

Anson Fact Sheet (Summer/Fall 2015)

Residential

- A total of 6,000 residents are anticipated.
- 680 single-family homes are anticipated at completion. (Phase 1-Eagle Township, Zionsville Schools)
- Over 840 Townhomes and Apartments are already completed (Phase 1)
- An additional 1,700 single-family homes, apartments, townhomes, condos and senior living units are anticipated to be in place at full build-out. (Phase 3)
- Information Center: The Anson Information Center is open by appointment. Call 317.808.6000 (Craig Anderson, 317.808.6313)
- Apartments:
 - **Woodland Luxury Apartments at Anson**, Phase I (180 apartments) broke ground in summer 2014. Phase 2 will consist of another 180+ units. These rental apartments will be a one-story product and all will contain two bedrooms and have two-car garages. **Under construction.**
 - **Flaherty & Collins** opened “the *blvd*,” trendy rental residences, consisting of one- and two-bedroom apartment homes and two-bedroom apartment lofts. Two buildings are available with 80 rental units. Phase 2 featuring 7 additional apartment buildings totaling 213 units are complete, bringing the total units in both Phases to 293 units. **95% leased.**
 - **Glick Properties** has developed a 9-building, 142 unit apartment development (West Haven). Strong leasing led to their purchase of an additional 6 acres for an additional 3 buildings, 66 apartment units, bringing their overall total to 208 units. **95% leased.**
 - **Watermark Apartments** are immediately adjacent to Anson. This project contains 266 luxury apartments. **2015 completion.**
 - Over 1,000 new residential units, in multiple developments, are under construction in 2014/2015 in and adjacent to Anson.
- Townhomes: **SOLD OUT!** Ryland Homes has developed the Townhomes at Anson. Twelve buildings totaling 73 units have been completed and all of the units have been sold.
- Single-family homes: The first section of the single family area contains 110 home sites. Semi-custom home prices range from \$200,000-\$400,000.
 - Currently Anson has 2 semi-custom home builders:
 - Pyatt Builders
 - Weekley Homes
 - To date, there are over 70 homes completed and 15 are under construction.

- Pulte Group – **SOLD OUT!** Pulte’s Centex division was added as Anson’s production home builder. **They sold all 61 homes in 20 months.**
- Clark Meadows at Anson - Section 2- Duke Realty has sold 59 acres to the Pulte Group in the next section of Anson where they have developed over 80 homes, to date. This area comprises 110 total acres which will produce 255 single family homes in the Zionsville school district. Home prices will range from the low \$200’s into the upper \$300’s.
- Manors at Clark Meadows – New Pulte single-family development of 81 homes on 53 acres.

Retail/Commercial/Distribution

- This area is a continuation of Anson’s “live, work, play” concept. It is being developed as part of the overall walkable lifestyle community.
- Total of 13 million square feet of retail, office, medical office and commercial business/distribution space are planned at full build-out.
- Witham/St. Vincent: Witham Health Services and St. Vincent Health have partnered on a freestanding ER and medical facility with 24-hour emergency care and ambulance service. This 43,500 square foot building opened in 2009 with a state of the art 15 bed ER, Imaging and Radiology department, 24/7 lab, Pediatrics, Family Medicine, Convenient Care, OB/GYN and Physicians Specialty Center and Audiology.
- Express Scripts: The original 350,000 square foot building was complete in late 2008. An additional 50,000 square foot office expansion was added in 2009. Express Scripts employees 1,000 +/- workers at an average of \$54,000. In 2010, Express Scripts located their Oncology operation to Anson with an additional 160 jobs at an average wage of \$70,000. Express Scripts’ total investment to date has exceeded \$150 million.
- Amazon.com: In July 2008, Amazon.com opened their \$30 million distribution center at AllPoints at Anson. In the summer of 2010, Duke Realty expanded the building for Amazon by an additional 406,000 square feet. The building expansion was completed and brought online in the spring of 2011. Amazon currently employs close to 2,400 people.
- AllPoints, Building 14: This 280,000 SF building contains the world headquarters of Weaver Popcorn Company who leases the entire building. In 2015, Weaver will be relocating its executive team and office employees to this new location.
- AllPoints, Building 7A: General Nutrition Corporation has leased 342,000 square feet of the east end of this 600,000 square foot building. Kenco Logistic Services has leased the western 257,030 square feet of space. The building is cross-docked and is expandable to 1,141,370 square feet.
- AllPoints, Building 8A: Construction is underway on the development of a 707,000 SF building pad. This will allow for the immediate development of a building.

- AllPoints, Building 19: Construction is underway on the development of a 240,000 SF building pad. This will allow for the immediate development of a building.
- Now Open at The Marketplace at Anson Retail Center:
 - Lowe's
 - CVS
 - State Bank of Lizton
 - El Rodeo Restaurant
 - Fox's Pizza
 - Platinum Hair Design
 - Arthur Murray Dance Studio
 - Trendy Nail Salon
 - Flap Jack's Restaurant
 - Community Pet Healthcare
 - Great Clips
 - Dermatology Center of Indiana
 - Carmean Dentistry
- 2015 New Tenants:
 - Buffalo Wilds Wings
 - Gandolfo's New York Deli
 - Naked Tchopstix
- McDonalds- McDonald's opened up their Anson location in late July 2011.
- Cracker Barrel: Opened in the Fall of 2011 for this adjoining retailer.
- Primrose Schools: This early learning development childcare facility opened in May 2010 and has a total capacity for 182 children.
- Indiana Members Credit Union: opened its new state of the art financial facility in late 2008 and is currently experiencing strong operations in their Anson location.
- Meijer: Meijer purchased 19 acres in Anson and opened a Meijer super store along with a gas station/convenience store on May 14, 2014.
- Hampton Inn Hotel: This 92 room hotel opened in March 2014. This hotel contains an indoor swimming pool, fitness center, wireless connectivity and free hot breakfast each day.
- BACA-Z: Duke Realty closed on a 3 acre land sale to BACA to construct a 14,000 square foot Behavioral Analysis Center for Autism school at Anson. Their grand opening occurred on October 25, 2012 and they are now fully operational.
- Self Storage at Anson: This 70,900 square foot upscale self-storage facility opened in the fall of 2013. The facility contains both climate-controlled and typical storage units for rent. 500 total units ranging from 50 square feet to 500 square feet are available for rent.

- Goodwill at Anson: Goodwill Industries of Central Indiana purchased 2.75 acres in Anson in 2013 and opened their retail building of 16,550 square feet. They are immediately west of Meijer.
- First Merchants Bank: Owner of a one-acre parcel in Anson. They expect to break ground in 2015 on their banking center.
- Huntington National Bank: The Huntington National Bank purchased 1 acre in December 2013 and will break ground in 2015. This bank will be located directly southwest of Meijer.
- Villages at Anson I: Revel & Underwood has developed a 7,000 square foot multi-tenant retail building. Opened in Spring of 2015, Verizon, Sports Clips and Tootsie Nails will anchor this retail center.
- Villages at Anson II: A 5,400 square foot Revel & Underwood retail building is under construction and will open in September 2015. The building has a drive-through component for Pie Five Pizza and AT & T cellular will be the building anchors.
- Villages at Anson III: Revel & Underwood is pre-leasing a 12,000 SF multi-tenant retail center with construction starting in the fall of 2015.
- Spectrum Retirement Living: Spectrum is a national senior housing developer that is building a 180 unit, multi-story project in Anson. This will begin in 2015 and contain 140 Independent units as well as 40 Memory Care units.
- Sohum Hotels: Sohum purchased 2 acres to develop an 80 room Holiday Inn Express Hotel. Fall 2015 is planned for development.
- Regional Retail Project: Duke Realty is under contract on a game-changing retail project in its southwest business district area of Anson. Due diligence is under way to determine if the necessary leasing can be gained to support this project moving forward (47 acres).
- Future Anson land owners: We are currently in negotiations with:
 - Upscale restaurants
 - National fast food and fast casual restaurants
 - Other small shop retail developers
 - Hotels

Infrastructure improvements

Over \$100 million of infrastructure improvements have been made at Anson since late 2005. These include major road improvements, master drainage and storm water detention, water and sewer installations, street lighting, parks, etc.

Recent Anson infrastructure projects include:

- Gateway Park
- Willey Square Park
- CR 650S has been improved to five lanes with two new roundabouts.

- SR 334 was widened to four lanes with turn lanes to CR 700 East.
- A traffic light was added to the intersection of SR334 and CR650.
- Schooler Drive, Central Boulevard, Heartland Drive and Gateway Drive were all constructed and placed in service in 2007.
- CR 700E has been relocated and improved to provide new access in Anson.
- CR 400S, now known as Albert S. White Parkway, was completed and is a four-lane boulevard.
- Anson Blvd was constructed from Albert S. White Parkway to CR 450S then extend extended south approximately ½ mile to a cul-de-sac.
- CR 500 East was widened and improved.
- CR 450 South was widened and improved to the Express Scripts facility from Perry Worth Road.
- Traffic signals were added in AllPoints at Anson
 - Anson Boulevard and Albert S. White Parkway.
 - Anson Boulevard and CR 450 S.
- Central Boulevard and Gateway Drive road extensions.
- New Hope Boulevard West extension.

Future Anson Infrastructure Projects

- 2015 – Anson South - Relocation of Perry/Worth Road to a new location along Whitestown Parkway. This will include a new traffic signal. **COMPLETE.**
- 2015 - AllPoints at Anson – Eastward extension of Albert S. White Parkway to the Walker Farm development. **COMPLETE.**
- 2014 – Anson South – Duke Realty is constructing a 9 acre pond to complete their master drainage for approximately 70+ acres. They will also be relocating and compacting dirt to create “shovel-ready” sites available for sale in the summer of 2014. **COMPLETE**
- 2015 – Anson South – “Mike Latz Drive” will be the name of the connector roadway between the new Perry/Worth Road and the first roundabout on Main Street. **The project has been designed and should begin in the fall of 2015.**
- 2015 – Anson South – A southwest business district retail access driveway will be constructed in the spring of 2015 to support the new 7 acre retail parcel located at the newest entrance in Anson at Whitestown Parkway and Perry/Worth Road – **In progress.**
- 2016 – AllPoints at Anson – Redesign and relocation/connection of Albert S. White Parkway to I-65 interchange. **Determining timing and viability of this project.**

- 2017 – AllPoints at Anson – The third federal project is a \$4.7 million bypass which will connect Albert S. White Parkway to the east and Anson to 146th Street, therefore providing a better connection for commuters to and from Anson and the east.