Inc.	3,950
• St. Francis Hospital & Health Centers	3,628

*\*Does not include state and local government employment.*



## Regional Overview: Medical Facilities and Emergency Services

With more than 15 hospitals in Indianapolis, there is access to a world-class healthcare network that includes leading physicians and specialists, premier specialty practices, and internationally recognized medical researchers. These facilities include:

- Indiana University School of Medicine ([www.medicine.iu.edu](http://www.medicine.iu.edu)), the second-largest research and teaching hospital in the U.S.
- Riley Hospital for Children ([www.iuhealth.org/riley](http://www.iuhealth.org/riley)), recognized as one of America's top 30 children's hospitals.
- St. Vincent Hospital and Health Services ([www.stvincent.org](http://www.stvincent.org)), nationally ranked for clinical excellence by HealthGrades.
- Indiana Heart Hospital ([www.hearthospital.com](http://www.hearthospital.com)), named as one of the top 100 hospitals for cardiovascular care.
- Community Hospital North/East ([www.ecommunity.com](http://www.ecommunity.com)), nationally ranked for clinical excellence by HealthGrades.



## Links to Helpful Resources

### ✧ Regional Resources

- City of Indianapolis — [www.indy.gov](http://www.indy.gov)
- Indy Chamber — [www.indychamber.com/economic-development/why-indianapolis](http://www.indychamber.com/economic-development/why-indianapolis)
- Indianapolis Convention and Visitors Association — [www.visitindy.com](http://www.visitindy.com)
- Indianapolis Downtown, Inc. — [www.indydt.com](http://www.indydt.com)

### ✧ State Resources

- State — [www.in.gov](http://www.in.gov)
- State Economic Development — [www.iedc.in.gov](http://www.iedc.in.gov)
- State Education: Indiana Department of Education — [www.doe.in.gov](http://www.doe.in.gov)

### ✧ Federal Resources

- U.S. Census Bureau — [www.census.gov](http://www.census.gov)
- U.S. Department of Commerce — [www.commerce.gov](http://www.commerce.gov)
- U.S. Economic Development Administration — [www.eda.gov](http://www.eda.gov)
- U.S. General Services Administration — [www.gsa.gov](http://www.gsa.gov)
- U.S. Small Business Administration — [www.sba.gov](http://www.sba.gov)



## Regional Overview: Demographic Information for Indianapolis, IN

### Population:

2010: 820,445  
2000: 782,414

### Population Growth:

2000 – 2010: 38,031

### Median Age:

2010: 33.7  
2000: 33.6

### Median Household Income:

2010: \$79,655  
2000: 40,051

### Per Capita Income:

2010: \$35,287  
2000: 21,640

### Housing Units:

2010: 349,856  
2000: 352,748

### Vacant Units:

2010: 47,657  
2000: 32,533

### Owner Occupied:

2010: 185,487  
2000: 187,846

### Renter Occupied:

2010: 146,712  
2000: 132,369

### Housing Value:

2010: \$284,488  
2000: 98,200

### 2010 Household Income:

Income less than \$15,000:	4.27%
\$15,000 to \$24,999:	5.39%
\$25,000 to \$34,999:	6.34%
\$35,000 to \$49,999:	10.34%
\$50,000 to \$74,999:	20.24%
\$75,000 to \$99,999:	18.36%
\$100,000 to \$124,999:	12.44%
\$124,999 to \$149,999:	7.47%
\$150,000 to \$199,999:	6.55%
\$200,000 and Higher:	8.60%

### Average Household Size:

2010: 2.42  
2000: 2.39

### Vehicles Per Household:

2010: 2.5  
2000: 1.6

### 2010 Population by Race and Origin:

White:	507,005
Black:	225,355
Hispanic or Latino (of any race):	77,352
Asian:	17,236
Native Hawaiian and Other Pacific Islander:	384
American Indian/Alaska Native:	2,611
*Some Other Race:	44,789
Two or More Races:	23,065

### 2010 Population by Age:

<b>TOTAL POPULATION:</b>	<b>820,445</b>
Aged Under 5 Years:	62,232
Aged 5 to 9 Years:	56,269
Aged 10 to 14 Years:	53,493
Aged 15 to 19 Years:	56,753
Aged 20 to 24 Years:	63,652
Aged 25 to 29 Years:	71,331
Aged 30 to 34 Years:	61,627
Aged 35 to 39 Years:	55,458
Aged 40 to 44 Years:	52,301
Aged 45 to 49 Years:	57,582
Aged 50 to 54 Years:	57,352
Aged 55 to 59 Years:	48,585
Aged 60 to 64 Years:	37,774
Aged 65 to 69 Years:	26,194
Aged 70 to 74 Years:	19,445
Aged 75 to 79 Years:	15,721
Aged 80 to 84 Years:	12,412
Aged 85 Years and Over:	12,264

\*Includes people who self-identified as Hispanic or Latino.



## Regional Overview: Demographic Information (continued)

### 2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	3.89%
Completed High School:	17.92%
Some College:	16.85%
Completed Associate Degree:	7.52%
Completed Bachelor's Degree:	36.68%
Completed Graduate Degree:	17.14%

### 2010 Owner Occupied Units by Housing Value:

Valued Less than \$20,000:	0.33%
Valued \$20,000 to \$39,999:	0.34%
Valued \$40,000 to \$59,999:	0.52%
Valued \$60,000 to \$79,999:	0.56%
Valued \$80,000 to \$99,999:	1.76%
Valued \$100,000 to \$124,999:	3.11%
Valued \$125,000 to \$149,999:	5.89%
Valued \$150,000 to \$174,999:	7.50%
Valued \$175,000 to \$199,999:	9.82%
Valued \$200,000 to \$249,999:	10.89%
Valued \$250,000 to \$299,999:	13.45%
Valued \$300,000 to \$399,999:	14.57%
Valued \$400,000 to \$499,999:	11.13%
Valued \$500,000 to \$749,999:	11.69%
Valued \$750,000 to \$999,999:	5.51%
Valued More than \$1,000,000:	2.93%

### 2010 Estimated Housing Units by Year Structure Built:

Structure Built 1999 or Later:	52.93%
Structure Built 1995 to 1998:	10.89%
Structure Built 1990 to 1994:	8.58%
Structure Built 1980 to 1989:	9.16%
Structure Built 1970 to 1979:	9.16%
Structure Built 1960 to 1969:	4.38%
Structure Built 1950 to 1959:	3.43%
Structure Built 1940 to 1949:	1.00%
Structure Built 1939 or Earlier:	4.25%



Trustee:



**Elliott P. Laws**  
trustee@racertrust.org

## Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement). While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



## The RACER Trust Redevelopment Team:



**Bruce Rasher**  
Redevelopment Manager  
brasher@racertrust.org



**Patricia Spitzley**  
Deputy Redevelopment Manager  
pspitzley@racertrust.org



**Steven Black**  
Transaction Manager  
sblack@racertrust.org

## Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on September 21, 2012 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

## Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust  
500 Woodward Avenue, Suite 2650  
Detroit, MI 48226



## Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: [www.racertrust.org](http://www.racertrust.org).

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

### File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



## Links for Buyers

- \* Settlement Agreement — [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement)
- \* Sale Process — [www.racertrust.org/Economic\\_Development](http://www.racertrust.org/Economic_Development)
- \* Sales Criteria — [www.racertrust.org/Economic\\_Development/Sales\\_Criteria](http://www.racertrust.org/Economic_Development/Sales_Criteria)
- \* Confidentiality Agreement — [http://buyfromracer.org/confidentiality\\_agreement](http://buyfromracer.org/confidentiality_agreement)
- \* Letter of Intent — [http://racertrust.org/Properties/Submitting\\_Offers](http://racertrust.org/Properties/Submitting_Offers)
- \* Online Property Information — [www.racertrust.org/Properties/PropertyDetail/Allison\\_Gas\\_13250](http://www.racertrust.org/Properties/PropertyDetail/Allison_Gas_13250)