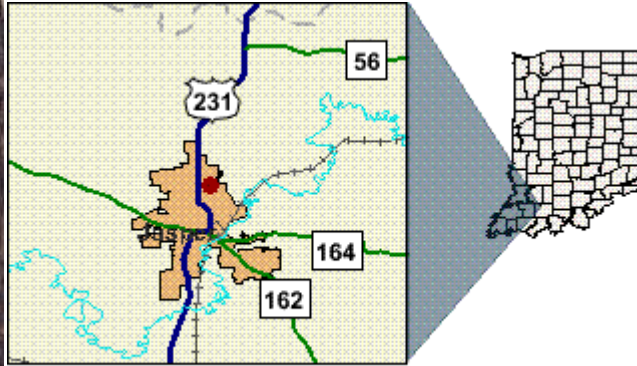


Buffalo Flat Commercial Park

256 30th Street Jasper, IN 47546



Location

Street Address	256 30th Street
City	Jasper
County	Dubois
Township	Bainbridge
State	IN
Zip Code	47546
Type	Site Only

Site Details

Site

Minimum Acres Available	1.5
Maximum Acres Available	8.7
Total Acres Available	22
Within city/town limits	Yes
Located in Industrial Park	Yes
Platted Lot in Industrial Park	Yes
Certified Tech Park	No
Name of Industrial Park	Buffalo Flats Commercial Park
ALTA Land Survey	No
Phase I Environmental Report	No
Phase II Environmental Report	No
Geotechnical Report	No
Flood Plain	No

Sale/Leasing

Ownership	Private
Divisible/Subdivisible	Yes
For Sale	Yes
For Lease	Yes

Jurisdiction

Zoning/Planning Authority	City of Jasper
Current Land Use	commercial industrial use
Economic Revitalization Area	No
Tax Increment Financing Area (TIF)	No
Enterprise Zone	No
Brownfield Redevelopment Site	No
Airport Development Zone	No
Foreign Trade Zone or Sub-Zone	No

Utility

Electric Power Provider	City of Jasper
Electric Service at Property	Yes
Typical Voltage Available	240
Maximum Voltage Available	240
Phases Available	3 phase
Dual Feed Service Available	No
Distance to Substation (Feet)	1,000
Size of Substation (KVA)	20,000
Dual Feed Substation	yes
Building Electric Service Volts	240
Building Electric Service Phase	3 phase
Building Electric Service Amps	400
Natural Gas Service Provider	City of Jasper
Natural Gas Service at Property	Yes
Natural Gas Main Size (Inches)	2
Natural Gas Main Pressure (PSI)	35
Building Natural Gas Service Lateral Size	2
Water Provider	City of Jasper
Water Service at Property	Yes
Water Main Size (Inches)	8
Water Main Pressure (PSI)	55
Building Water Service Lateral Size	1
Sanitary Sewer Service Provider	City of Jasper
Sanitary Sewer Service at Site	Yes
Sewer Main Size (Inches)	8
Waste Water Treatment Plant Available Capacity	1,000,000
Pre-Treatment Requirements	Yes
Telecommunications Service Provider	Verizon
Telecommunications at Property	Yes

Within One of Indiana's Ports

No

Internet Service Provider
Internet Service at Property

Fullnet, PSC, Verizon
Yes

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	16
Federal/State Highway Number	231
Distance to Nearest Federal or State Highway (Miles)	0.1
Is Public Transit Available	No
Name of Commercial/International Airport	Evansville Regional Airport
Distance to Public Transit (Feet)	55
Distance to Commercial Airport (Miles)	55
Name of General Aviation Airport	Huntingburg Airport
Distance to General Aviation Airport (Miles)	12
Largest General Aviation Airport Runway	5,000
Distance to Railroad (Miles)	1
Rail Access On Site	No
Rail Service Provider	Dubois County RF
Name of Port	Rockport Terminal
Distance to Nearest Port (Miles)	36

Contact Information

Brian Tretter

Company	Progressive Investment Company LLC
Address	1250 Main Street
City	Ferdinand
State	IN
Zipcode	47532
Phone	812-367-1701
Fax	812-367-1147
Email	btretter@psci.net
Webpage	www.PROINVESTCO.COM
Cell Phone	812-309-0796

Robert Grewe

Company	Dubois County Area Development Corporation
Address	1103 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-9650
Fax	812-482-9421
Email	bgrewe@DCADC.org
Webpage	www.DCADC.org
Cell Phone	812-631-4767

Indiana Economic Development Corporation

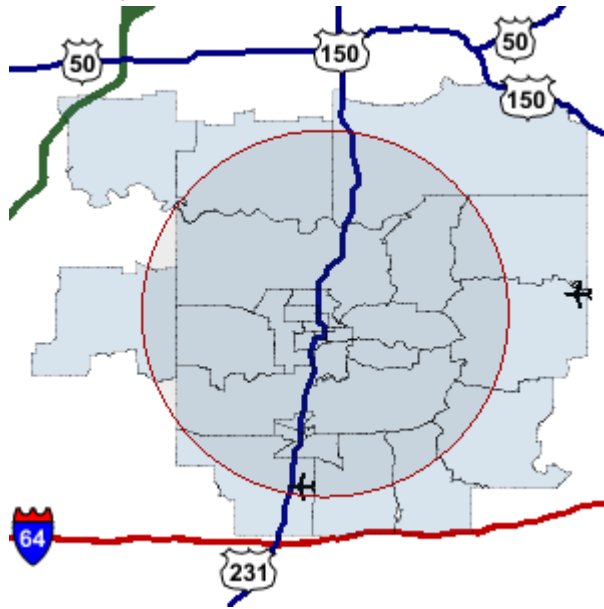
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Buffalo Flat Commercial Park

256 30th Street Jasper, IN 47546

10 Mile Demographic Radius Report

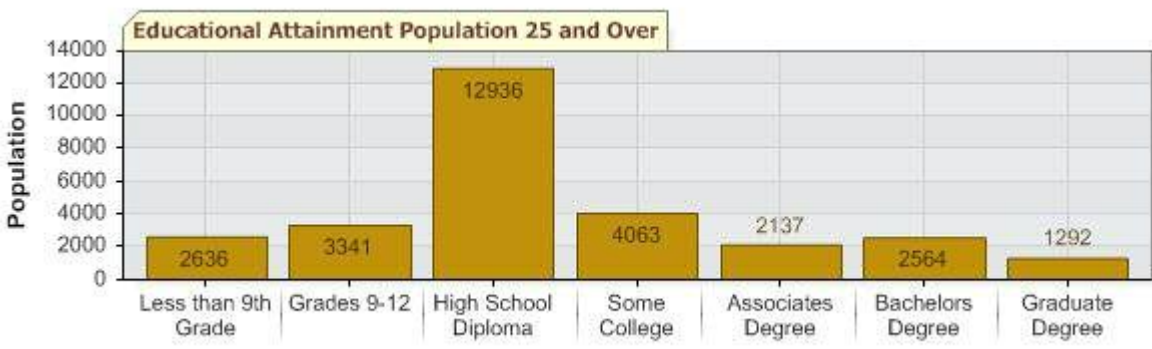


Population

	Number	%
Total Estimated Population	44,116	100%
Population in the Labor Force	24,522	55.6%
Population by working age 20-64	26,202	59.4%

Educational Attainment

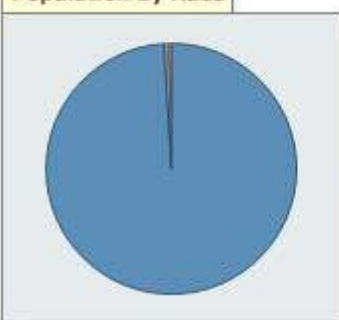
	Number	%
Total Adult Population (25 +)	28,969	100%
Less than Grade 9	2,636	9.1%
Grades 9-12, no diploma	3,341	11.5%
High School Graduate	12,936	44.7%
Some College, No Degree	4,063	14.0%
Associates Degree	2,137	7.4%
Bachelors Degree	2,564	8.9%
Graduate Degree	1,292	4.5%



Population by Race

	Number	%
Total Population (all ages)	44,116	100%
White	43,055	97.6%
Black	71	0.2%
American Indian	57	0.1%
Asian	84	0.2%
Multiple-Race	195	0.4%
Ethnicity:		
Hispanic	1,688	3.8%

Population by Race

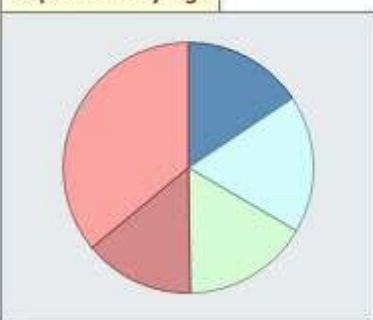


43055	White
71	Black
57	American Indian
84	Asian
195	Multiple-Race

Population by Age

	Number	%
Total Population	44,116	100%
0 to 9	5,636	12.8%
10 to 19	6,391	14.5%
20 to 29	5,894	13.4%
30 to 39	5,126	11.6%
40 to 59	12,962	29.4%
60+	8,107	18.4%

Population by Age



5636	0-9
6391	10-19
5894	20-39
5126	40-59
12962	60 and Over

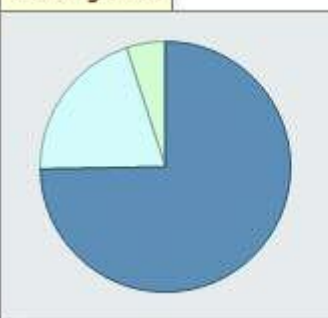
Household Income

	Number	%
Total Households	17,893	100%
Less than \$30,000	4,324	24.2%
\$30,000 to \$49,000	4,031	22.5%
\$50,000 to \$100,000	7,112	39.7%
\$100,000 or more	2,426	13.6%

Housing

	Number	%
Total Housing Units	18,843	100%
Occupied by Owner	14,080	74.7%
Renter Occupied	3,813	20.2%

Housing Units



14080	Owner Occupied
3813	Renter Occupied
950	Not Occupied

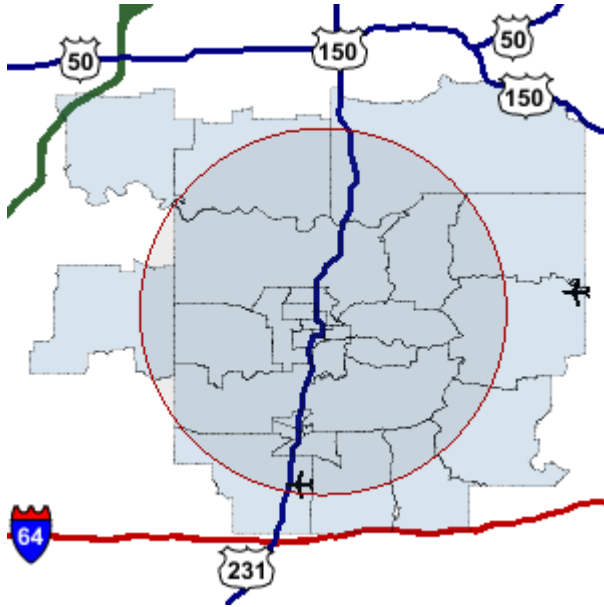
Source: Applied Geographic Solutions



Buffalo Flat Commercial Park

256 30th Street Jasper, IN 47546

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,854
Jobs	27,638

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,632	88.0%
20 to 50	112	6.0%
50 to 99	53	2.9%
100 to 249	39	2.1%
250 to 499	10	0.5%
500+	8	0.4%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,183	11.5%
Professional Specialty Occupations	3,450	12.5%
Sales Professionals	710	2.6%
Technologies and Technicians	941	3.4%
Sales Workers and Clerks	2,863	10.4%
Administrative Support Workers	5,125	18.5%
Technical, Sales, and Administrative: Field Occupations	50	0.2%
Private Household Service	6	0.0%
Protective Services	371	1.3%
Other Services: Site Based	3,366	12.2%
Other Services: Field Based	131	0.5%
Farming, Forestry, and Fishing	589	2.1%

Precision, Craft, and Repair: Site Based	3,015	10.9%
Construction, Repair, and Mining: Field Based	677	2.4%
Machine Operators, Assemblers, and Inspectors	1,191	4.3%
Transportation and Materials Moving Workers	884	3.2%
Handlers, Helpers and Laborers	971	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,854	100%	27,638	100%
Agriculture, Forestry and Fishing	33	1.8%	68	0.2%
Agricultural Services	32	1.7%	134	0.5%
Coal and Ore Mining	5	0.3%	169	0.6%
Oil and Gas	0	0	0	0
General Construction	41	2.2%	290	1.0%
Heavy Construction	79	4.3%	470	1.7%
Food Manufacturing	9	0.5%	641	2.3%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	0	0	0	0
Lumber and Wood Production	20	1.1%	1,394	5.0%
Furniture Manufacturing	45	2.4%	5,610	20.3%
Paper Manufacturing	1	0.1%	16	0.1%
Printing and Publishing	7	0.4%	81	0.3%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	4	0.2%	914	3.3%
Petroleum Refining	0	0	0	0
Rubber and Plastics	2	0.1%	48	0.2%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	27	0.1%
Metals Fabrication	6	0.3%	197	0.7%
Machinery and Equipment Manufacturing	14	0.8%	150	0.5%
Transportation	49	2.6%	661	2.4%
Travel Services	4	0.2%	12	0.0%
Transport Services	7	0.4%	38	0.1%
Communications	12	0.6%	85	0.3%
Utilities	10	0.5%	102	0.4%
Durables Wholesale	65	3.5%	646	2.3%
Non Durables Wholesale	40	2.2%	333	1.2%
Building Materials, Hardware and Garden	30	1.6%	453	1.6%
General Merchandise Stores	13	0.7%	836	3.0%
Food Markets	10	0.5%	386	1.4%
Convenience Stores	19	1.0%	107	0.4%
Other Food Stores	10	0.5%	254	0.9%
Auto Dealers and Gas Stations	44	2.4%	481	1.7%
Clothing Stores	20	1.1%	110	0.4%
Furniture Stores	16	0.9%	924	3.3%
Home Furnishings	13	0.7%	70	0.3%
Electronics and Computer Stores	6	0.3%	17	0.1%
Music Stores	4	0.2%	26	0.1%
Restaurants	70	3.8%	1,001	3.6%
Other Food Service	11	0.6%	292	1.1%
Bars	8	0.4%	37	0.1%
Drug Stores	7	0.4%	61	0.2%
Liquor Stores	6	0.3%	48	0.2%
Specialty Stores	87	4.7%	562	2.0%
Catalog and Direct Sales	5	0.3%	302	1.1%

Banks and Financial Institutions	53	2.9%	568	2.1%
Insurance Carriers	1	0.1%	2	0.0%
Insurance Agents and Brokers	52	2.8%	139	0.5%
Real Estate	47	2.5%	206	0.7%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	8	0.4%	57	0.2%
Dry Cleaning and Laundry	11	0.6%	27	0.1%
Beauty and Barber Shops	49	2.6%	121	0.4%
Other Personal Service	37	2.0%	103	0.4%
Advertising	11	0.6%	75	0.3%
Computer Services	5	0.3%	20	0.1%
Other Business Services	36	1.9%	185	0.7%
Auto Repair/Services	51	2.8%	1,565	5.7%
Miscellaneous Repair Services	22	1.2%	61	0.2%
Motion Pictures	7	0.4%	25	0.1%
Entertainment and Recreation Services	33	1.8%	268	1.0%
Health and Medical Services	153	8.3%	785	2.8%
Hospitals	23	1.2%	1,880	6.8%
Legal Services	27	1.5%	98	0.4%
Primary and Secondary Education	28	1.5%	840	3.0%
Colleges and Universities	4	0.2%	78	0.3%
Social Services	50	2.7%	833	3.0%
Child Care Services	7	0.4%	41	0.1%
Museums and Zoos	1	0.1%	1	0.0%
Membership Organizations	86	4.6%	376	1.4%
Professional Services	47	2.5%	122	0.4%
Government	103	5.6%	968	3.5%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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