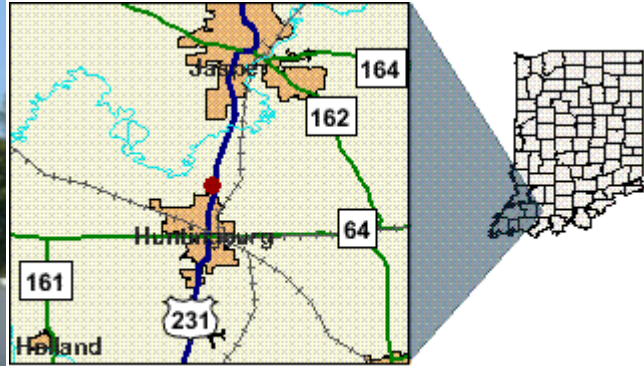




# Carter Lumber Facility

415 E. Phoenix Drive Huntingburg, 47542



## Location

<b>Street Address</b>	415 E. Phoenix Drive
<b>City</b>	Huntingburg
<b>County</b>	Dubois
<b>Township</b>	
<b>State</b>	
<b>Zip Code</b>	47542
<b>Type</b>	Building

## Site Details

Site		Utility	
<b>Minimum Acres Available</b>	5	<b>Electric Power Provider</b>	City of Huntingburg
<b>Maximum Acres Available</b>	5	<b>Electric Service at Property</b>	Yes
<b>Total Acres Available</b>	5	<b>Typical Voltage Available</b>	23,000
<b>Within city/town limits</b>	Yes	<b>Maximum Voltage Available</b>	23,000
<b>Located in Industrial Park</b>	No	<b>Phases Available</b>	3
<b>Platted Lot in Industrial Park</b>	No	<b>Dual Feed Service Available</b>	Yes
<b>Certified Tech Park</b>	No	<b>Distance to Substation (Feet)</b>	3,168
<b>Flood Plain</b>	No	<b>Size of Substation (KVA)</b>	22,000
<b>Building</b>		<b>Dual Feed Substation</b>	no
<b>Total Building Square Feet</b>	24,080	<b>Building Electric Service Volts</b>	240
<b>Minimum Square Feet Available</b>	24,080	<b>Building Electric Service Phase</b>	1
<b>Maximum Square Feet Available</b>	24,080	<b>Building Electric Service Amps</b>	400
<b>Number of Floors</b>	1	<b>Natural Gas Service Provider</b>	City of Huntingburg
<b>Building Type</b>	Light Industrial	<b>Natural Gas Service at Property</b>	Yes
<b>Building Environment</b>	Free Standing Comercial Site	<b>Natural Gas Main Size (Inches)</b>	6
<b>Sale/Leasing</b>		<b>Natural Gas Main Pressure (PSI)</b>	150
<b>Ownership</b>	Private	<b>Building Natural Gas Service Lateral Size</b>	1
<b>Sale Price</b>	\$775,000	<b>Water Provider</b>	City of Huntingburg
<b>Jurisdiction</b>		<b>Water Service at Property</b>	Yes
<b>Zoning/Planning Authority</b>	City of Huntingburg	<b>Water Main Size (Inches)</b>	8
<b>Economic Revitalization Area</b>	No	<b>Water Main Pressure (PSI)</b>	60
<b>Tax Increment Financing Area (TIF)</b>	No	<b>Building Water Service Lateral Size</b>	1
<b>Enterprise Zone</b>	No	<b>Sanitary Sewer Service Provider</b>	City of Huntingburg
<b>Brownfield Redevelopment Site</b>	No	<b>Sanitary Sewer Service at Site</b>	Yes
<b>Airport Development Zone</b>	No	<b>Sewer Main Size (Inches)</b>	8
<b>Foreign Trade Zone or Sub-Zone</b>	No	<b>Building Sanitary Sewer Lateral Size (Inches)</b>	1.75
		<b>Waste Water Treatment Plant Available Capacity</b>	300,000
		<b>Pre-Treatment Requirements</b>	Yes
		<b>Telecommunications at Property</b>	Yes

Within One of Indiana's Ports

No

**Internet Service Provider**  
**Internet Service at Property**

Verizon, PSC, Fullnet  
Yes

### Transportation

**Interstate Route Number** 64  
**Distance to Nearest Interstate (Miles)** 5  
**Federal/State Highway Number** 231  
**Distance to Nearest Federal or State Highway (Miles)** 0.1  
**Is Public Transit Available** Yes  
**Name of General Aviation Airport** Huntingburg Airport  
**Distance to General Aviation Airport (Miles)** 3  
**Largest General Aviation Airport Runway** 5,000  
**Distance to Railroad (Miles)** 2  
**Rail Access On Site** No  
**Rail Service Provider** Norfolk Southern  
**Rail Spur into the Building** No  
**Rail Spur is Below an Overhead Crane** No  
**Dock Doors for Railroad Cars** No  
**Barge Access On Site** No

### Owner

**Alternate Owner Info** Bob Beck Woodward  
Commerical Realty  
812.474.1900 ext. 110

## Contact Information

### Bob Beck

**Company** Woodward Commerical Realty  
**Address** 4763 Rosebud Lande  
**City** Newburgh  
**State** IN  
**Zipcode** 47630  
**Phone** 812-474-1900  
**Fax** 812-474-0623  
**Email** [rbeck@woodwardrealty.com](mailto:rbeck@woodwardrealty.com)  
**Webpage** <http://www.woodwardrealty.com/>

### 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](mailto:bgrewe@DCADC.org)  
**Webpage** [www.DCADC.org](http://www.DCADC.org)  
**Cell Phone** 812-631-4767

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# Carter Lumber Facility

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## 10 Mile Demographic Radius Report

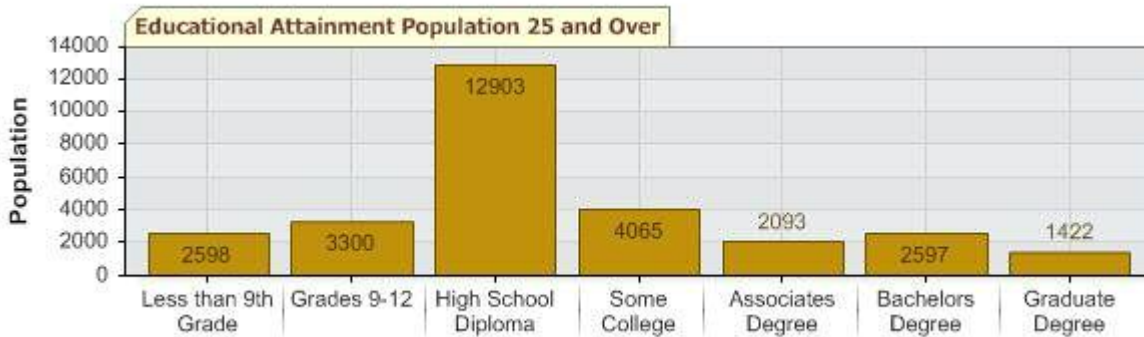


### Population

	Number	%
<b>Total Estimated Population</b>	43,964	100%
<b>Population in the Labor Force</b>	24,620	56.0%
<b>Population by working age 20-64</b>	25,953	59.0%

### Educational Attainment

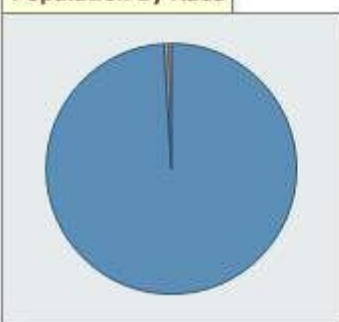
	Number	%
<b>Total Adult Population (25 +)</b>	28,978	100%
<b>Less than Grade 9</b>	2,598	9.0%
<b>Grades 9-12, no diploma</b>	3,300	11.4%
<b>High School Graduate</b>	12,903	44.5%
<b>Some College, No Degree</b>	4,065	14.0%
<b>Associates Degree</b>	2,093	7.2%
<b>Bachelors Degree</b>	2,597	9.0%
<b>Graduate Degree</b>	1,422	4.9%



## Population by Race

	Number	%
<b>Total Population (all ages)</b>	43,964	100%
<b>White</b>	42,860	97.5%
<b>Black</b>	81	0.2%
<b>American Indian</b>	43	0.1%
<b>Asian</b>	86	0.2%
<b>Multiple-Race</b>	199	0.5%
<b>Ethnicity:</b>		
<b>Hispanic</b>	1,749	4.0%

Population by Race

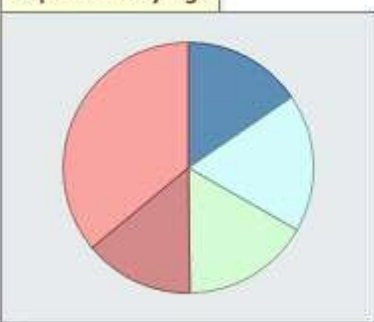


42860	White
81	Black
43	American Indian
86	Asian
199	Multiple-Race

## Population by Age

	Number	%
<b>Total Population</b>	43,964	100%
<b>0 to 9</b>	5,492	12.5%
<b>10 to 19</b>	6,342	14.4%
<b>20 to 29</b>	5,879	13.4%
<b>30 to 39</b>	5,030	11.4%
<b>40 to 59</b>	12,814	29.1%
<b>60+</b>	8,407	19.1%

Population by Age



5492	0-9
6342	10-19
5879	20-39
5030	40-59
12814	60 and Over

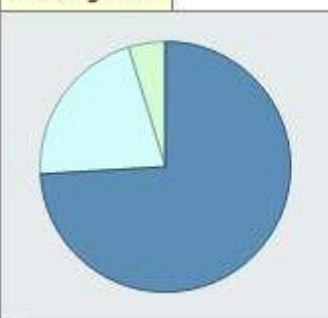
## Household Income

	Number	%
<b>Total Households</b>	17,785	100%
<b>Less than \$30,000</b>	4,356	24.5%
<b>\$30,000 to \$49,000</b>	4,076	22.9%
<b>\$50,000 to \$100,000</b>	6,832	38.4%
<b>\$100,000 or more</b>	2,521	14.2%

## Housing

	Number	%
<b>Total Housing Units</b>	18,680	100%
<b>Occupied by Owner</b>	13,837	74.1%
<b>Renter Occupied</b>	3,948	21.1%

Housing Units



13837	Owner Occupied
3948	Renter Occupied
895	Not Occupied

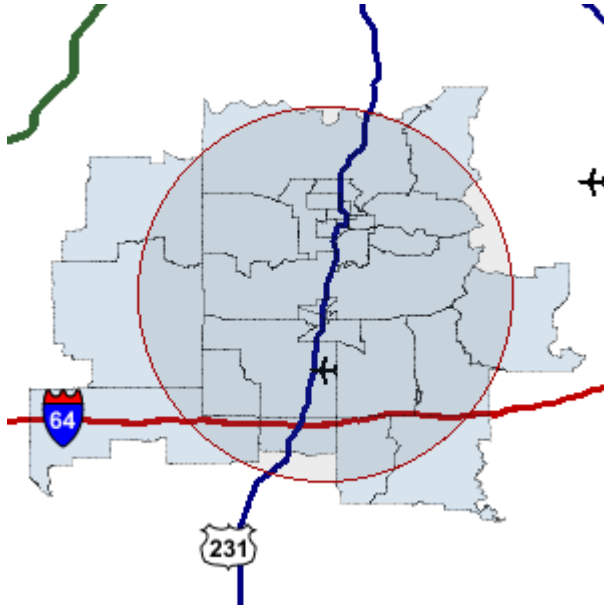
Source: Applied Geographic Solutions



# Carter Lumber Facility

415 E. Phoenix Drive Huntingburg, 47542

## 10 Mile Workforce Radius Report



### Business Establishments and Labor Supply

	Number
<b>Business Establishments</b>	2,009
<b>Jobs</b>	29,372

### Establishments by Range of Employees

	Number	% Dist.
<b>1 to 20</b>	1,768	88.0%
<b>20 to 50</b>	123	6.1%
<b>50 to 99</b>	59	2.9%
<b>100 to 249</b>	40	2.0%
<b>250 to 499</b>	11	0.5%
<b>500+</b>	8	0.4%

### Occupations

	Number	% Dist.
<b>Executive, Managers, and Administrators</b>	3,347	11.4%
<b>Professional Specialty Occupations</b>	3,730	12.7%
<b>Sales Professionals</b>	752	2.6%
<b>Technologies and Technicians</b>	983	3.3%
<b>Sales Workers and Clerks</b>	3,040	10.3%
<b>Administrative Support Workers</b>	5,439	18.5%
<b>Technical, Sales, and Administrative: Field Occupations</b>	55	0.2%
<b>Private Household Service</b>	6	0.0%
<b>Protective Services</b>	382	1.3%
<b>Other Services: Site Based</b>	3,622	12.3%
<b>Other Services: Field Based</b>	140	0.5%
<b>Farming, Forestry, and Fishing</b>	641	2.2%

Precision, Craft, and Repair: Site Based	3,171	10.8%
Construction, Repair, and Mining: Field Based	747	2.5%
Machine Operators, Assemblers, and Inspectors	1,229	4.2%
Transportation and Materials Moving Workers	948	3.2%
Handlers, Helpers and Laborers	1,023	3.5%

### Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
<b>Total</b>	2,009	100%	29,372	100%
<b>Agriculture, Forestry and Fishing</b>	28	1.4%	140	0.5%
<b>Agricultural Services</b>	32	1.6%	133	0.5%
<b>Coal and Ore Mining</b>	7	0.3%	208	0.7%
<b>Oil and Gas</b>	0	0	0	0
<b>General Construction</b>	39	1.9%	332	1.1%
<b>Heavy Construction</b>	88	4.4%	596	2.0%
<b>Food Manufacturing</b>	7	0.3%	625	2.1%
<b>Tobacco Manufacturing</b>	0	0	0	0
<b>Textile Mills</b>	0	0	0	0
<b>Apparel and Textile Manufacturing</b>	0	0	0	0
<b>Lumber and Wood Production</b>	22	1.1%	1,407	4.8%
<b>Furniture Manufacturing</b>	46	2.3%	5,611	19.1%
<b>Paper Manufacturing</b>	2	0.1%	20	0.1%
<b>Printing and Publishing</b>	10	0.5%	109	0.4%

### Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
<b>Chemicals</b>	5	0.2%	918	3.1%
<b>Petroleum Refining</b>	0	0	0	0
<b>Rubber and Plastics</b>	2	0.1%	48	0.2%
<b>Leather Manufacturing</b>	0	0	0	0
<b>Stone, Glass, and Concrete</b>	2	0.1%	27	0.1%
<b>Metals Fabrication</b>	6	0.3%	197	0.7%
<b>Machinery and Equipment Manufacturing</b>	16	0.8%	174	0.6%
<b>Transportation</b>	52	2.6%	738	2.5%
<b>Travel Services</b>	5	0.2%	16	0.1%
<b>Transport Services</b>	7	0.3%	38	0.1%
<b>Communications</b>	14	0.7%	169	0.6%
<b>Utilities</b>	13	0.6%	80	0.3%
<b>Durables Wholesale</b>	68	3.4%	665	2.3%
<b>Non Durables Wholesale</b>	45	2.2%	473	1.6%
<b>Building Materials, Hardware and Garden</b>	34	1.7%	460	1.6%
<b>General Merchandise Stores</b>	14	0.7%	841	2.9%
<b>Food Markets</b>	9	0.4%	386	1.3%
<b>Convenience Stores</b>	22	1.1%	129	0.4%
<b>Other Food Stores</b>	7	0.3%	244	0.8%
<b>Auto Dealers and Gas Stations</b>	54	2.7%	617	2.1%
<b>Clothing Stores</b>	20	1.0%	110	0.4%
<b>Furniture Stores</b>	18	0.9%	933	3.2%
<b>Home Furnishings</b>	14	0.7%	77	0.3%
<b>Electronics and Computer Stores</b>	8	0.4%	25	0.1%
<b>Music Stores</b>	4	0.2%	26	0.1%
<b>Restaurants</b>	74	3.7%	1,099	3.7%
<b>Other Food Service</b>	13	0.6%	304	1.0%
<b>Bars</b>	7	0.3%	30	0.1%
<b>Drug Stores</b>	8	0.4%	66	0.2%
<b>Liquor Stores</b>	8	0.4%	52	0.2%
<b>Specialty Stores</b>	99	4.9%	592	2.0%
<b>Catalog and Direct Sales</b>	6	0.3%	303	1.0%

<b>Banks and Financial Institutions</b>	58	2.9%	598	2.0%
<b>Insurance Carriers</b>	1	0.0%	2	0.0%
<b>Insurance Agents and Brokers</b>	61	3.0%	157	0.5%
<b>Real Estate</b>	50	2.5%	234	0.8%

### Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
<b>Hotels and Lodging</b>	12	0.6%	80	0.3%
<b>Dry Cleaning and Laundry</b>	11	0.5%	27	0.1%
<b>Beauty and Barber Shops</b>	52	2.6%	130	0.4%
<b>Other Personal Service</b>	41	2.0%	113	0.4%
<b>Advertising</b>	11	0.5%	75	0.3%
<b>Computer Services</b>	6	0.3%	62	0.2%
<b>Other Business Services</b>	43	2.1%	210	0.7%
<b>Auto Repair/Services</b>	62	3.1%	1,600	5.4%
<b>Miscellaneous Repair Services</b>	24	1.2%	67	0.2%
<b>Motion Pictures</b>	7	0.3%	25	0.1%
<b>Entertainment and Recreation Services</b>	32	1.6%	267	0.9%
<b>Health and Medical Services</b>	164	8.2%	826	2.8%
<b>Hospitals</b>	26	1.3%	1,967	6.7%
<b>Legal Services</b>	32	1.6%	108	0.4%
<b>Primary and Secondary Education</b>	26	1.3%	808	2.8%
<b>Colleges and Universities</b>	5	0.2%	458	1.6%
<b>Social Services</b>	50	2.5%	833	2.8%
<b>Child Care Services</b>	8	0.4%	55	0.2%
<b>Museums and Zoos</b>	1	0.0%	1	0.0%
<b>Membership Organizations</b>	97	4.8%	408	1.4%
<b>Professional Services</b>	52	2.6%	143	0.5%
<b>Government</b>	107	5.3%	956	3.3%

Source: Applied Geographic Solutions

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