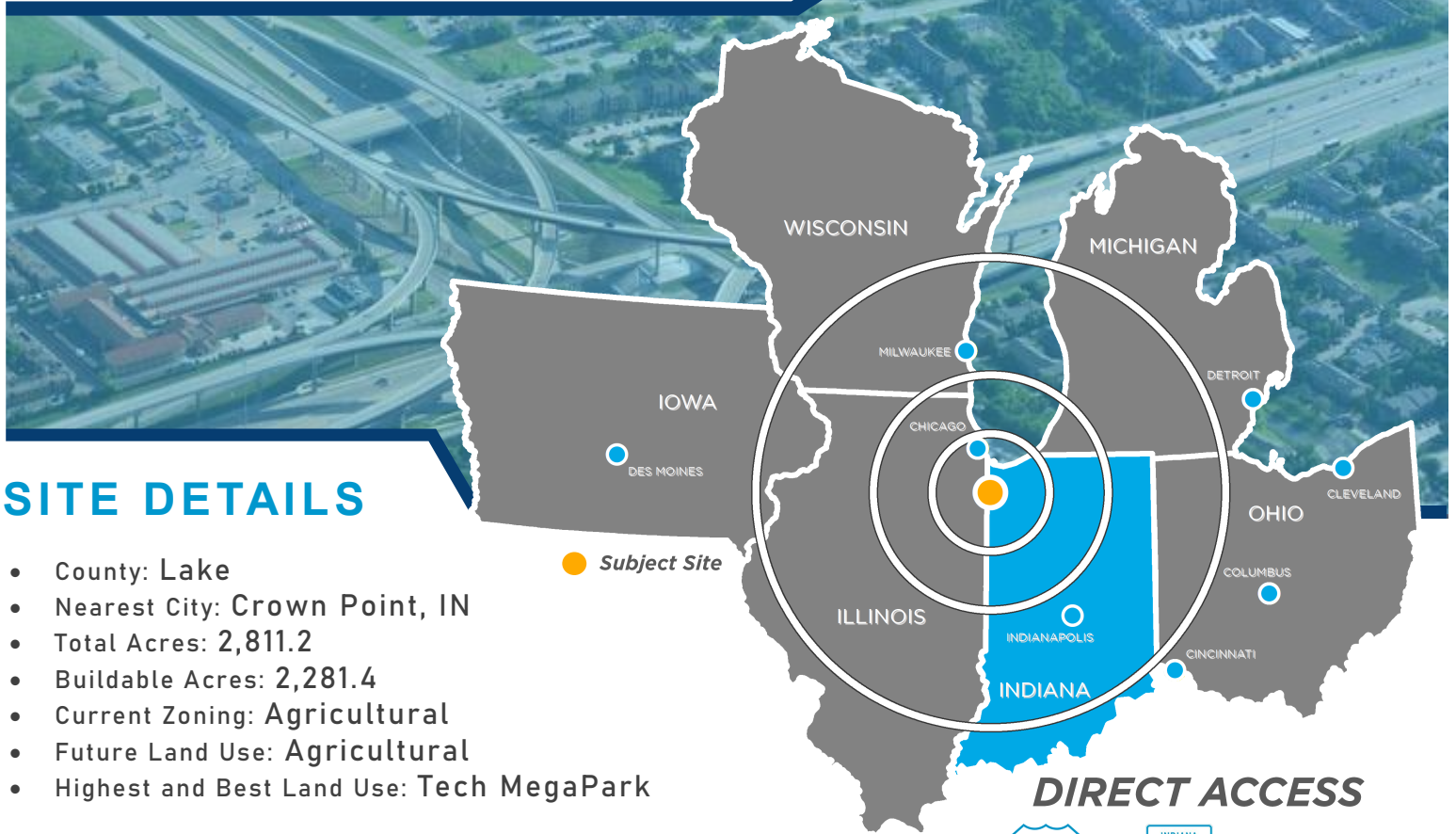




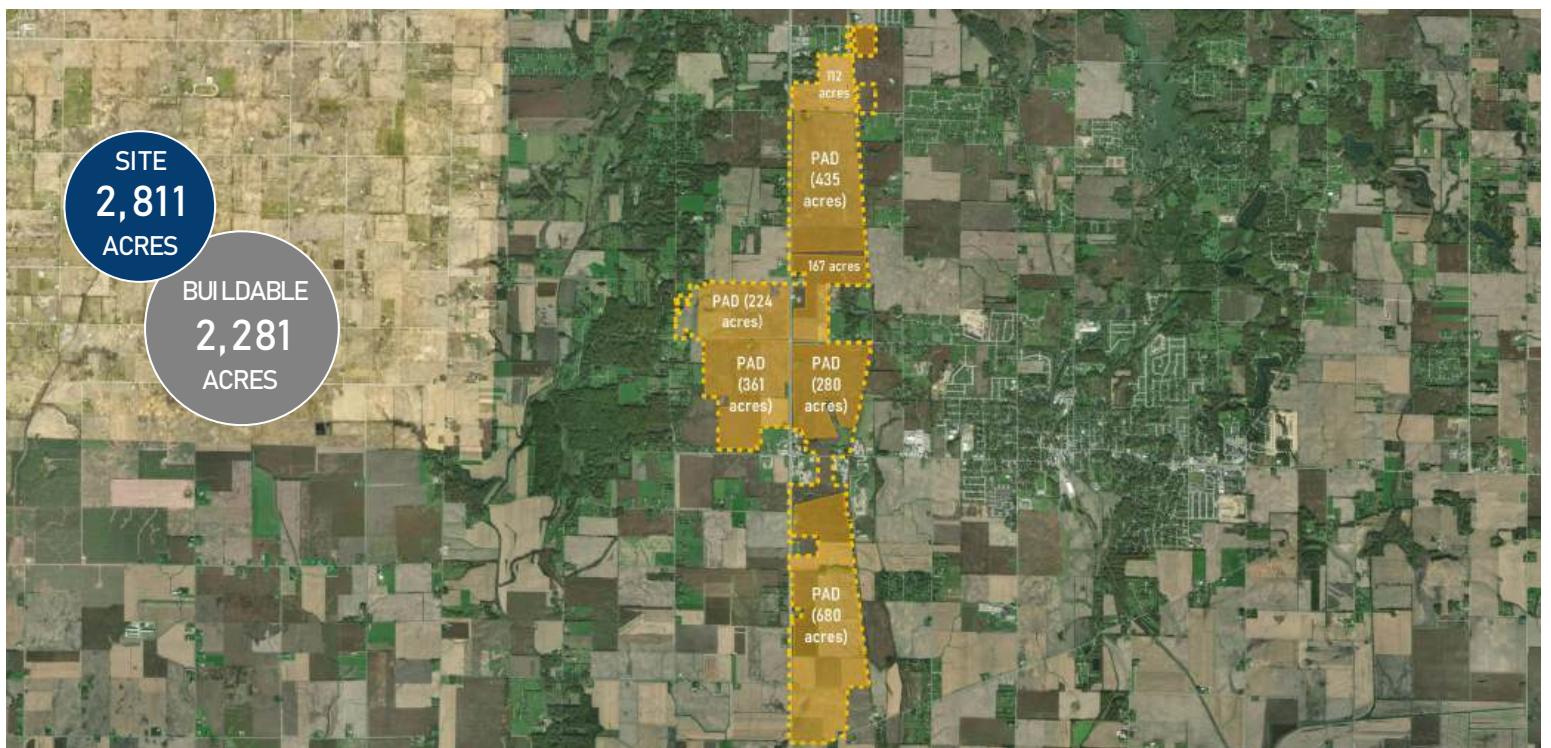
SITE PROFILE

XCEL LAKE COUNTY



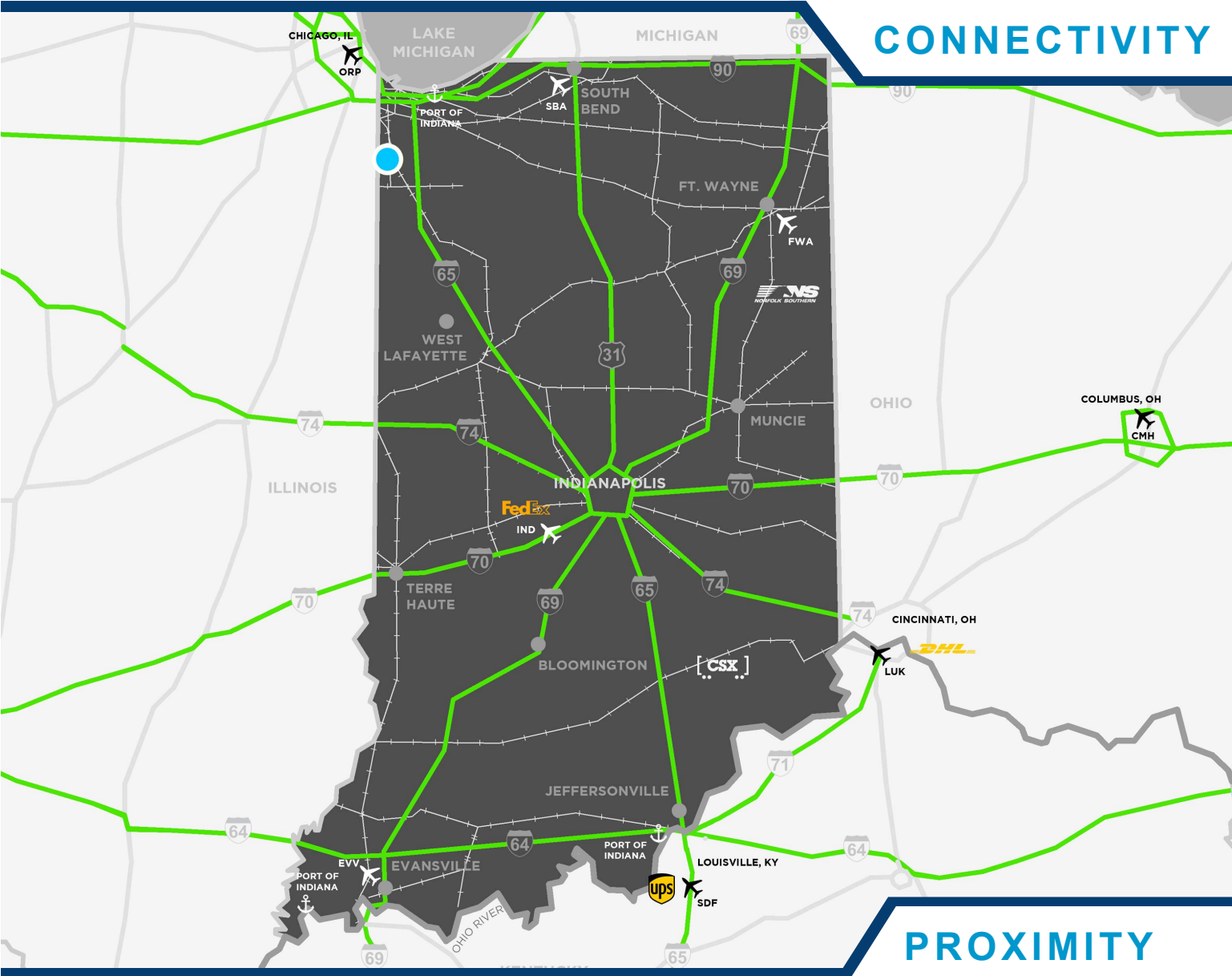
DIRECT ACCESS

Site Boundary Buildable Area



SITE PROFILE

XCEL LAKE



28.3 MI TO NEAREST AIRPORT
Gary/Chicago Int. Airport—GYG



38.4 MI TO NEAREST SEA PORT
Port of Indiana—Burns Harbor



I-65, EXIT 240
9.0 miles from Interstate Access



NORFOLK SOUTHERN RAIL
Frontage on site

CITIES	DISTANCE (MI)	DRIVE TIME
CHICAGO	49.5	0:57
FORT WAYNE	136	2:33
INDIANAPOLIS	137	2:15
MILWAUKEE	140	2:18
CINCINNATI	249	3:56

MAJOR CARRIERS	CITY
FEDEX NATIONAL HUB	INDIANAPOLIS
UPS WORLDPORT HUB	LOUISVILLE
DHL GLOBAL HUB	CINCINNATI

SITE PROFILE

XCEL LAKE

WITHIN 60-MINUTE DRIVE TIME



1,212,012

AVAILABLE LABOR FORCE



7%

UNEMPLOYMENT RATE

LABOR DATA

WITHIN 100-MILE RADIUS



409,741

TOTAL BUSINESSES






\$110,522

AVG. HOUSEHOLD INCOME

AVAILABLE LABOR

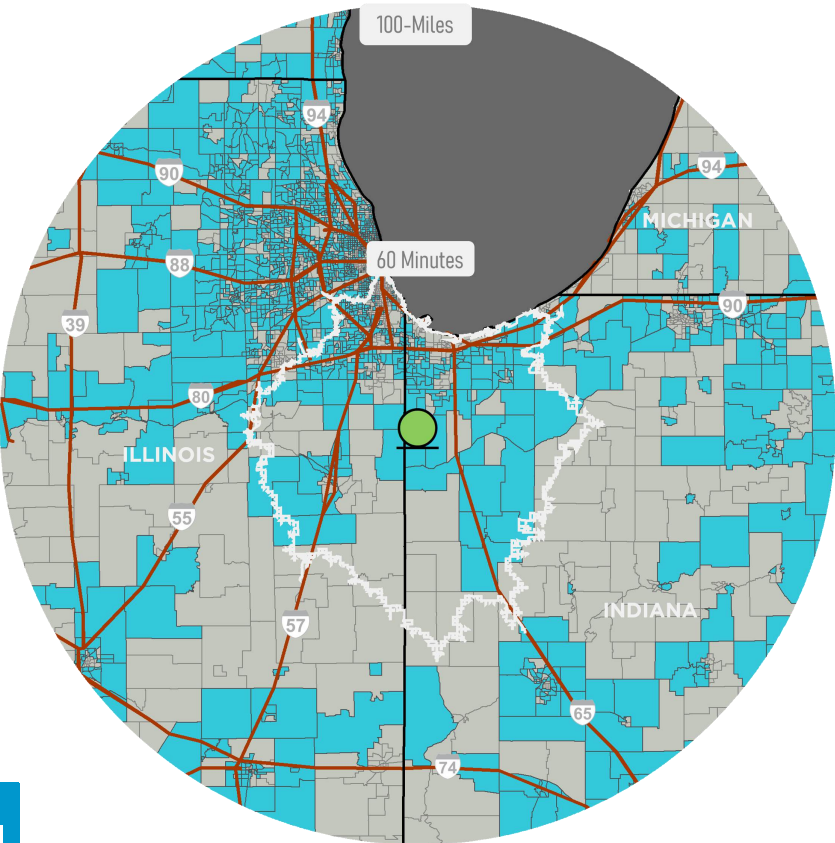
60-MIN DRIVE TIME / 100-MILE RADIUS

LEGEND

-  **Subject Site**
-  **Census Tract**
>2,000 Labor Force
-  **Census Tract**
<2,000 Labor Force

NEARBY MANUFACTURERS (100 MILES)

- LCI INDUSTRIES (5,600)
- MODELEZ INTERNATIONAL INC (5,253)
- US STEEL CORP GARY WORKS (5,000)
- CONAGRA BRANDS INC (5,000)
- CANAM STEEL CORPORATION (5,000)
- BAXTER INTERNATIONAL INC (4,067)
- ARCELORMITTAL USA (3,435)
- MOLEX INC (3,334)
- ARCELORMITTAL USA (3,075)
- SERVICE ENVELOPE CORP (3,020)



NAICS BUSINESS SUMMARY WITHIN 2 HOURS

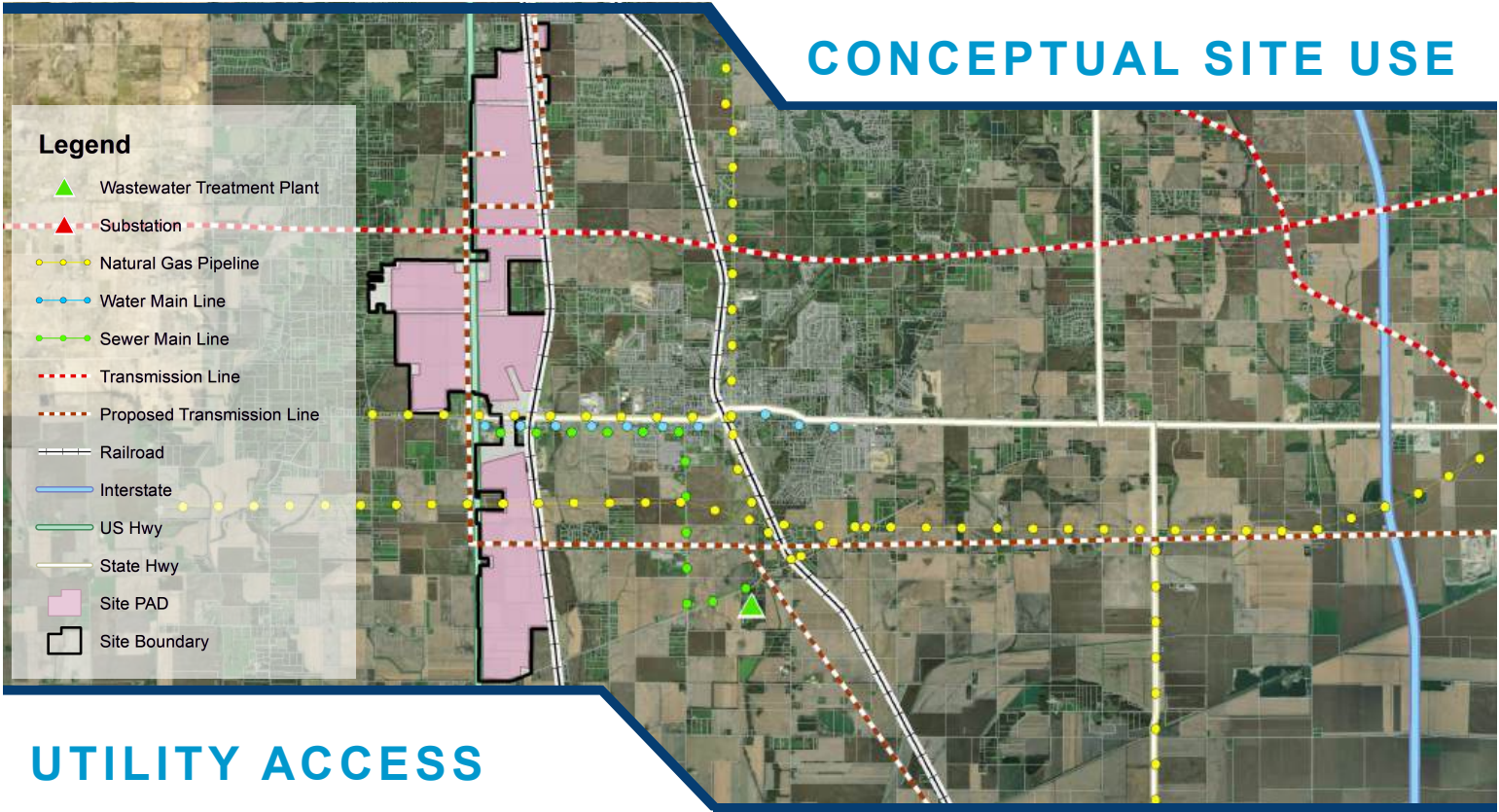
AGRICULTURE/FORESTRY/FISH/HUNT (NAICS 11)	1,367
UTILITIES (NAICS 22)	398
MANUFACTURING (NAICS 31-33)	15,826
TRANSPORTATION/WAREHOUSING (NAICS 48-49)	8,845
PROF/SCIENTIFIC/TECH SERVICES (NAICS 54)	39,902
PUBLIC ADMIN (NAICS 92)	228,445



SITE PROFILE

XCEL LAKE

CONCEPTUAL SITE USE



UTILITY ACCESS

ELECTRICITY



- » **Description:** NIPSCO can provide two options for infrastructural upgrades, including two new 138 kV transmission lines, to serve a 200 MW new project at the site.
- » **Nearest Substation:** New station to be constructed with project; 30-36 months.

NATURAL GAS



- » **Description:** Two 30" steel transmission natural gas mains with capacity to serve most large industrial projects run just south of SR 2.
- » **Provider:** NIPSCO

WATER



- » **Description:** Water line located at SR 2 and US 41; additional infrastructure needed to provide utility to site.
- » **Provider:** Indiana American Water Company

SEWER



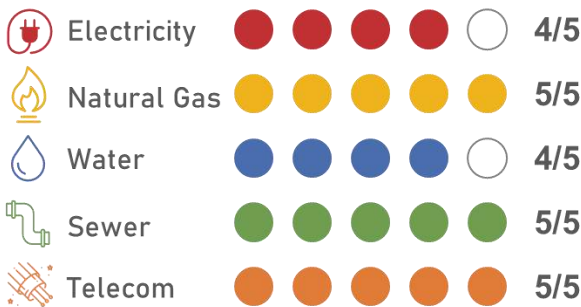
- » **Description:** Sewer line located at SR 2 and US 41; infrastructure improvements planned for Winter of 2024; expansion of sewage treatment plant would increase capacity.
- » **Provider:** Town of Lowell

TELECOM



- » **Description:** Fiber connection is available to the site through two potential providers.
- » **Provider:** Xfinity Max; AT&T

AVAILABILITY OVERVIEW



OVERALL UTILITY ASSESSMENT





Plans to expand utilities to the subject site are in place. Most of the improvements should be able to be completed within 18 months alongside additional construction steps. The utility service point of access for extending most services is located at the center of the site at US 41 and SR 2. Extension of utilities may require ROW acquisition and limited infrastructure buildout to reach the buildable areas.





SITE PROFILE



XCEL LAKE





SITE CHARACTERISTICS

Environmental Features	
WETLANDS  	28.9 of 2,811.2 total acres.
	1.37 of 2,281.4 buildable acres.
	Most of the site is free of wetland areas. Potential environmental impact should be minimal.
FLOOD HAZARD  	0.0 of 2,811.2 total acres.
	0.0 of 2,281.4 buildable acres.
	Flood zones are removed from buildable areas. Potential environmental impact should be minimal.

Engineering Factors for Development	
ELEVATION/ SLOPE  	662–770 ft elevation across site
	662–770 ft elevation across buildable area
	Individual PADs have a mostly flat topography and little sloping.
HYDRIC SOILS  	776 of 2,281 total acres
	600 of 2,281 total acres
	26% of the buildable area has soils estimated to have hydric components.

Infrastructure Availability	
TRANSPORTATION ACCESS  	Direct access to US-41 (4-lane Hwy)
	9.0 miles to I-65, Exit 240
	Site is in ideal location for truck access with direct access to 4L US Hwy and interstate within 9 mi. A NS rail-line is also adjacent.

Planning and Zoning Status	
ZONING & LAND USE  	Current Zoning: Ag (97%), Residential (3%)
	Future Land Use: Ag, Residential
	The site needs to be re-zoned from agriculture and residential to industrial to match the site's project land use.