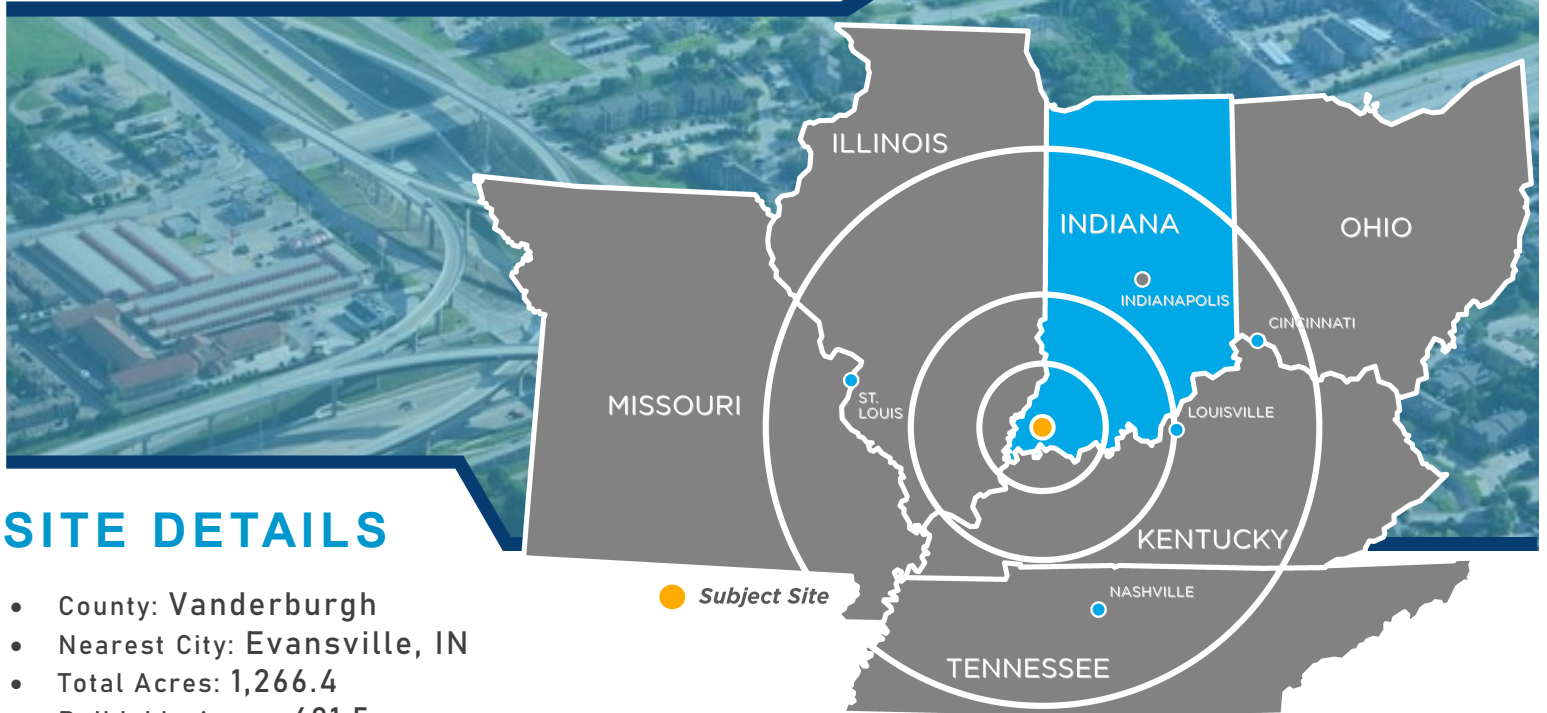




# SITE PROFILE

## XCEL EVANSVILLE



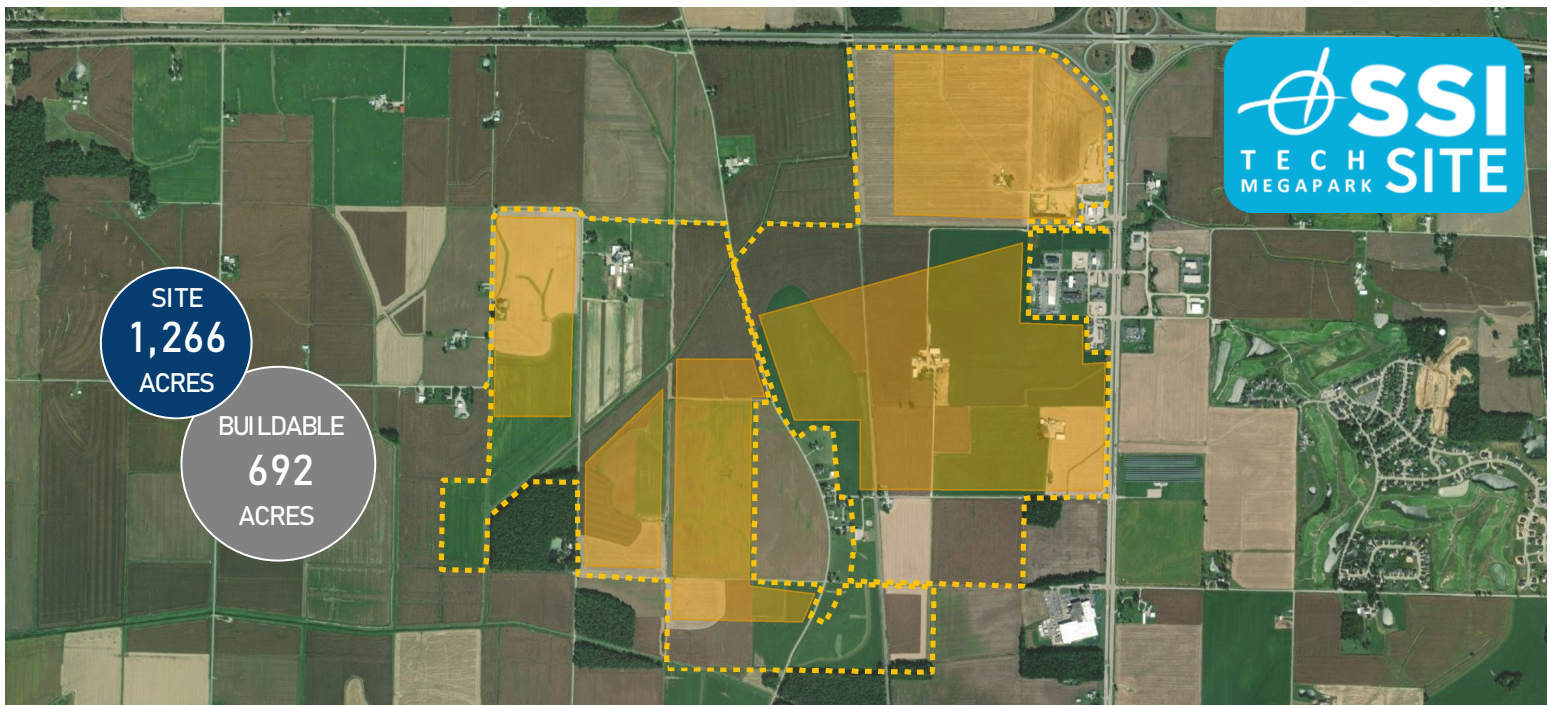
## SITE DETAILS

- County: Vanderburgh
- Nearest City: Evansville, IN
- Total Acres: 1,266.4
- Buildable Acres: 691.5
- Current Zoning: A—Agriculture, M-2—General Industrial
- Future Land Use: Industrial, Commercial, Agricultural
- Highest and Best Land Use: Tech MegaPark, Heavy Industrial

### DIRECT ACCESS



 Site Boundary  Buildable Area

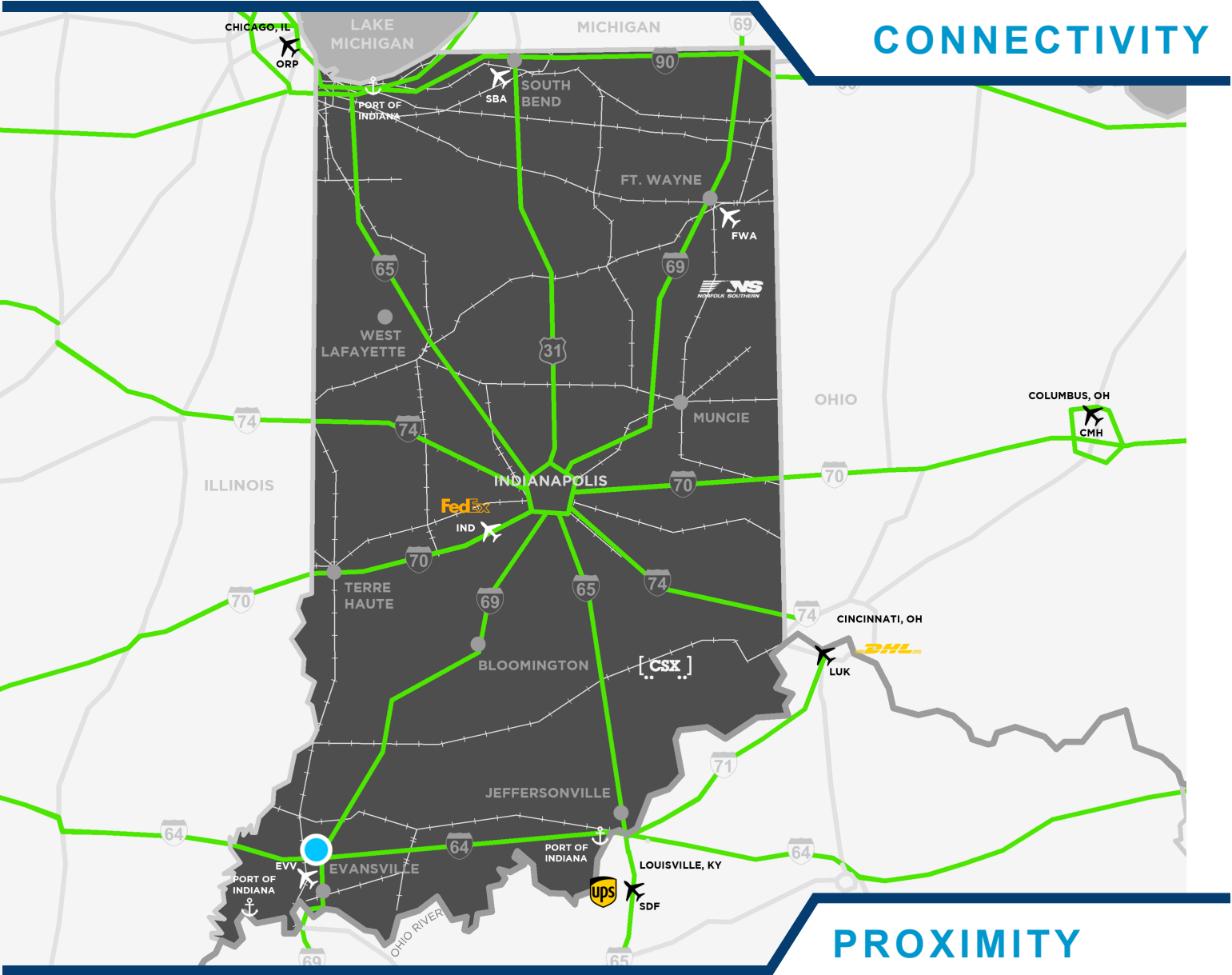


SITE  
1,266  
ACRES

BUILDABLE  
692  
ACRES

# SITE PROFILE

## XCEL EVANSVILLE



**9 MI TO NEAREST AIRPORT**  
*Evansville Regional Airport—EVV*



**33 MI TO NEAREST RIVER PORT**  
*Port of Indiana—Mount Vernon*



**I-64, EXIT 25**  
*Direct Interstate access*



**CSX RAIL**  
*Frontage on site*

| CITIES       | DISTANCE (MI) | DRIVE TIME |
|--------------|---------------|------------|
| EVANSVILLE   | 9             | 0:14       |
| LOUISVILLE   | 10            | 1:38       |
| ST LOUIS     | 157           | 2:18       |
| INDIANAPOLIS | 158           | 2:33       |
| NASHVILLE    | 164           | 2:41       |

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

# SITE PROFILE

## XCEL EVANSVILLE

### WITHIN 60-MINUTE DRIVE TIME



297,555

AVAILABLE LABOR FORCE



2.4%

UNEMPLOYMENT RATE

### LABOR DATA

### WITHIN 100-MILE RADIUS



97,953

TOTAL BUSINESSES



\$76,515

AVG. HOUSEHOLD INCOME

## AVAILABLE LABOR

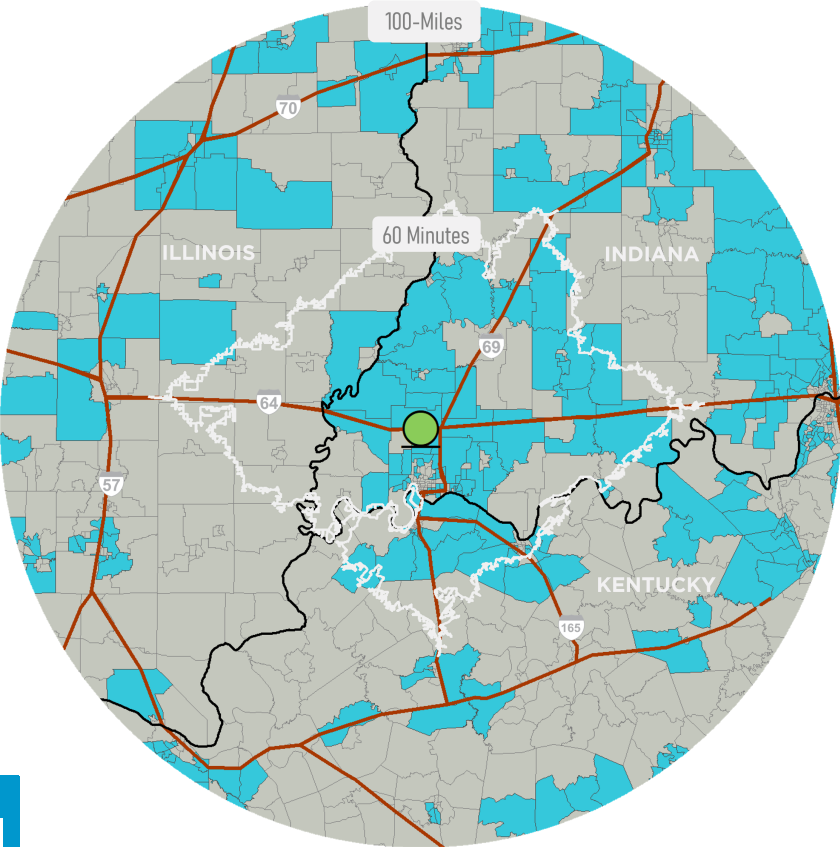
### 60-MIN DRIVE TIME / 100-MILE RADIUS

#### LEGEND

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

### NEARBY MANUFACTURERS (100 MILES)

- KIMBALL ELECTRONICS, INC. (6,017)
- BERRY GLOBAL GROUP, INC. (2,000)
- COOK, INC. (1,750)
- MASTERBRAND, INC. (1,530)
- TOYOTA MOTOR MANUFACTURING, INDIANA, INC. (1,375)
- SABIC INNOVATIVE PLASTICS MT. VERNON, LLC (1,342)
- WAUPACA FOUNDRY, INC. (1,271)
- BERRY GLOBAL, INC. (1,200)
- KAISER ALUMINUM WARRICK, LLC (1,142)
- PERDUE FARMS, INC. (1,101)



### NAICS BUSINESS SUMMARY WITHIN 2 HOURS

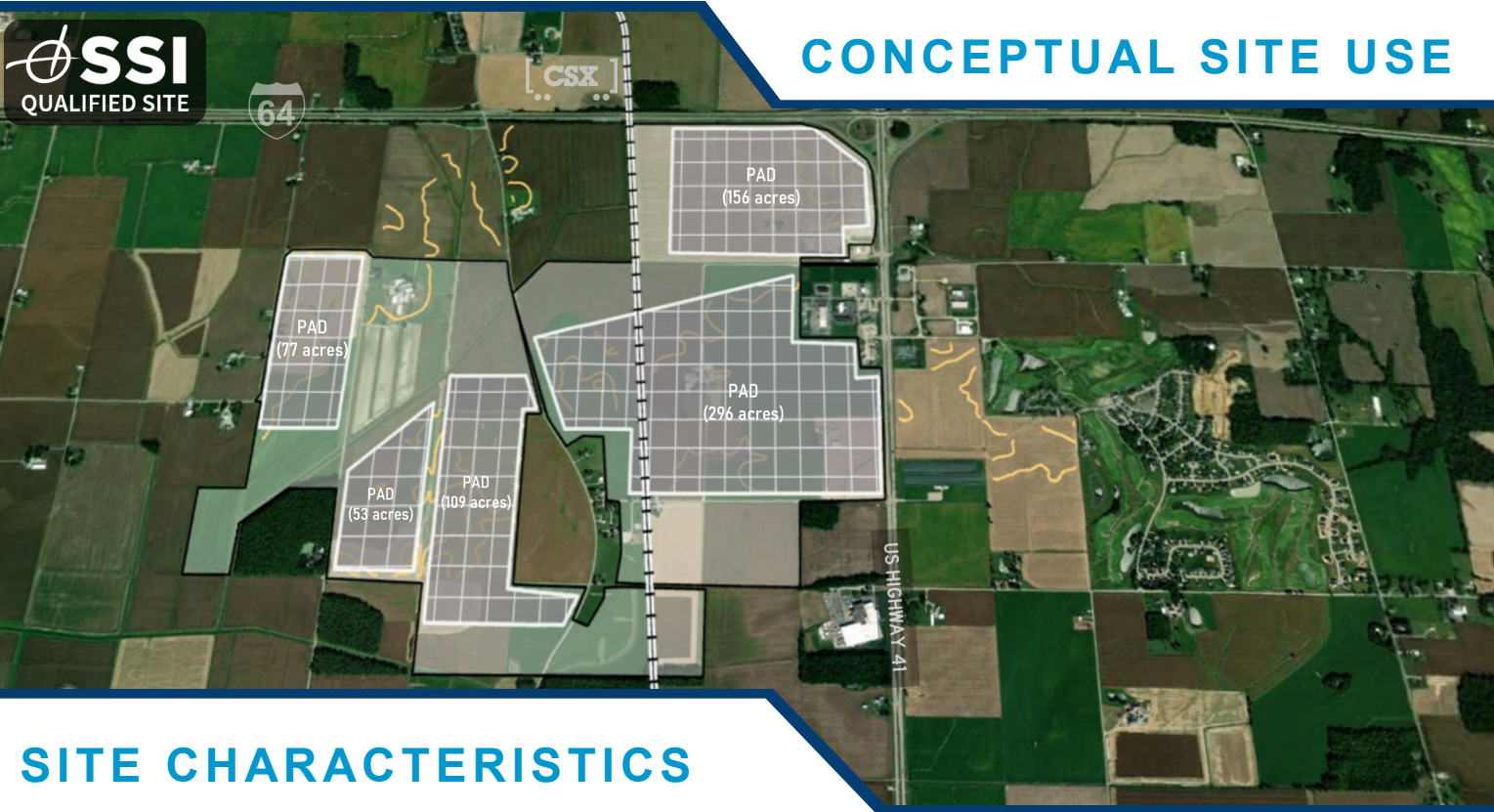
|                                                     |              |
|-----------------------------------------------------|--------------|
| <b>AGRICULTURE/FORESTRY/FISH/HUNT</b><br>(NAICS 11) | <b>1,264</b> |
| <b>UTILITIES</b><br>(NAICS 22)                      | <b>360</b>   |
| <b>MANUFACTURING</b><br>(NAICS 31-33)               | <b>3,895</b> |
| <b>TRANSPORTATION/WAREHOUSING</b><br>(NAICS 48-49)  | <b>2,664</b> |
| <b>PROF/SCIENTIFIC/TECH SERVICES</b><br>(NAICS 54)  | <b>8,697</b> |
| <b>PUBLIC ADMIN</b><br>(NAICS 92)                   | <b>5,175</b> |





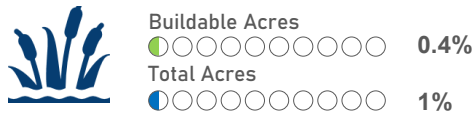
# SITE PROFILE

## XCEL EVANSVILLE



## SITE CHARACTERISTICS

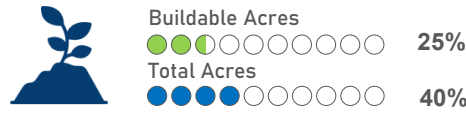
### National Wetlands Inventory



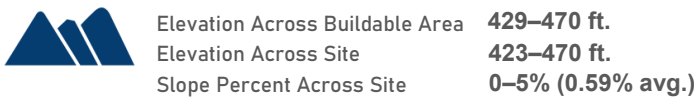
### FEMA Flood Hazard



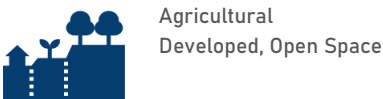
### SSURGO Hydric Soils



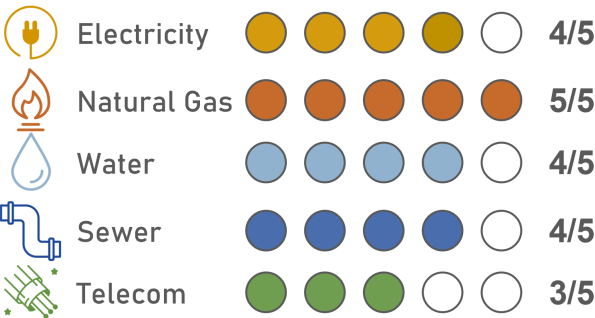
### Elevation/Slope



### Land Cover



## UTILITY AVAILABILITY



**INDIANA**  
**FOR THE BOLD**

Anastasia Geminden  
(463) 214-0479  
AGeminden@iedc.IN.gov

**LOCATION**  
**Design Group**  
an ATK Energy Group Company

Victor Leotta  
(225) 281-4202  
victor@location-design.com