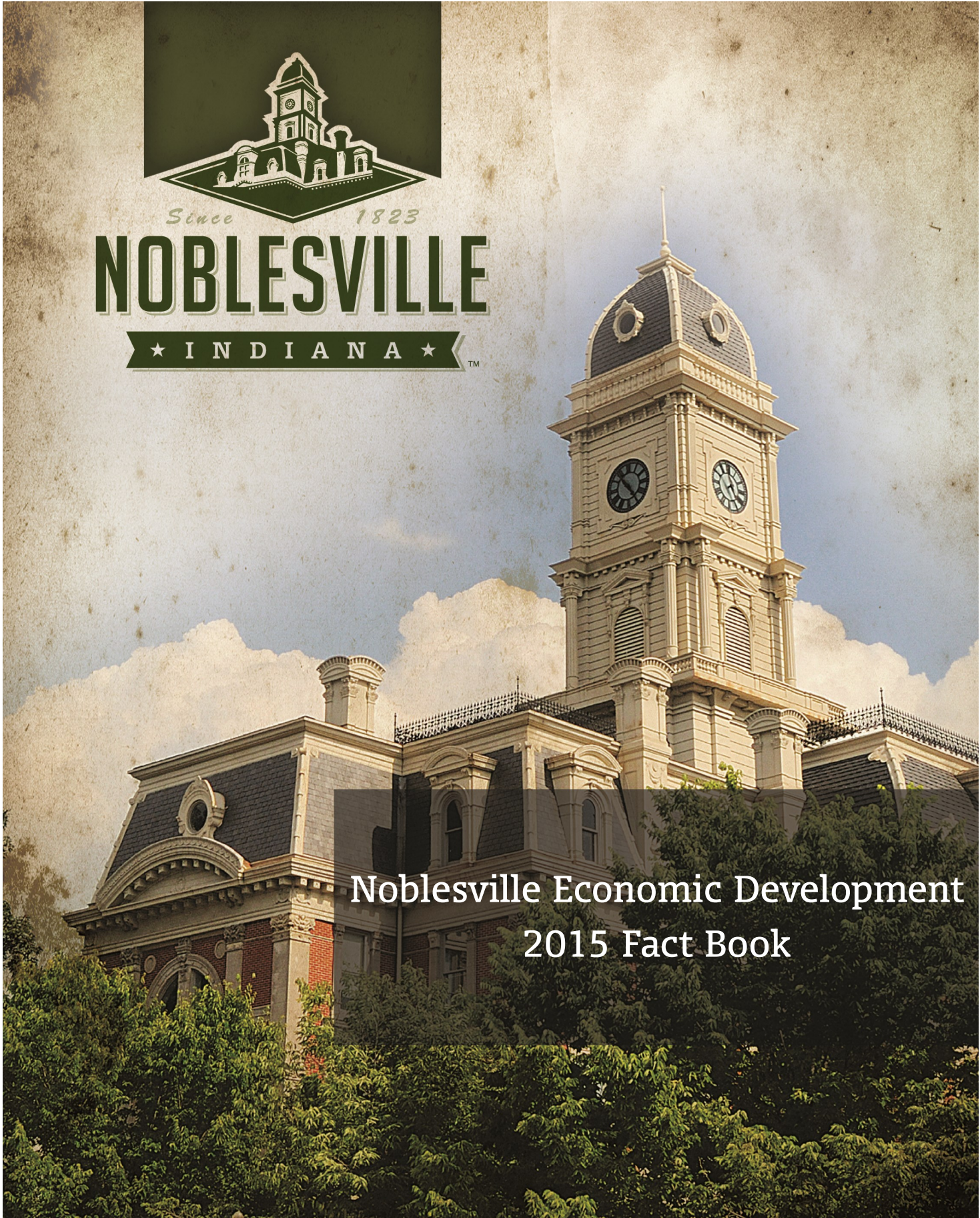




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NOBLESVILLE

★ I N D I A N A ★ TM



Noblesville Economic Development 2015 Fact Book



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TABLE OF CONTENTS | CONTACT US

DEMOGRAPHIC PROFILE

LARGEST EMPLOYERS

LOCATION & ACCESS

UTILITIES & RATES

ZONING MAP

BUSINESS PARKS

TAX STRUCTURES

CONNECT.

Noblesville Economic Development

@NoblesvilleED

www.choosenoblesville.com

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COMMUNITY | DEMOGRAPHIC PROFILE

Noblesville, Indiana is an authentic community that has long provided the perfect balance of a highly educated workforce, outstanding quality of life, affordable housing and some of the state's best schools. You'll find all those factors and more at work in Noblesville.

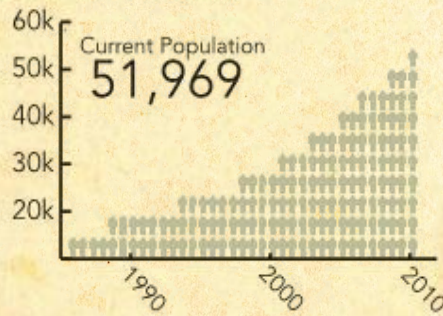
LABOR FORCE

Labor Force 27,583
 Employment 26,108
 Unemployment 1,475

UNEMPLOYMENT RATE

Noblesville 4.5
 Indiana 5.8
 United States 5.9

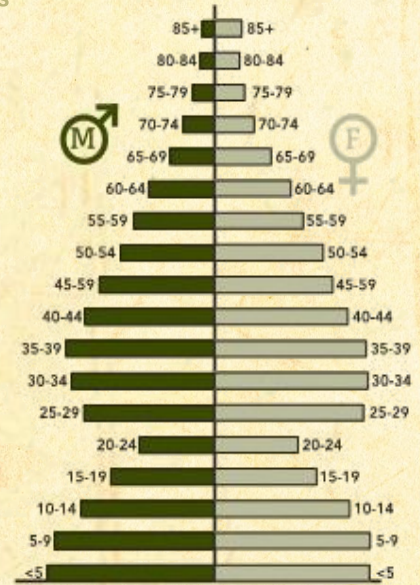
POPULATION Per 2010 Census



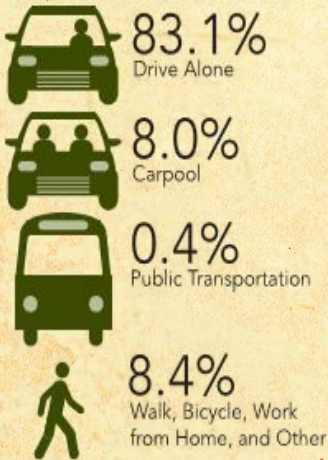
Residents of Noblesville are younger compared to the rest of the country.

33.0 NOBLESVILLE
 35.6 HAMILTON COUNTY
 37.0 INDIANA
 37.2 UNITED STATES

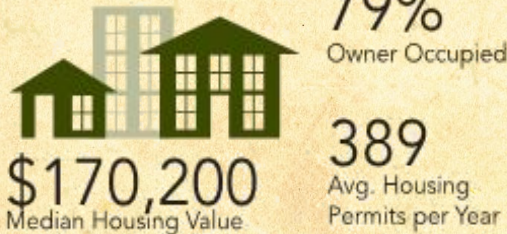
33.0 years old



TRANSPORTATION



HOUSING



INCOME



90.2% Graduates Pursuing College

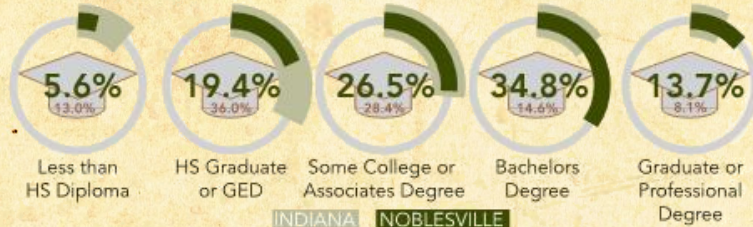
9,031 Enrollment

\$10,328 Expenditure per Pupil



SCHOOLS

EDUCATION



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COMMERCE | WORKING. TOGETHER.

LARGEST EMPLOYERS

Source: City of Noblesville - Economic Development Department

PRIVATE SECTOR (NON-RETAIL)	EMPLOYEES	PRODUCTS/SERVICES
SMC Corporation of America	680	Pneumatic automation products manufacturing
Ambu, Inc.	428	Anesthesia/respiratory care product manufacturing
Ryan Fireprotection, Inc.	195	Design/installation of custom fire protection systems
Industrial Dielectrics, Inc.	170	Engineered thermoset plastic compounds/laminates/parts
Riverwalk Village	150	Skilled nursing facility
Helmer Scientific	149	Design/manufacturing of refrigerated lab equipment
Perfecto Manufacturing, Inc.	140	Aquarium products/accessories manufacturing
Community Health Network	133	Healthcare/Medical Offices/Outpatient services
Cardon & Associates	110	Skilled nursing/assisted living facility
Riverwalk Commons	78	Assisted living facility
Burco Corporation	70	Custom plastic injection molding and prototyping
Metro Plastics Technologies, Inc.	62	Custom plastic injection molding and micro molding
Stanley Security Solutions, Inc	58	Produce/install correctional facility electronic systems
Noble Industries, Inc	55	Sheet metal fabrication/powder coating
Warner, Inc.	54	Truck body manufacturing/metal stamping
Index Corporation	53	CNC turning machine manufacturing
Ambassador Medical/GE	50	Refurbished ultrasound equipment/parts
Performance Marketing Group	50	Marketing programs to build brand and corporate identity
Indiana Surgery Center	44	Outpatient Surgery Center
Taylorred Systems, Inc	38	Design/install telecommunications systems

PUBLIC SECTOR	EMPLOYEES	SERVICES
Riverview Hospital	980	Healthcare
Hamilton County	900	County government
Noblesville Schools	897	Public schools
City of Noblesville	435	Municipal government
Hamilton East Public Library	40	Regional library

For available properties and commercial real estate listing information please visit Noblesville.ZoomProspector.com



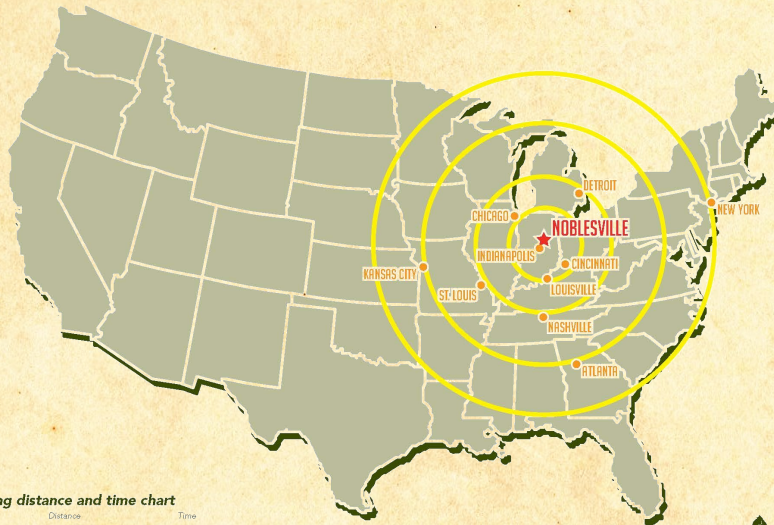
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★ INDIANA ★

CONNECTING | GLOBAL. FASTER.

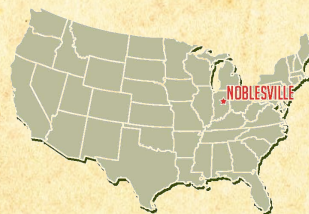


Driving distance and time chart

	Distance	Time
St. Louis	256 mi. or 412 km.	4 hrs.
Chicago	167 mi. or 268 km.	2 hrs. 41 min.
Detroit	233 mi. or 375 km.	3 hrs. 35 min.
Cincinnati	101 mi. or 162 km.	1 hr. 32 min.
Louisville	134 mi. or 215 km.	2 hrs. 6 min.
Atlanta	537 mi. or 864 km.	8 hrs.
New York	697 mi. or 1121 km.	11 hrs. 6 min.
Nashville	300 mi. or 483 km.	4 hrs. 28 min.
Kansas City	495 mi. or 797 km.	7 hrs. 32 min.



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Driving distance and time chart

	Distance	Time
Chicago	167 mi. or 268 km	2 hrs. 41 min.
Cincinnati	101 mi. or 162 km	1 hr. 32 min.
Evansville	187 mi. or 301 km	3 hrs. 7 min.
Ft. Wayne	91 mi. or 146 km	1 hr. 26 min.
Louisville	134 mi. or 215 km	2 hrs. 6 min.
Warsaw	101 mi. or 162 km	1 hr. 57 min.
Port of Indiana		
Burns Harbor	155 mi. or 250 km	2 hrs. 34 min.
Jeffersonville	135 mi. or 217 km	2 hrs.
Mt. Vernon	213 mi. or 343 km	3 hrs. 40 min.



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UTILITIES | ABUNDANT CAPACITY

The City of Noblesville works cooperatively with utilities and municipal service agencies to ensure that our infrastructure provides plenty of capacity for businesses and residents.

ELECTRIC SERVICE

Duke Energy Indiana Inc.

Residential: 1000kWh - \$.12391/kWh (no demand charge)

Commercial: Over 500 kW & 180,000 kWh- \$.09817/kWh (i.e.. sizable office building)

Industrial: 1,000 kW demand & 650,000kWh-\$.07788/kWh (i.e. Small-medium manufacturing facility)

Economic Development Rider 58: 48 month reduction available for qualified new and expanding businesses with new electric load greater than 1000kW demand

NATURAL GAS SUPPLIER

Vectren Corporation

Rate 220 – Non Residential Customers with Annual Usage less than 500,000 Therms

Distribution Charge (per therm): \$.1740 (first 500)/\$.1538 (over 500)

Rate 245 – Non Residential Customers with Annual Usage from 50,000 – 500,000 Therms

Distribution Charge (per therm): \$.1710 (first 2,500)/\$.0775 (over 2500)

Rate 260 – Non Residential Customers with Annual Usage of 500,000 Therms or Greater

Distribution Charge (per therm): \$.0560 (first 50,000)/\$.0440 (next 250,000)/\$.0293 (over 300,000)

WATER SUPPLIER

Indiana-American Water Company, Inc.

Noblesville System Capacity – 10 MGD

Average Daily Demand – 4.5 MGD

Monthly Flow Charge per 1000 Gallons: First 15 – \$4.3489 per 1000; Next 3,735 – \$3.1553 per 1000; over 3,750 – \$1.9251 per 1000

Monthly Meter Charge: 5/8" – \$14.05; 3/4" – \$17.77; 1" – \$25.21; 1.5" – \$43.82; 2" – \$66.14; 3" – \$118.24; 4" – \$192.67; 6" – \$378.74; 8" – \$602.02; 10" – \$974.15; 12" – \$1606.78

WASTEWATER COLLECTION & TREATMENT

City of Noblesville Water Utility

Noblesville System Capacity – 10 MGD

Average Daily Demand – 5.91 MGD

For available properties and commercial real estate listing information please visit Noblesville.ZoomProspector.com



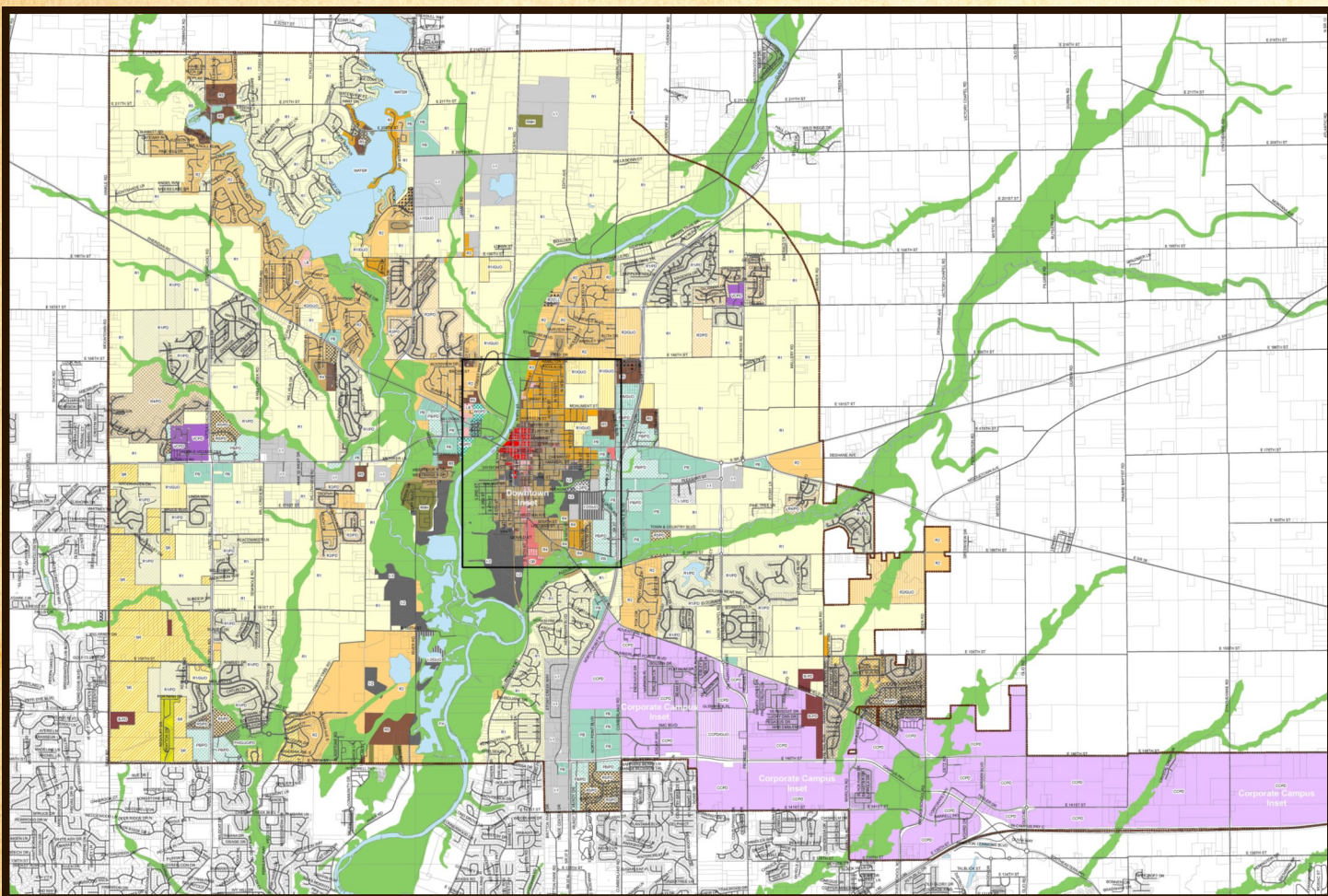
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PLANNING | ZONING MAP

Current Planning & Zoning
www.cityofnoblesville.org/planning

2013 Comprehensive Master Plan
www.cityofnoblesville.org/planning/PLANoblesville



Legend

- Street Centerline
- Water Bodies
- Parcels
- Noblesville Planning Jurisdiction

Special Districts

- GUC- Government Use Overlay
- PD- Planned Development Overlay
- ZLL- Zero Lot Line Overlay
- CCPD- Corporate Campus Planned Development
- VCPD- Village Center Overlay
- WGPD- West Gateway Planned Development

Zoning Districts

- SR - Low Density Single Family Suburban Residential
- R1 - Low Density Single Family Residential
- R2 - Low to Moderate Density Single Family Residential
- R3 - Moderate to High Density Single Family Residential
- R4 - Moderate to High Density Single Family Residential/Two Family
- R5 - Multi-Family Residential
- R/PD - Residential/PD
- RMH - Residential Mobile Home Park
- LB - Local Business
- GB - General Business
- PB - Planned Business
- DT - Downtown
- B-PD - Business/PD
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- R1/PD/FH- Low Density Single Family Residential/PD/FH
- FH/GUO/PD - Flood Hazard/GUO/PD
- FH- Flood Hazard

0 0.25 0.5 1 1.5 2 Miles



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BUSINESS PARKS | SITES. BUILDINGS.

Whether you are coming to Noblesville from elsewhere in the world or you are a local company that needs room to grow, you'll find plenty of land that is ready to develop. From parcels sized for office buildings, to retail sites, to larger properties suitable for industrial use, it is all available in Noblesville.

1. CORPORATE CAMPUS

We have combined 3,600 acres of office, industrial, commercial, and residential uses into a highly visible "live, walk, work" environment strategically located along Interstate 69, Indiana 37, and 146th Street. The Corporate Campus includes the Noblesville Business Park and the multi-use Saxony Development.

2. STONEY CREEK BUSINESS PARK

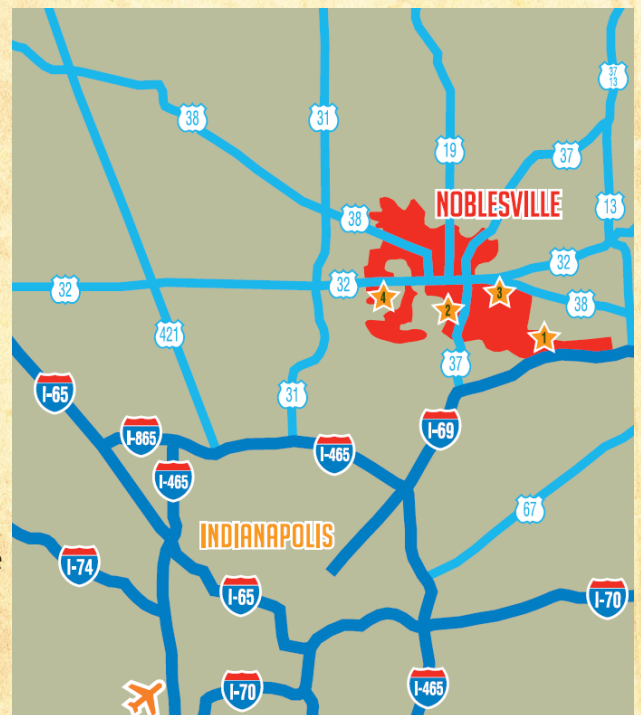
Offering great visibility for office, commercial, and light industrial facilities, Stoney Creek has great access to Indiana 37 and 146th Street. This business park is an excellent growth-oriented location for up-and-coming entrepreneurs and small-to-medium-sized enterprises.

3. PLEASANT STREET BUSINESS PARK

Located in the fast-developing area around the Union Chapel Road extension, this park offers greater flexibility with outdoor storage, making it the ideal choice for companies with heavier industrial needs. It is also suitable for commercial and light industrial businesses.

4. PARK 32

If you're after a highly visible site with great accessibility and greenfield build-out opportunities, take a closer look at Park 32. Located on the west side on Indiana 32, it's the perfect site for commercial and light industrial businesses.



*For available properties and commercial real estate listing information
please visit Noblesville.ZoomProspector.com*



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TAX STRUCTURES | INCENTIVES

The City of Noblesville recognizes the importance of a healthy business community. That's why the City of Noblesville and businesses work hand in hand to enhance needed resources.

CREDIT RATING

City of Noblesville AA-, with bond rating from S&P of AA2
 State of Indiana AAA

PROPERTY TAX

Real Property Assessed at 100% of Market Value
 Personal Property Assessed at 100% of Market Value
 Noblesville Tax Rate \$3.0184 per \$100 of Assessed Value

INDIANA CORPORATE INCOME TAX

Tax Rate 6.5% (will be lowered to 4.9% in the coming years)

UNEMPLOYMENT INSURANCE

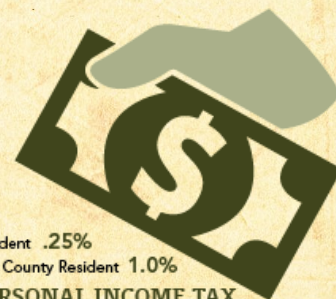
New Employer Rate 2.7% for first 36 months—after which a variable merit rate is calculated

Taxable Wage Base \$7,000

INDIANA TAX CREDITS & EXEMPTIONS

The state of Indiana offers several opportunities for tax credits, incentives and exemptions for Indiana businesses. The City of Noblesville is attentive and business-focused to help grow a strong community. For more information on state and local tax incentives, please visit www.choosenoblesville.com

INDIANA INCOME TAX RATE



LOCAL PERSONAL INCOME TAX

WORKER'S COMPENSATION





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