



## News Release

**News Media Contact: Tom Dickey, Vice President and Anson General Manager, 317.808.6226,  
tom.dickey@dukerealty.com**

### Momentum Returning to Anson

#### ***McDonald's and Cracker Barrel break ground; Flaherty & Collins' \$20M expansion underway; Other activity signals growing appeal of community***

(Whitestown, Ind. – June 10, 2011) Development activity in and around Anson, Duke Realty's master-planned, mixed-use community just northwest of Indianapolis, Indiana, has been outpacing the market, with several new commercial and residential projects underway. Anson is located along the east side of I-65 in southeast Boone County at the exit for SR334.

McDonald's broke ground in early May on its new restaurant at the corner of SR334 and Heartland Drive in front of the Witham Health Services building. McDonald's Anson restaurant is one of only two new restaurants McDonald's is building in the Indianapolis area in 2011. McDonald's is expected to open in late July.

Cracker Barrel Old Country Store, known for its real home-style food in a relaxing atmosphere and old country retail shop, broke ground on its new restaurant in the Anson area in late May. The store will be located immediately adjacent to I-65 on the southeast corner of the intersection of I-65 and SR334.

"We are encouraged and excited that both McDonald's and Cracker Barrel chose the Anson area as part of their 2011 national expansion plans. I am certain both will become favorites of residents in the area and of travelers along I-65," said Tom Dickey, Vice President and General Manager of Anson for Duke Realty.

On the residential side, Flaherty & Collins' Properties is preparing to open the second phase of the *blvd*, its luxury apartment community at Anson. Phase two is the largest project of its kind to start in the Indy metro area in 2010 with a project cost of over \$20M. The project will add seven new buildings and 213 apartment homes to the *blvd* at Anson, which already includes 80 rental residences. The new phase will bring additional amenities to the *blvd*, including a new clubhouse, pool fitness center with tanning salon, bark park and an outdoor grilling area with fire pit.

"Occupancy at the first phase of the *blvd* is above 95 percent, and we are experiencing strong preleasing activity for our second phase," said David Flaherty, CEO of Flaherty & Collins' Properties.

"Flaherty & Collins' expansion is perfectly timed to meet the growing demand for housing options in and around Anson. We are thrilled to welcome hundreds of new residents to the growing Anson community," said Craig Anderson, a Vice President with Duke Realty responsible for residential development at Anson.

Ryland Homes currently is building its eleventh town home building at Anson, having sold all 60 units in its first ten buildings. Ryland owns one more building pad in Anson and is expected to begin construction of its last building later this year.

In the summer of 2010, Gene B. Glick Company opened Westhaven, a 142-unit luxury apartment community immediately adjacent to Anson along SR334. Glick purchased additional ground from Duke Realty in late 2010 to expand Westhaven, and plans to break ground on the expansion in June. The new buildings will be located along the east side of CR 700, just north of SR 334.

Anson's single-family neighborhood, the Clark Neighborhoods at Anson, has experienced a steady stream of new home construction since late 2010, with five homes currently under construction.

This new development adds to the growing mix of retail service providers, places of worship, schools, youth sports facilities, emergency medical facilities and physician offices, and parks, green spaces, and other public gathering areas at Anson. AllPoints at Anson, the industrial component at the north end of the development at I-65 and SR 267 includes several of the area's largest employers such as Medco Health Solutions, amazon.com, and ASI*Limited*. To date more than 3,000 people work at employers who have located at Anson.

#### **About Anson**

Anson is Duke Realty's 1,700-acre, master-planned development along Interstate 65 in southeast Boone County, Indiana, where people can live, work, shop, and play. Duke Realty has teamed with Browning Investments to develop the commercial district of Anson which will provide 7.4 million square feet of commercial business/distribution space.

#### **About Duke Realty**

Duke Realty owns and operates approximately 139 million rentable square feet of industrial and office assets, including medical office, in 18 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke Realty is available at [www.dukerealty.com](http://www.dukerealty.com).