



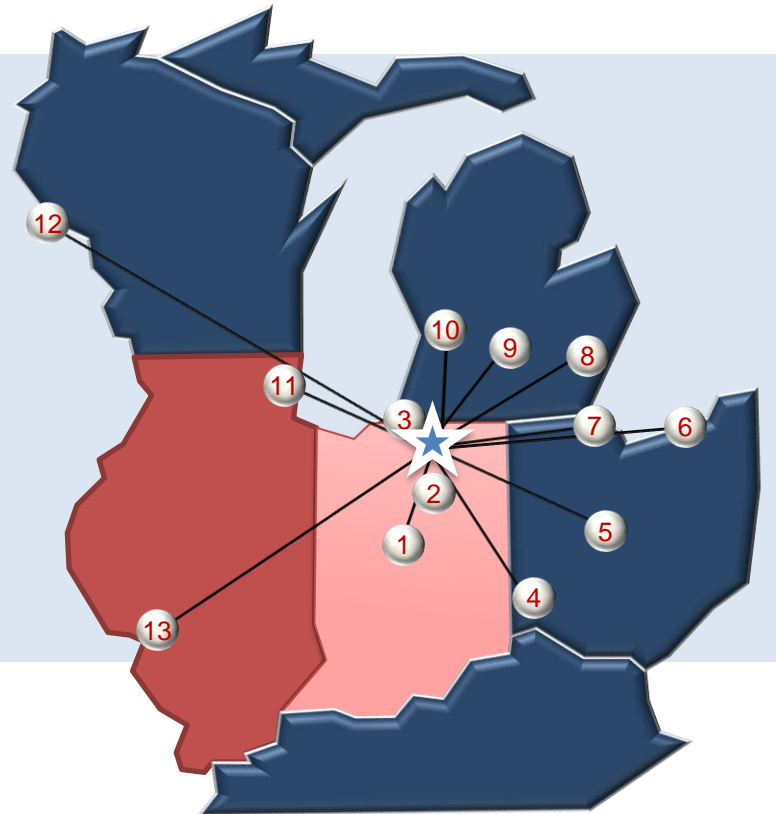
ELKHART COUNTY, INDIANA

www.elkhartcountybiz.com

Phone 574-293-5627

DEMOGRAPHIC DATA

①	Indianapolis, Indiana	150 mi.
②	Warsaw, Indiana	25 mi.
③	South Bend, Indiana	25 mi.
④	Cincinnati, Ohio	255 mi.
⑤	Columbus, Ohio	225 mi.
⑥	Cleveland, Ohio	241 mi.
⑦	Toledo, Ohio	140 mi.
⑧	Detroit, Michigan	200 mi.
⑨	Grand Rapids, Michigan	102 mi.
⑩	Lansing, Michigan	138 mi.
⑪	Chicago, Illinois	120 mi.
⑫	Minneapolis, Minnesota	530 mi.
⑬	St. Louis, Missouri	392 mi.



ELKHART COUNTY RANKS HIGH

•In 2016, Elkhart County ranked 13 in the nation for % of manufacturing jobs in the country.



•Led the nation in the largest job percentage gain. Non-farm jobs in Elkhart and Goshen grew by 5.3% from Nov. 2016-Nov. 2017.

•In 2017, 3 Elkhart County companies were declared the top 3 manufacturers in the US by IndustryWeek Magazine. Those companies were: Patrick Industries (1), LCI Industries (2), Thor Industries (3).

For more information and sources, visit www.elkhartcountybiz.com

LABOR FORCE – ELKHART COUNTY

Labor Force	110,526
Labor Force within 25 mi. radius	563,631
Average Wage	\$45,801
Right-to-work State	

Source: HoosierData 2018,

UNEMPLOYMENT RATE

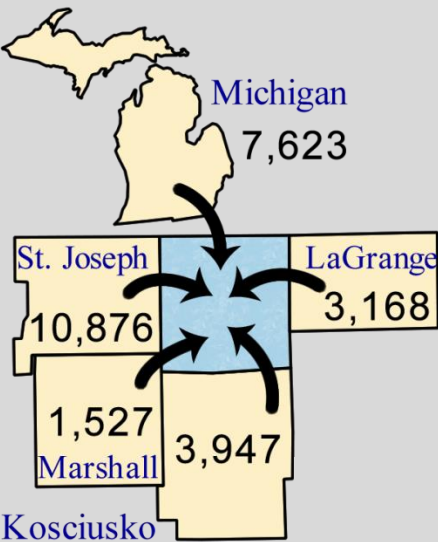
Elkhart County	2.5%
Indiana	3.1%
United States	3.9%

Source: DWD January 2018

DEMOGRAPHIC DATA

COMMUTING INTO ELKHART COUNTY

Represents 18.1% of County Work Force

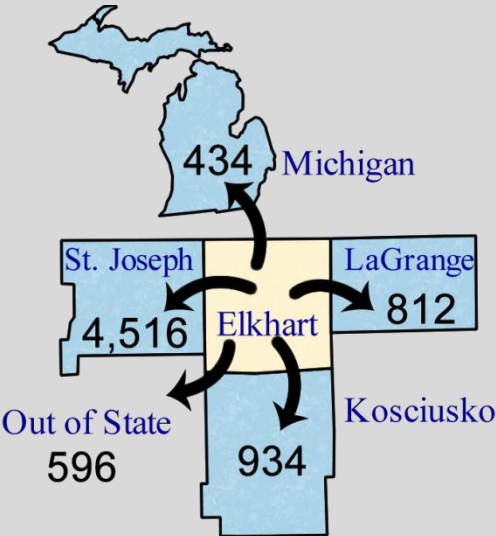


31,001 - Number of persons who live in another county/state, work in Elkhart County

Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2015

COMMUTING OUT OF ELKHART COUNTY

Represents 5.7% of County Work Force



8,589 - Number of persons who live in Elkhart County, but work outside the county

Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2015

ELKHART COUNTY ADVANTAGES



- Logistics
- Interstate Access

- Low Taxes
- Workforce

- Proximity to Major Markets
- Low Cost of Doing Business

BUSINESS TAXES

Corporate income tax

Indiana's corporate income tax rate is steadily decreasing from the current 6.0% to 4.9% by the year 2021.

Sales and use tax

Calculated at a rate of 7%. Exemptions: research / development equipment. Manufacturing: raw materials, equipment, power, electricity, utilities. Wholesale: items used in production and sales made in interstate commerce.

Gross receipts and inventory tax

Indiana has no gross receipts and no inventory tax.

Unemployment insurance tax

Applied rate for new employers is 2.5% with a taxable wage base of \$9,500.

Property tax

Real and personal property tax is assessed at market value. Tax rates and exemptions vary among local jurisdictions. Homeowner property taxes are capped at 1% of a home's assessed value, apartments and agriculture at 4%, and business property taxes at 3%.

Current tax rates are available at www.elkhartcountybiz.com.

DEMOGRAPHIC DATA

LOCAL INCENTIVES

Real Property Tax Phase-In

New buildings constructed are eligible for real property tax abatement. Substantial improvements to existing buildings may be eligible, but it is important to note that only the value of the improvement to the existing building qualifies. Land does not qualify for phase-in.

Real property tax phase-in is a declining percentage of the increase in assessed value of the improvement.

Personal Property Tax Phase-in

Manufacturing and research & development equipment new to Indiana is eligible for personal property tax phase-in.

Personal property tax phase-in is a declining percentage of the assessed value of the newly installed manufacturing and / or research and development equipment.

Vacant Property Tax Phase-in

One or two year tax phase-in based on the occupation of a qualifying vacant building.

Tax Increment Financing (TIF)

Elkhart County has over 30 TIF districts. Allows a company locating within a specific jurisdictional area improved infrastructure, water, sewer, roads. The TIF district is created and approved by the redevelopment commission.

A city, town or county may use property taxes derived from a new project to finance infrastructure, structures, land acquisition, or equipment that benefits the new project.

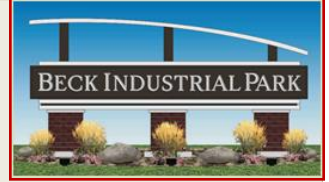
Contact

EDC of Elkhart County is your primary point of contact for local and state incentives process and timeline.

AVAILABLE PROPERTIES

Beck Industrial Park Elkhart

- 92.07-acres
- Logistics // Manufacturing
- Quick, direct access to Interstate 80/90 and US 20



Waterford Commons Business Park Goshen

- 220-acres
- Medical device industry // Corporate HQ // R&D Manufacturing
- Live-Work Concept



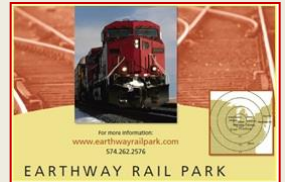
6 & 13 // Technology and Industry Park Syracuse (Site Certified)

- 61-acres
- Medical device industry // Corporate HQ // R&D // Manufacturing



Earthway Rail Park Bristol

- 400+- acres of industrial land
- Served by Grand Elk Railroad
- Manufacturing//Industrial
- Direct access to I 80/90



1871 Commerce Drive Bristol

- 42-acres
- Served by Norfolk Southern Railroad
- Direct Access to I 80/90
- Manufacturing//Industrial

*Custom search for available property
based on your requirements –
www.elkhartcountybiz.com or
Call 574.293.5627*



DEMOGRAPHIC DATA

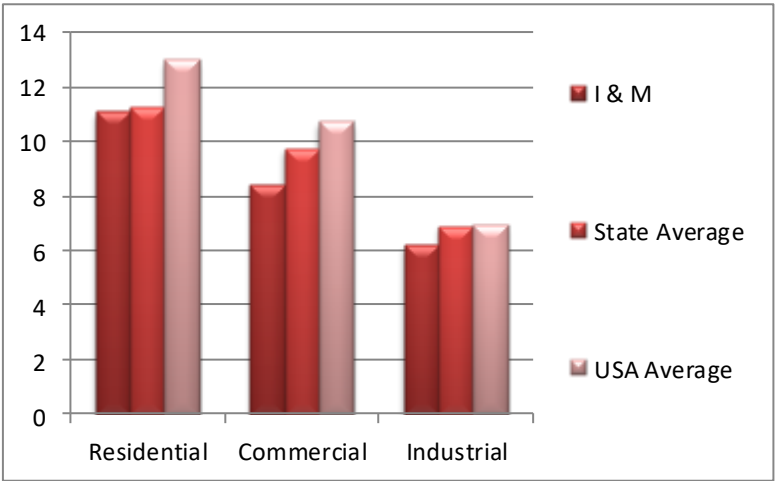
UTILITIES - ELECTRICITY

Indiana Michigan Power (I&M)

Serving City of Elkhart
www.aeped.com

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart, Goshen, Nappanee, Bristol, Middlebury, Millersburg, New Paris, and Wakarusa
www.ni-econdev.com



UTILITIES – NATURAL GAS

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart County
www.ni-econdev.com

I&M and NIPSCO offer
Economic Development Rider (EDR)
incentives to new and expanding
businesses in Elkhart County.

WATER & WASTEWATER

	Water 2017		Wastewater 2017	
	Daily Capacity (gpd)	Ave. Daily Flow (gpd)	Daily Capacity (gpd)	Ave. Daily Flow (gpd)
Elkhart	21,000,000	7,900,000	20,000,000	13,200,000
Goshen	10,200,000	3,500,000	5,000,000	3,000,000
Nappanee	2,800,000	800,000	1,900,000	1,200,000
Bristol	1,620,000	364,000	750,000	279,000
Middlebury	3,456,000	650,000	999,000	550,000
Millersburg	1,656,000	75,000	120,000	70,000
Wakarusa	500,000	230,000	1,500,000	495,000
New Paris	private well	private well	360,000	150,600
Elkhart County	private well	private well	private septic	private septic

FOR MORE INFORMATION

Indiana Broadband Map

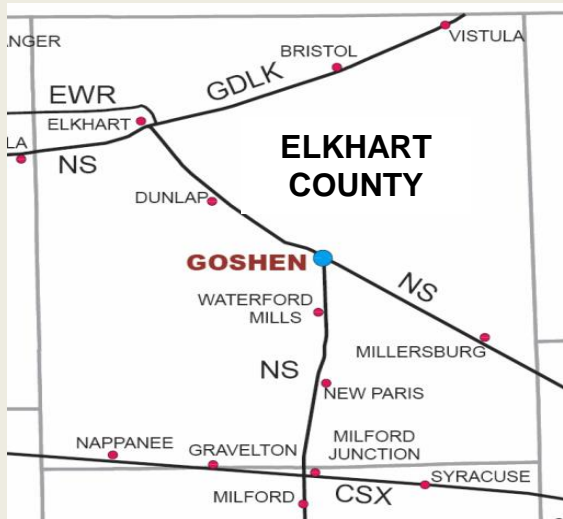
www.indianabroadbandmap.com
Determine service providers by entering address of location.

Commercial & Industrial Waste

Information at www2.wasteawaygroup.com
Himco Industrial Waste Services

DEMOGRAPHIC DATA

LOGISTICS - RAIL



Norfolk Southern Corporation (NS)

Serving Elkhart, Goshen, Millersburg, New Paris
www.nscorp.com

CSX Transportation (CSX)

Serving Nappanee
www.csx.com

Elkhart & Western (EWR)

Serving Elkhart
www.pioneer-railcorp.com

Grand Elk Railroad (GDLK)

Serving Bristol, Elkhart
www.watcocompanies.com

LOGISTICS – AIR

International Airports

Chicago O'Hare (ORD)	140 miles
Chicago Midway (MDW)	120 miles
Detroit (DTW)	170 miles
Indianapolis (IND)	160 miles

Commercial Airport

South Bend Airport (SBN)	35 miles
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www.flysbn.com

3 General Airports

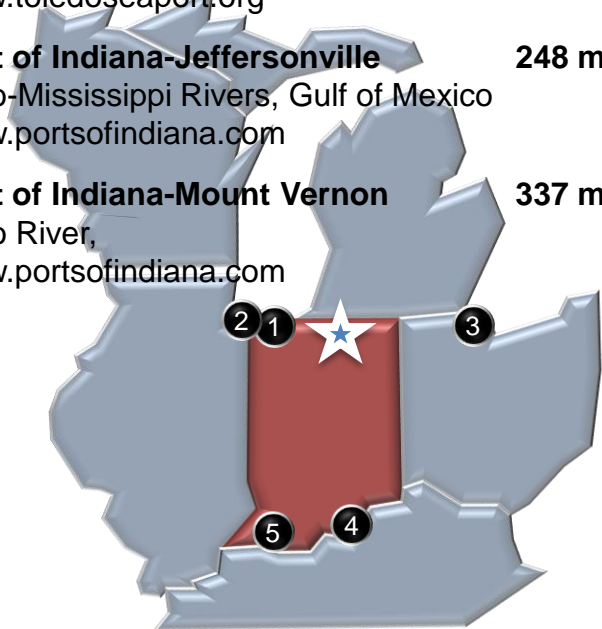
Elkhart Municipal Airport
www.elkhartindiana.org

Goshen Municipal Airport
www.goshenair.com

Nappanee Municipal Airport
www.nappaneeairport.com

LOGISTICS - WATER

- Port of Indiana-Burns Harbor** 77 mi.
Lake Michigan, Great Lakes
www.portsofindiana.com
- Illinois International Port** 110 mi.
Lake Michigan, Great Lakes
www.iipd.com
- Port of Toledo, Ohio** 141 mi.
Lake Erie, Great Lakes
www.toledoseaport.org
- Port of Indiana-Jeffersonville** 248 mi.
Ohio-Mississippi Rivers, Gulf of Mexico
www.portsofindiana.com
- Port of Indiana-Mount Vernon** 337 mi.
Ohio River,
www.portsofindiana.com





DEMOGRAPHIC DATA

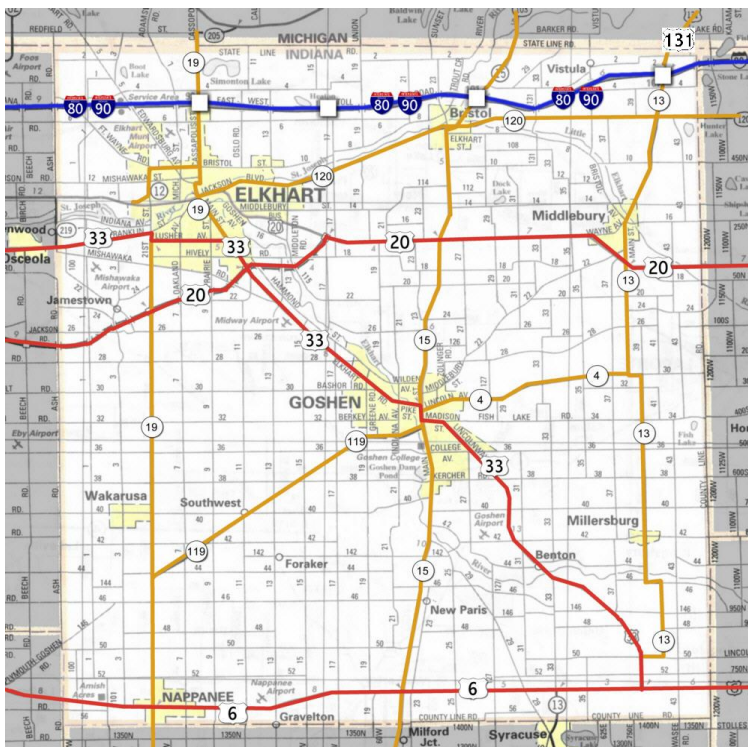
LOGISTICS – HIGHWAY

Elkhart County is served by Interstate-80/90 with four 4 entry and exit locations. Elkhart County is served by six 6 state highways and four 4 US highways. The county is also easily accessible to Interstate 69.



Entry // Exit	Intersecting
Elkhart	SR 19
Elkhart East	CR 17
Bristol / Goshen	SR 15
Middlebury	SR 13 & US 131

							
INDIANA 4	INDIANA 13	INDIANA 15	INDIANA 19	INDIANA 119	INDIANA 120		



MAJOR MANUFACTURERS

Thor Industries, Inc.	13,622
Forest River, Inc.	10,000
Lippert Components, Inc.	5,500
Patrick Industries	4,400
Supreme Corporation	1200
Newmar Corporation	915
Utilimaster	849
KIK Custom Products	800
MasterBrand Cabinets, Inc.	850
Bennington Marine LLC	604

MAJOR EMPLOYERS

Thor Industries, Inc.	13,622
Forest River, Inc.	10,000
Lippert Components, Inc.	5,500
Patrick Industries	4,400
Beacon Health System	2,600
Elkhart Community Schools	1,883
Goshen Community Schools	1,442
Elkhart County Government	1,021
Martin's Super Markets	990
Utilimaster	849

*By number of employees.
EDC of Elkhart County, 2018*

COST OF LIVING

Composite Index (100%)	94.8
Grocery Items (13.31%)	98.8
Housing (29.27%)	76.8
Utilities (10.22%)	94.2
Transportation (9.86%)	97.9
Health Care (4.23%)	104.5
Miscellaneous (33.11%)	105.9

Source: ACCRA Cost of Living Index, 2017 Annual Average

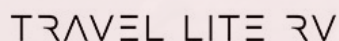
DEMOGRAPHIC DATA

RECENT ANNOUNCEMENTS

Alpha Systems	\$12.0 M
Barletta Boat Company	\$3.3 M
Clayton Homes	\$10.7 M
Days Corporation	\$.9 M
Dynamic Metals	\$7.2 M
Entech	\$17.4 M
Grand Design	\$9.8 M
Lionshead Tire & Wheel	\$8.0M
Newmar	\$7.8 M
Sullivan Group	\$.7M
Travel Lite Trailers	\$5.0 M

Total Investments \$82.8 M

Amount of investment.



BUSINESS ASSISTANCE

EDC of Elkhart County Retention & Expansion Program

Assisting Elkhart County businesses. Removing barriers to their expansion and success.

www.elkhartcountybiz.com

North Central Indiana Business Assistance Center

Assists in process improvement with training and implementation of Lean concepts.

www.michianatech.org

University of Notre Dame Innovation Park at Notre Dame

Builds commercialization bridges between the University and businesses at all stages of development.

www.innovationparknd.com

Strategic Research Investments (SRI)

Nano Technology, Diagnostics, Energy, Environment, Imaging, Global Health

www.sri.nd.edu

Goshen College

Business & Entrepreneurial Education

Programs supporting local businesses.

Developing and operating business programs for local managers, employees and entrepreneurs.

www.goshen.edu

WorkOne

Employee Recruitment, Job Fairs, Screening, Testing, WorkKeys, Job Profiles, Assessments, Dislocation Support, Training Grants, On the Job Training, Customized Training, Posting of Jobs on the Statewide Job Matching System.

www.gotoworkone.com

Purdue Manufacturing Extension Partnership

Technical assistance, performance improvement, technology adoption.

www.mep.purdue.edu

DEMOGRAPHIC DATA

POST-SECONDARY IN ELKHART COUNTY

Anabaptist Mennonite Biblical Seminary
 Goshen College
 Indiana University South Bend – Elkhart Campus
 Ivy Tech Community College
 Indiana Tech
 Harrison College
 Bethel College
 Indiana Fundamental Bible College

35
UNIVERSITIES
& COLLEGES
WITHIN AN
HOUR OF
ELKHART
COUNTY

INDIANA'S MAJOR UNIVERSITIES

1. Anderson University
2. Ball State University
3. Butler University
4. Indiana State University
5. Indiana University
+ 7 regional
6. Purdue University
+ 5 regional
7. Trine University
8. University of Notre Dame
9. University of St. Francis
10. Valparaiso University
11. Vincennes University
12. University of Evansville



PUBLIC K-12 EDUCATION

7 Public School Districts

2016-2017

Grade

Baugo Community Schools	B
Concord Community Schools	B
Elkhart Community Schools	C
Fairfield Community Schools	B
Goshen Community Schools	C
Middlebury Community Schools	B
Wa-Nee Community Schools	A

(Grade Point Rating Grades K-12 by
 Indiana Department of Education)

Private Schools

Career & Technical Education

Contact information on
www.elkhartcountybiz.com

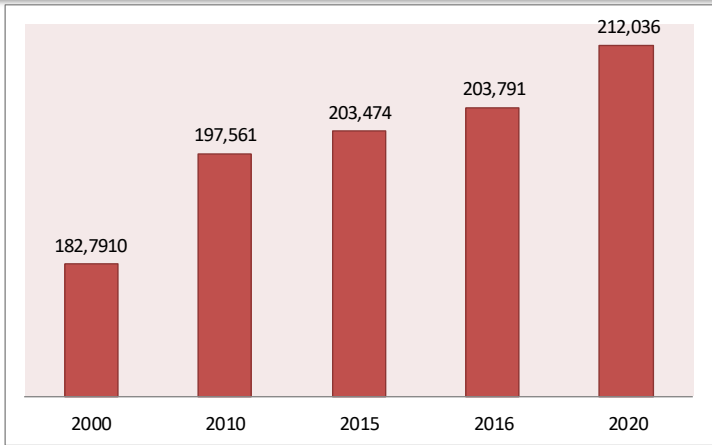
DEMOGRAPHIC DATA

ELKHART COUNTY COMMUNITIES

	Elkhart City	Goshen City	Nappanee City	Bristol Town	Middlebury Town	Millersburg Town	Wakarusa Town
Population	52,221	32,267	6,780	1,672	3,575	937	1,819

Sources: American Community Survey, US Census Bureau

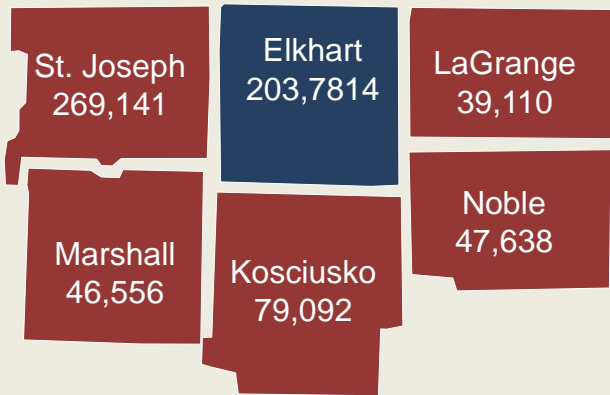
POPULATION OVER TIME



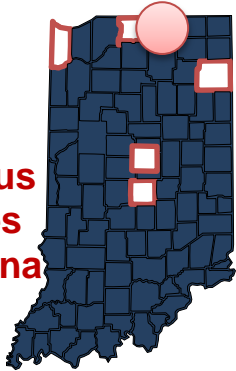
POPULATION BY AGE

Preschool (0 to 4)	15,433
School Age (5 to 17)	41,361
College Age (18 to 24)	18,136
Young Adult (25 to 44)	50,669
Older Adult(45 to 64)	49,740
Older (65 plus)	28,442
Median Age	35.4

ELKHART COUNTY AND ITS NEIGHBORS



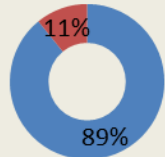
The 6 most populous counties in Indiana



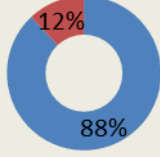
● H.S. Diploma or More - % of Adults 25+

● Bachelor's Degree or More - % of Adults 25+

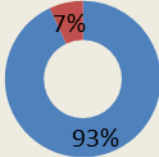
Elkhart



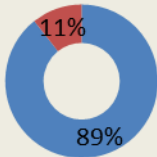
Kosciusko



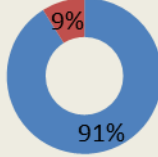
LaGrange



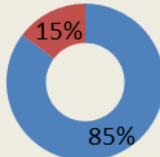
Marshall



Noble



St. Joseph



Sources: STATSIndiana, Median age calculated by the IBRC, US Census Bureau, 2015 ACS 5 year est.2015; 2016