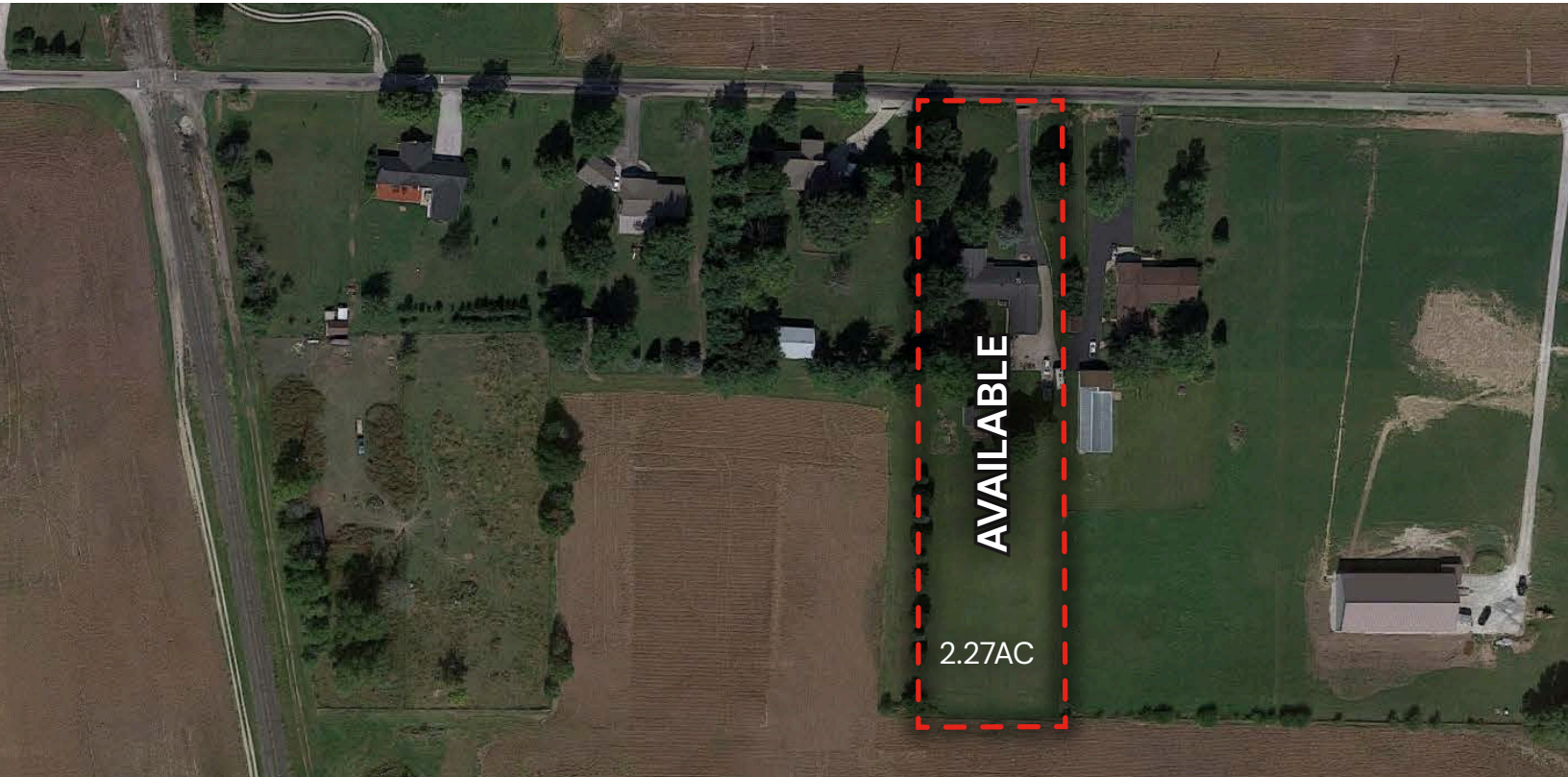




# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052



### PROPERTY DESCRIPTION

2.27 acres available adjacent to the new \$9 billion Eli Lilly project. The Eli Lilly development will bring a total of ± 2,300 new jobs, not in addition to the new LEAP

Lebanon Innovation District Development. The LEAP project includes over 9,000

acres located in close proximity to Lebanon, IN along the I-65 corridor. The LEAP

development will offer diverse settings — megasites, advanced manufacturing,

mixed-use and corporate campuses. With the potential at full build, LEAP Lebanon will be home to hundreds of companies, employing over 50,000 employees at industry-leading companies. The LEAP Research and Innovation District is designed to grow and attract a diverse mix of state-of-the-art businesses and develop a highly skilled workforce that will foster employment opportunities for the City of Lebanon and surrounding communities while improving Indiana's economic vitality.

#### Highlights:

- Just 30 miles from Indianapolis, Purdue University, and Purdue's Discovery Park.
- Multiple access points to the I-65 corridor
- Experienced workforce of ± 1 million people within a 60-minute radius.
- Plans to build a 400-home community southeast of the future Eli Lilly and

### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	2.27 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	343	8,472	13,736
Total Population	777	18,337	31,223
Average HH Income	\$83,417	\$73,396	\$80,441

### Video Drone Tour of the Property and Surrounding Area





# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

LEAP is America's Newest Sustainable Community, thriving with greater ecological diversity through regenerative development



Smart Sustainability

A focus on leading edge technologies of the future creates a smart, interconnected environment that is cleaner, safer, and quieter for residents and businesses.



Innovation and Interconnectedness

LEAP's integrated approach to decarbonization is driven by a strategic mix of 100% electric utilities, solar resources, and EV private and public transportation



Plug-in Ready

# 9,000+

9,000+ acres ready to parcel for manufacturing or R&D facilities or corporate campuses.

# 50+

Leading biotech, pharmaceutical and life sciences companies within 30 miles.

# #1

Indiana's top-ranked business environment offers an innovation-friendly regulatory framework.

# #1

Home to top companies including Eli Lilly, Cummins, Elanco, Corteva, and Roche.

# #5

Carnegie R1 Purdue University, nation's 5th most innovative campus (U.S. News)

Statistics provided by <https://iedc.in.gov/leap-lebanon#>

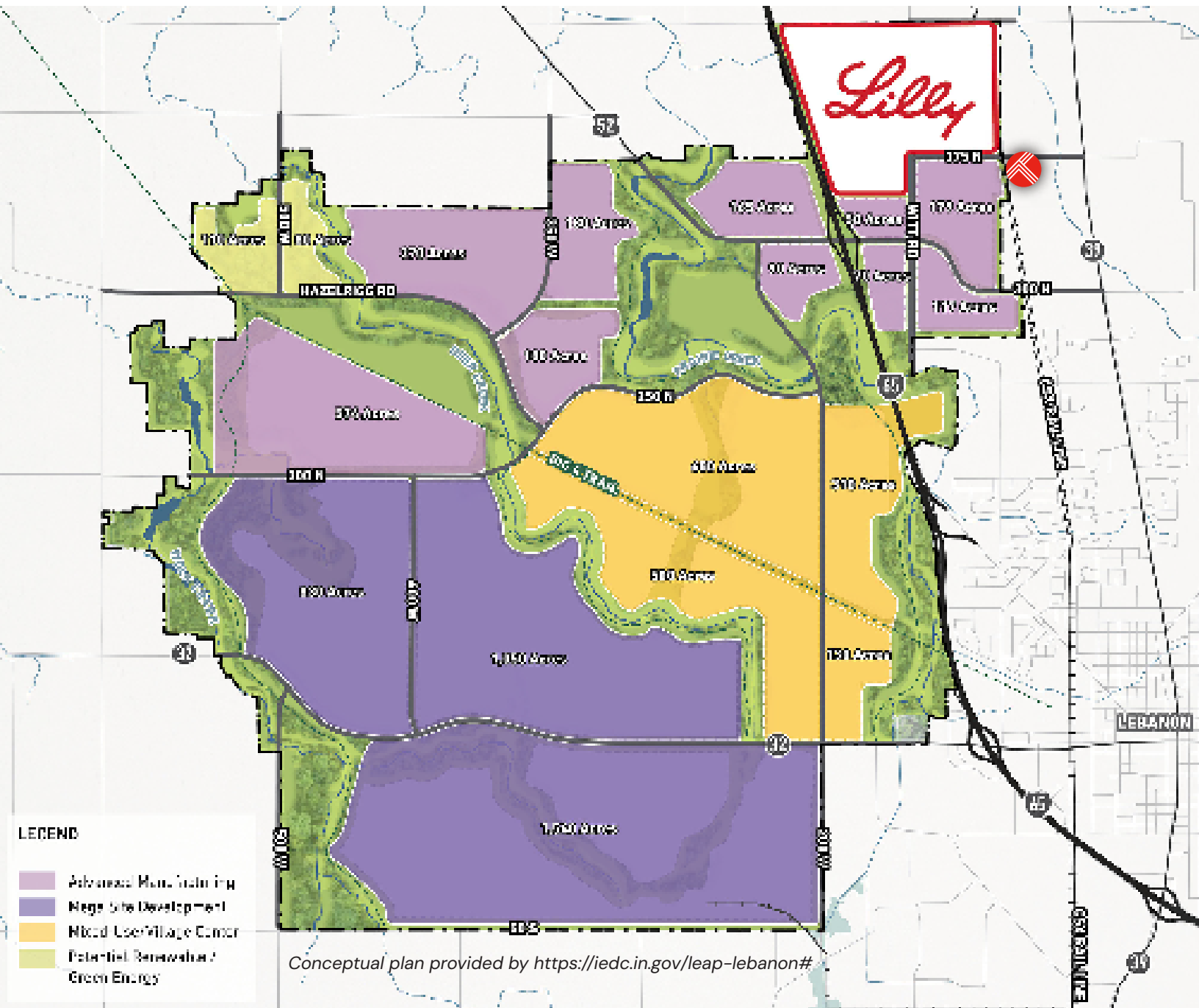




# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

### LEAP Lebanon Innovation Planned Unit Development District | Conceptual Plan

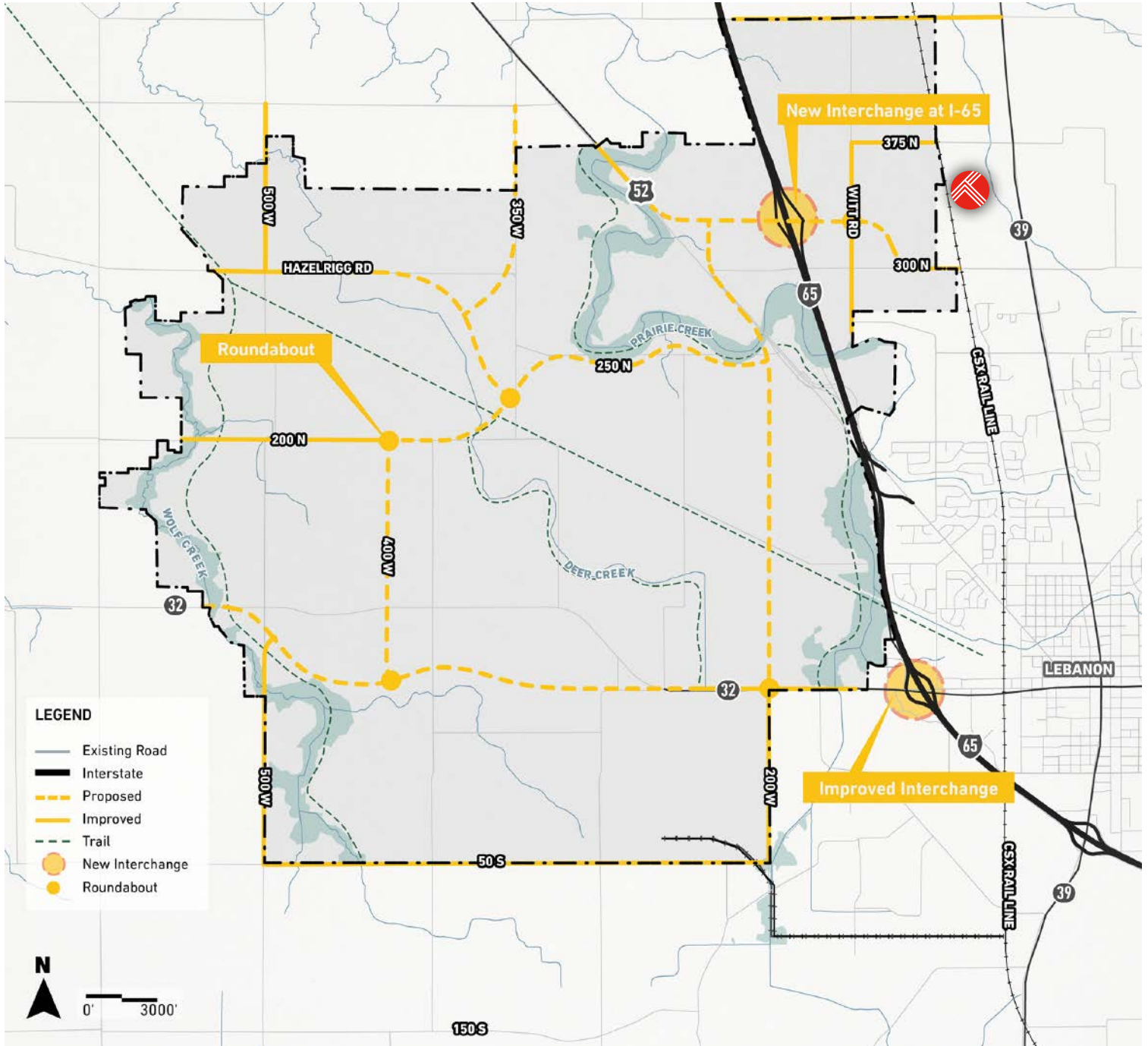




# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

### Proposed Roadways



Conceptual plan provided by <https://iedc.in.gov/leap-lebanon#>





# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

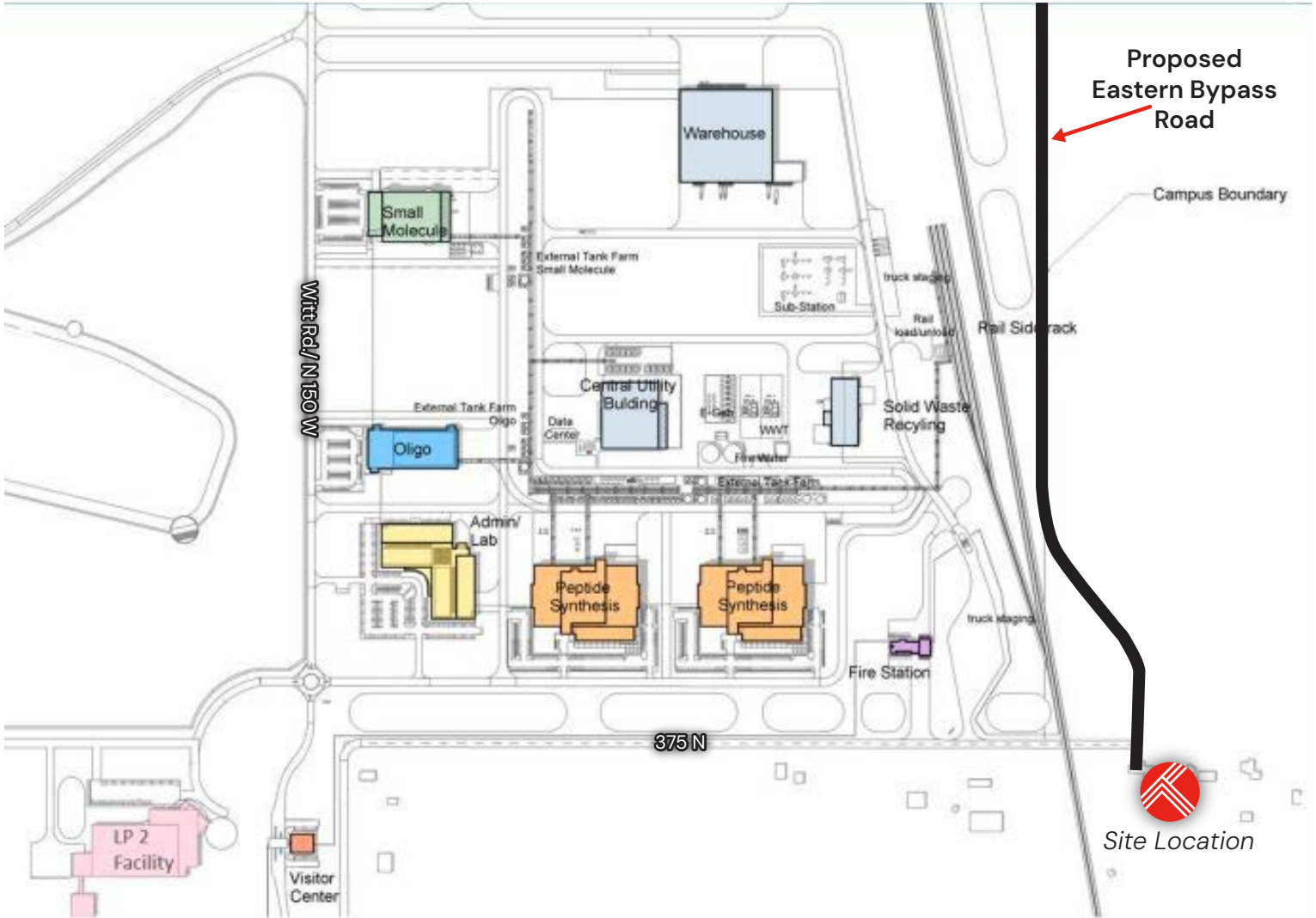




# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

### Proposed Lilly Development Site Plan





# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

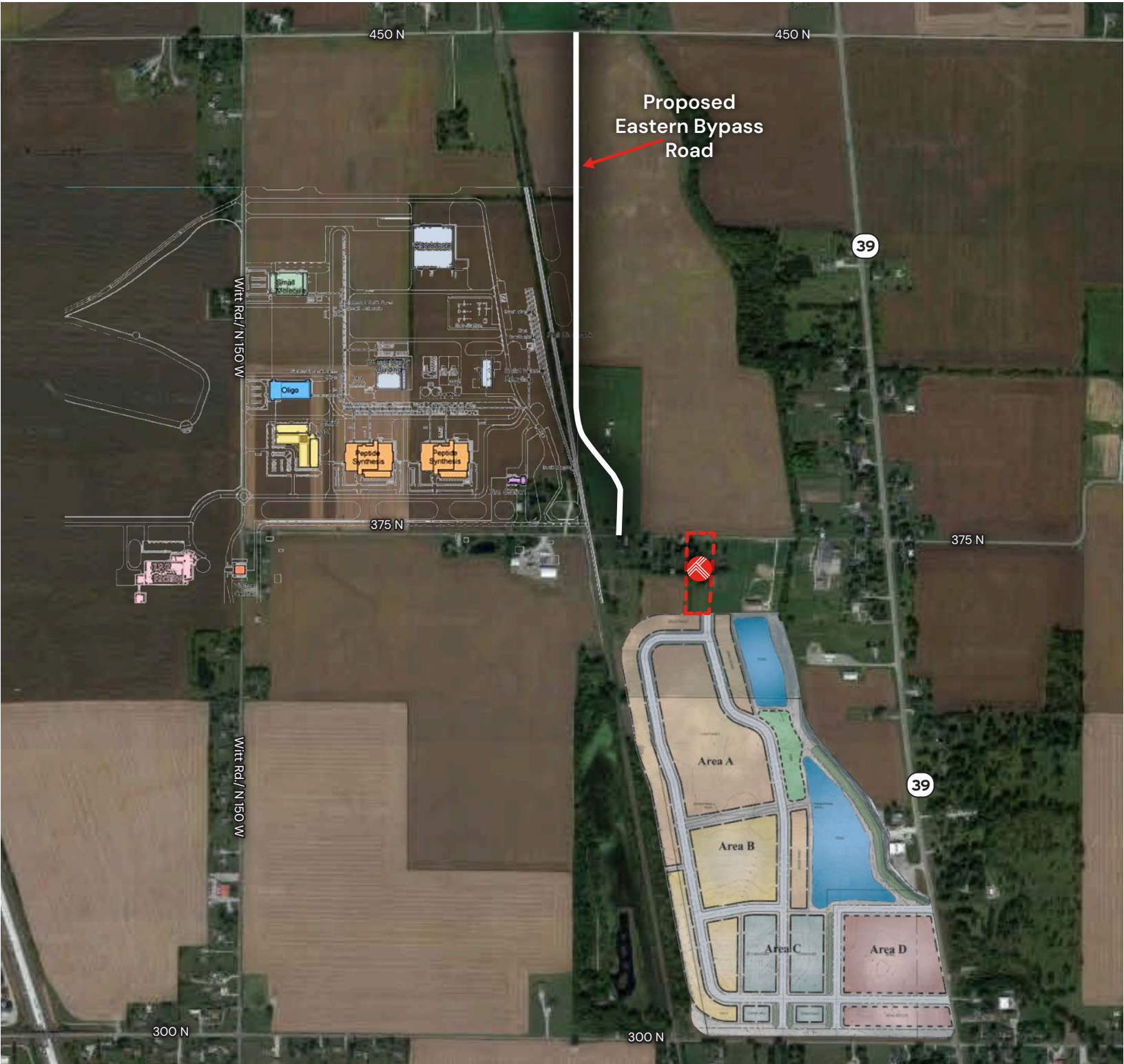
### Proposed Site Plan Beazer Homes Spring Creek Housing Development





# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052







# Development Opportunity

**825 W 375 N, Lebanon, IN 46052**





# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

### Area Retailers

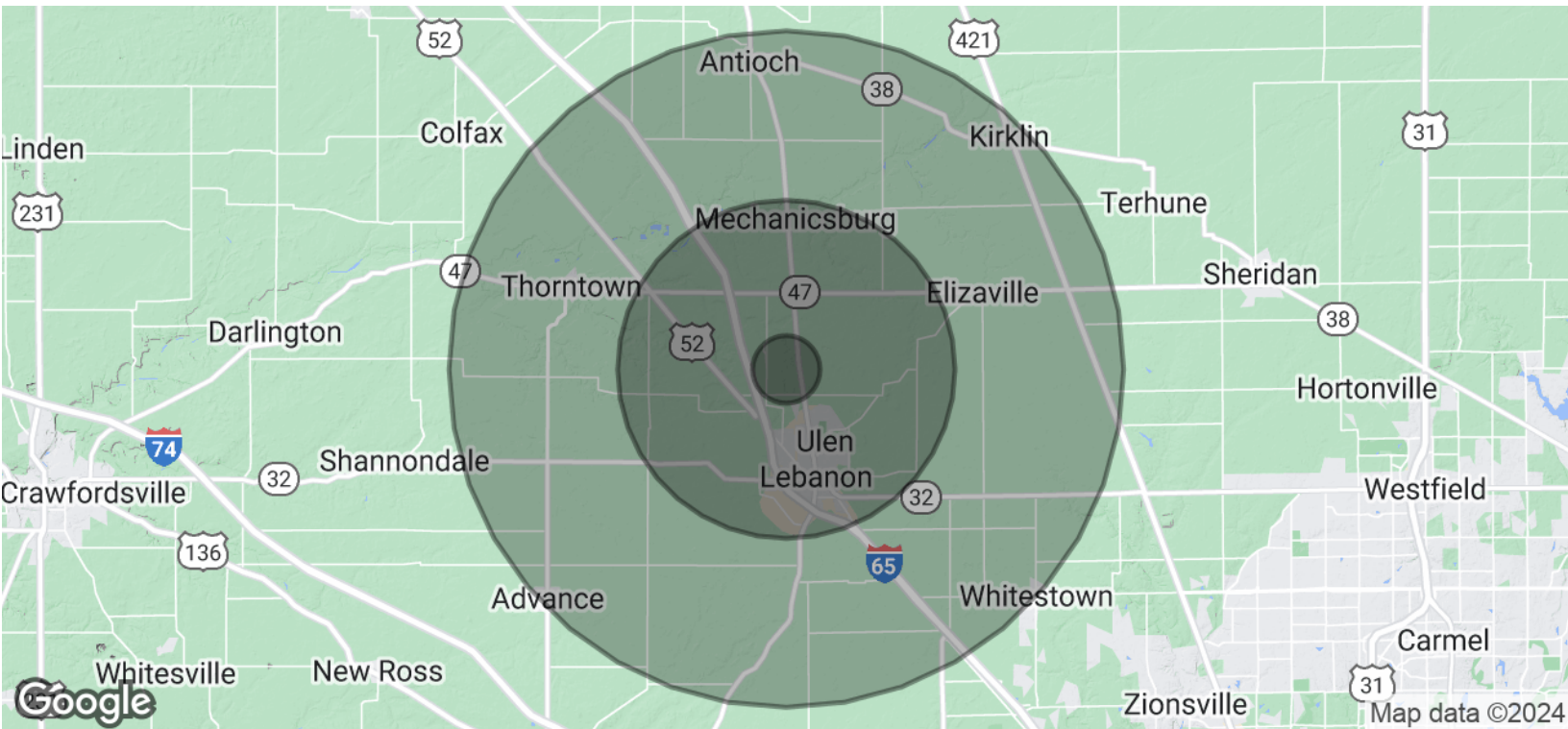




# Development Opportunity

## 825 W 375 N, Lebanon, IN 46052

### Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	261	19,945	33,890
Average Age	44	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	120	8,338	13,005
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$105,203	\$90,436	\$104,092
Average House Value	\$343,308	\$278,507	\$315,854

Demographics data derived from AlphaMap

