

ANSON

A Distinctive and Vibrant New Community

Modeled after some of America's greatest neighborhoods, Anson is a master-planned community rising on suburban Indianapolis' northwest side. Anson combines every aspect of live, work, shop and play—an integrated development where businesses, employees, families, residents and visitors connect and thrive. Here at the crossroads of Indiana's heritage and its future, tradition and technology work together, creating a vibrant, sustainable vision for the new Midwest.

By the numbers

- 1,700-acre, mixed-use, master-planned community
- Adjacent to I-65 at the SR 334 interchange
- 30 minutes from downtown Indianapolis with direct interstate connection to both Indianapolis and Chicago
- 2,680 residential units
- 13 million square feet of office, industrial, flex, medical and retail space
- Employment – 25,000 projected
- Annual payroll – \$870 million
- Construction impact – \$1 Billion

Shared amenities

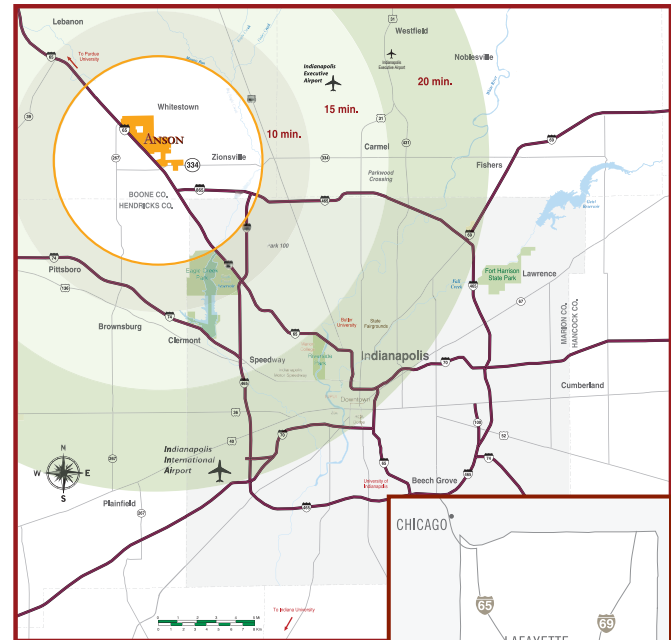
- More than 200 acres of green space, parks and trails
- Interconnected walking, biking and hiking trails, lakes and streams
- Future community center with swimming pool
- Fiber optic network and multiple Wi-Fi hot spots
- Planned commuter bus service to downtown Indianapolis via IndyGo
- On-site retail, restaurants and shopping at the Marketplace at Anson
- Community gathering areas

Schools

Anson residents are part of the award-winning Zionsville Community Schools system. Both elementary and middle schools are located less than one mile from Anson.

Healthcare and hospitals

Anson is 15 minutes from Witham Memorial Hospital in Lebanon, IN, and St. Vincent Hospital on Indianapolis' northwest side is 12 minutes away. An immediate care center with 24-hour emergency service is located within the Anson community.



The concentric circles on this map indicate drive times from Anson. Because of its strategic location, Anson is just 20 minutes away from Indianapolis International Airport and downtown Indianapolis.



I-65	< 1 mile
Downtown Indianapolis	20 miles
Zionsville	3 miles
Lebanon/Witham Hospital	9 miles
Grocery shopping	< 1 mile
Drugstore	< 1 mile
Indianapolis International Airport	17 miles

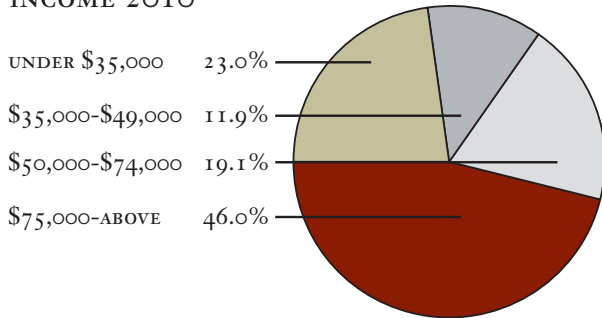
Site Selection Factors

1. Highway accessibility
2. Low labor costs
3. Low construction costs in Midwest
4. Availability of skilled labor
5. State & local incentives
(Tax Exemptions)
6. Availability of land
7. Energy availability & costs
8. Proximity to a National/
International Airport
9. Expedited/fast track permitting

Demographics

Boone County, located just northwest of Indianapolis, is one of the fastest growing regions in the state. Historically a rural area, its rapid growth is transforming the county into a quaint suburban location with strong educational attainment and high incomes.

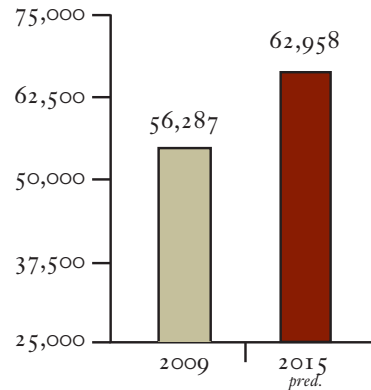
INCOME 2010



Median Household Income: \$72,603

Source: US Bureau of the Census; STATS Indiana

POPULATION



Population 2015 Estimate: 62,958

Source: US Bureau of the Census; STATS Indiana

Workforce

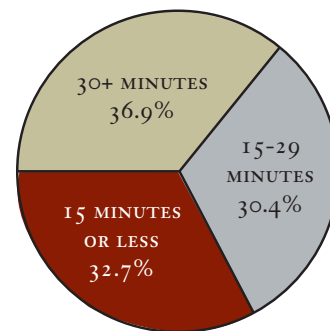
Boone County's affordable and available workforce is well suited to support new and expanding businesses. Employers often tap into the county's large pool of commuting workers for new hires. These employees prefer to work locally and express their willingness to change jobs to support new and expanding companies.

EMPLOYMENT

LABOR FORCE:	28,314
EMPLOYED:	26,118
UNEMPLOYED:	2,196
UNEMPLOYMENT:	7.8%

Source: US Bureau of the Census; STATS Indiana

COMMUTING PATTERNS 2010



Business Community

Anson continues to grow and attract new businesses to its thriving mixed-use development. In August 2004, the Boone County Commissioners approved the zoning for Duke Realty's 1,700-acre mixed-use-development project located just northwest of Indianapolis, along the I-65 corridor. This development, known as Anson, is changing the face of Boone County, bringing new residential, commercial and industrial development to the area. Thus far, over 2 million square feet of property has been developed in Anson. With its close proximity to Indianapolis, Anson is a new community where you can enjoy all the benefits of living, working, shopping and playing.

RECENT LOCATIONS/EXPANSIONS

Company	New Jobs
MEDCO	1,468
AMAZON	1,235
ASI LIMITED	300
CEVA LOGISTICS	21
WITHAM EMERGENCY CENTER	50
LOWES	55
CVS	10