RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Muncie, IN**

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racertrust.org

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Property Summary

Muncie Industrial Land
1200 West 8th Street
Muncie, IN 47302

This 66.1 acre industrially zoned site has high visibility and access to highway and rail. The site was utilized by various divisions of General Motors for the manufacture of batteries and vehicle transmissions. Portions of the site were re-used over the years, until manufacturing operations at the site ended in March 2006. Demolition was completed in 2009. Concrete slabs and six paved parking lots remain on the site.

County: Delaware

Land Area: 66.1 acres

General Description: Vacant land

Zoning: Zoning details can be found in the Property Details pages.

Tax Parcel Number: 18-11-16-326-001-000.003, 18-11-16-326-002-000.003, 18-11-16-327-001-000.003, 18-11-16-327-003-000.003, 18-11-16-328-001-000.003, 18-11-16-328-002-000.003, 18-11-16-328-003-000.003, 18-11-16-328-004-000.003, 18-11-16-328-005-000.003, 18-11-16-328-006-000.003, 18-11-16-328-007-000.003, 18-11-16-328-008-000.003, 18-11-16-328-009-000.003, 18-11-16-376-001-000.003, 18-11-16-376-002-000.003, 18-11-16-376-003-000.003, 18-11-16-376-004-000.003, 18-11-16-376-009.000-003, 18-11-16-376-011.000-003, 18-11-16-376-012.000-003, 18-11-16-376-013.000-003, 18-11-16-376-014.000-003, 18-11-16-376-015.000-003, 18-11-16-376-016.000-003, 18-11-16-376-017.000-003, 18-11-16-377-001.000-003, 18-11-16-377-002.000-003, 18-11-16-377-003.000-003, 18-11-16-377-004.000-003, 18-11-16-377-006.000-003, 18-11-16-377-007.000-003, 18-11-16-378-003-000.003, 18-11-16-378-004-000.003, 18-11-16-378-005-000.003, 18-11-16-378-008-000.003, 18-11-16-378-009-000.003

RACER Site ID: 13160

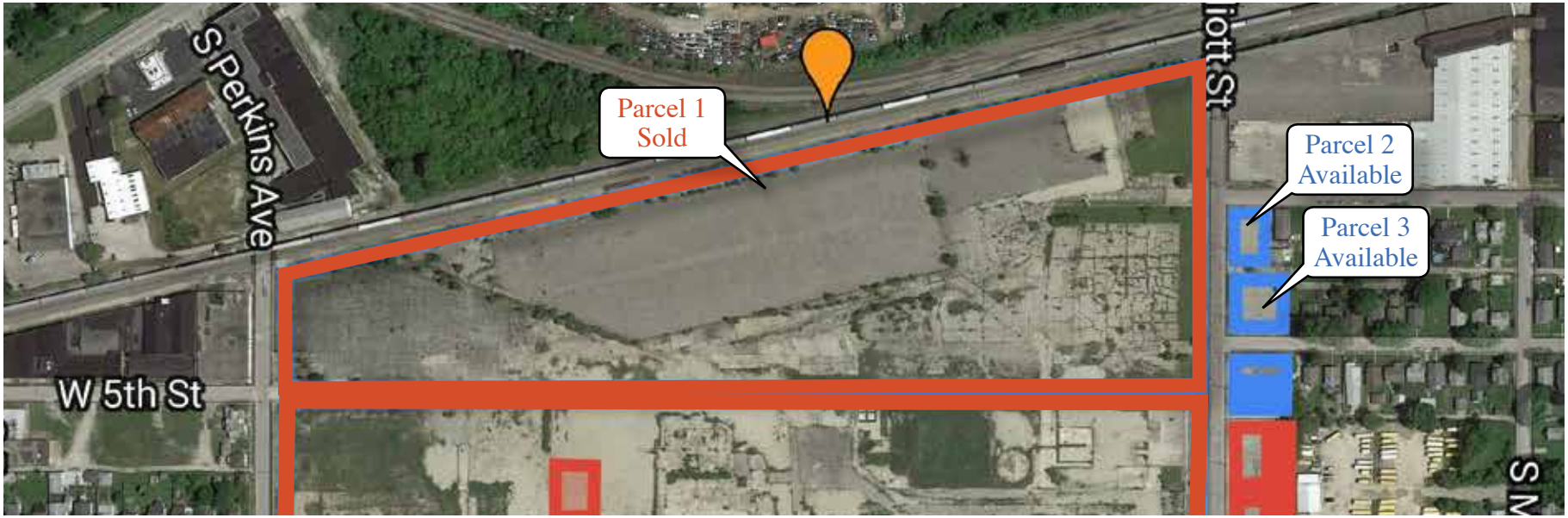
More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Muncie_13160.

Property Location

Muncie Industrial Land - Parcel 1
1200 West 8th Street
Muncie, IN 47302
18-11-16-326-001.000-003
19.82+/- acres
II, Intense Industrial

Muncie Industrial Land - Parcel 2
1200 West 8th Street
Muncie, IN 47302
18-11-16-327-001.000-003
0.23+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 3
1200 West 8th Street
Muncie, IN 47302
18-11-16-327-003.000-003
0.35+/- acres
IL, Limited Industrial



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View an interactive map of the Property at http://bit.ly/muncie-industrial.

*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.

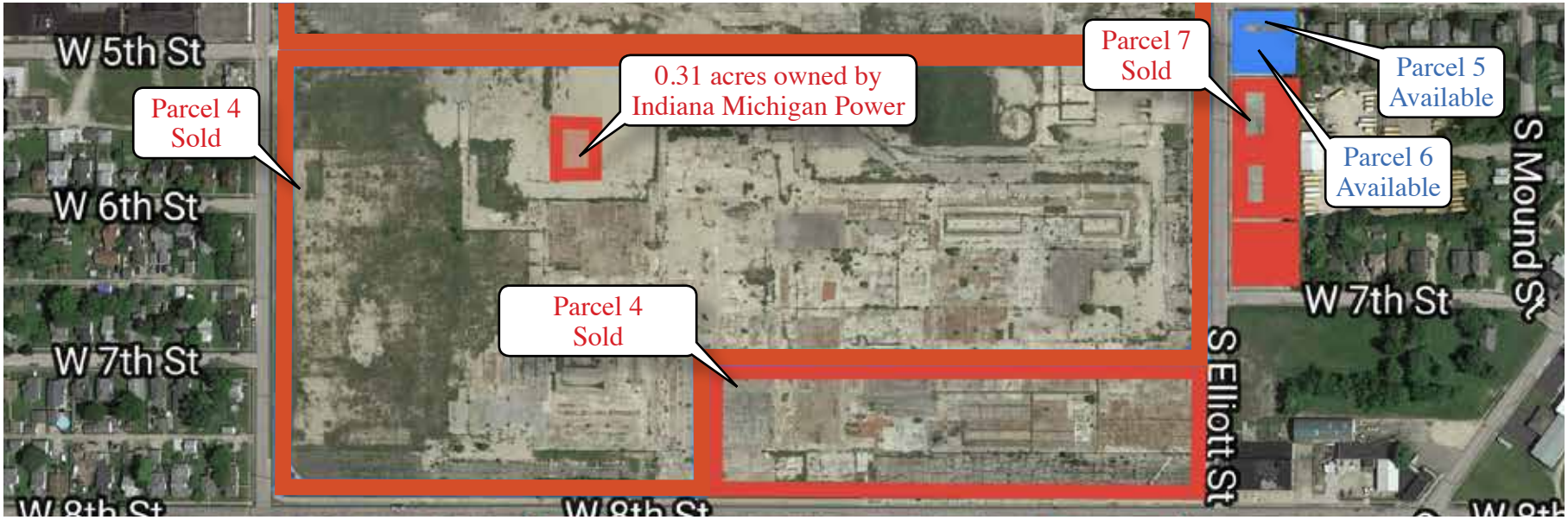
Property Location (continued)

Muncie Industrial Land - Parcel 4
1200 West 8th Street
Muncie, IN 47302
18-11-16-326-002.000-003
38.63+/- acres
II, Intense Industrial

Muncie Industrial Land - Parcel 5
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-001.000-003
0.20+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 6
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-002.000-003
0.15+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 7
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-003.000-003
0.28+/- acres
IL, Limited Industrial



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Property Location (continued)

Muncie Industrial Land - Parcel 8
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-004.000-003
0.14+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 9
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-005.000-003
0.28+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 10
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-006.000-003
0.14+/- acres
IL, Limited Industrial



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Property Location (continued)

Muncie Industrial Land - Parcel 11
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-007.000-003
0.12+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 12
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-008.000-003
0.12+/- acres
IL, Limited Industrial

Muncie Industrial Land - Parcel 13
1200 West 8th Street
Muncie, IN 47302
18-11-16-328-009.000-003
0.12+/- acres
IL, Limited Industrial



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Property Location (continued)

Muncie Industrial Land - Parcel 14
1200 West 8th Street
Muncie, IN 47302
Multiple
4.86+/- acres
II, Intense Industrial

Muncie Industrial Land - Parcel 15
1200 West 8th Street
Muncie, IN 47302
Multiple
1.10+/- acres
R-4, Residence Zone



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Property Assets

- 66.1 acres of industrial land with access on four streets and proximity to the heavily traveled Route 32
- Excellent rail access; rail spur exists on north side of property
- Six paved parking lots



Property Assets (continued)







Property Assets (continued)



Property Details

Overview	
Location	1200 West 8th Street, Muncie, IN 47302
Zoning/Tax ID Number(s):	II, Intense Industrial: 18-11-16-326-001-000.003, 18-11-16-376-001-000.003, 18-11-16-377-004.000-003, 18-11-16-377-006.000-003, 18-11-16-377-007.000-003, 18-11-16-376-009.000-003, 18-11-16-376-002.000-003, 18-11-16-376-003.000-003, 18-11-16-376-004.000-003, 18-11-16-376-011.000-003, 18-11-16-376-012.000-003, 18-11-16-376-013.000-003, 18-11-16-376-014.000-003, 18-11-16-376-015.000-003, 18-11-16-376-016.000-003, 18-11-16-376-017.000-003, 18-11-16-377-001.000-003, 18-11-16-377-002.000-003, 18-11-16-377-003.000-003

Property Details (continued)

Zoning/Tax ID Number(s):	IL, Limited Industrial: 18-11-16-327-001-000.003, 18-11-16-327-003-000.003, 18-11-16-328-001-000.003, 18-11-16-328-002-000.003, 18-11-16-328-004-000.003, 18-11-16-328-003-000.003, 18-11-16-328-006-000.003, 18-11-16-328-005-000.003, 18-11-16-326-002-000.003, 18-11-16-328-009-000.003, 18-11-16-328-008-000.003, 18-11-16-328-007-000.003 R-4, Residence Zone: 18-11-16-378-009-000.003, 18-11-16-378-008-000.003, 18-11-16-378-005-000.003, 18-11-16-378-004-000.003, 18-11-16-378-003-000.003
Total Land Area of Property (Acres)	66.1
Taxable Value	$52,400 (2022; for remaining 0.93 acres only)
Total Annual Property Taxes	$3,192 (2022; for remaining 0.93 acres only)
Visibility	Excellent
Shape	Rectangular
Road Frontage	1,860 feet on north side of Eighth St.; 1,080 feet on south side of Eighth St.; 1,320 feet on Ninth St.; 1,540 feet on Perkins St.; 1,560 feet on the west side of Elliott Street; and 840 feet on the east side of Elliott Street

Property Details (continued)

Road Access	Access on Eighth, Perkins and Elliott streets
Number of Structures at Property	No buildings remain on the site, only concrete slabs and parking lots.
Total Floor Area (SF)	N/A, but approximately 30 percent of the site is covered with slabs
Condition of Slabs	Fair
Utilities	Available at site
Electricity	Available at site
Regional Transmission Organization (RTO)	https://www.pjm.com
Public Utilities Commission (PUC)	https://www.in.gov/iurc/
Sewer	Available at site
Water	Available at site
Natural Gas	Available at site
Storm Water Management System	City of Muncie
Wastewater Management System	Demolished
Licenses for Temporary Use (If Any)	None
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Nonattainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Vehicle Parking (Number of Spaces)	Approximately 20 acres of the site are covered with paved parking lots, but the lots are not striped.

Property Details (continued)

Owner(s)/Use(s) Prior to GM	GM took ownership in 1904; prior ownership history is unknown
Previous Operations by GM	Battery plant; transmission manufacturing facility
Surrounding Owners/Uses	The site is located in an area of mixed industrial, commercial and residential land use.
Rail Service	CSX
Name and Proximity to Nearest Interstate Highway(s)	I-69 (12 miles)
Name and Proximity to Nearest Commercial Airport(s)	Delaware County Airport - Johnson Field (5 miles)
Name and Proximity to Nearest Commercial Seaport(s)	N/A
School District	Muncie Community Schools

Property Ownership and Recent History



The Former Manual Transmissions of Muncie plant operated under various divisions of General Motors Corporation since 1904 to manufacture batteries and vehicle transmissions. Manufacturing operations began at the site in 1904 when the northern 18 acres of the site were developed with the construction of the former Delco Remy Battery Plant. Operations conducted at the former Battery Plant included the manufacture of lead acid batteries. The southern 44 acres of the site were purchased by GM in 1919 and the Muncie Products Division (MPD) of GM was constructed in 1920. Operations conducted at MPD consisted of the manufacture of transmissions, steering gears, and valves. After several plant expansions and updates, the majority of the site was fully developed to include a manufacturing building (approximately 1.2-million-square feet in size), the Battery Plant, several outlying buildings and structures (i.e., Wastewater Treatment Plant, former Delco Remy Warehouse, Carpenter Shop, Powerhouse, and Metallurgical Building) and associated driveways and parking lots.

The former Delco Remy Battery Plant was decommissioned and demolished between 1978 and 1979. In 1990, the site was operated as New Venture Gear, Inc. through a joint venture between GM and Acustar New Process Gear, Inc. (Acustar). Under the joint venture, Acustar had primary responsibility for operating the facility. Ownership and operational responsibility of the plant reverted to GM in 2003 and operations began as Manual Transmissions of Muncie (MTM) in 2004. The property was most recently owned by GM under the wholly owned subsidiary MTM. Manufacturing operations at the site ceased in March 2006. Decommissioning and demolition of the remaining facility was completed between 2008 and 2009.

Community Vision for Property

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy. The Settlement Agreement establishing the Trust described the criteria that the Trust, at a minimum, must consider when selling properties. These criteria include the views of the local communities. The community has provided the following in response to RACER's request:

MAYOR DENNIS TYLER
City of MUNCIE
MUNCIE, INDIANA

Mr. Bruce Rasher, Redevelopment Manager
Revitalizing Auto Communities Environmental Response (RACER) Trust
500 Woodward Avenue, Suite 2650
Detroit, MI 48226

Dear Mr. Rasher,

Muncie, Indiana is proud to partner with the RACER Trust as you work to find new end users for your remaining sites in our city. We offer a diverse community, world renowned academic institutions and a strong economic development team that includes, among others, our local Chamber of Commerce and the Muncie-Delaware County Economic Development Office.

Community Vision for Property (continued)

There is a reason why Indiana is known as the "Crossroads of America." A superior road system provides excellent four-lane access to both Interstate 69 (north-south) and Interstate 70 (east-west). Three-quarters of the U.S. and Canadian populations are within a one-day truck drive. The region's close proximity to customers means orders are filled faster, products speed to market, and inventories are reduced so profit margins rise.

Indiana has more than 11,000 total highway miles and is intersected by eight interstate highways — more than any other state in the nation. Each year, more than 1.1 billion tons of freight travels the roads and highways of Indiana, making it the fifth-busiest state for commercial freight traffic. Finally, rail services are available from CSX and Norfolk Southern, international transportation companies offering a variety of rail, container-shipping, intermodal, trucking and contract logistics services.

The Muncie region is positioned strategically at the center of Midwest commerce. With nearly 40 carriers servicing Muncie, the city's location allows shipping to be completed to all major national markets within a matter of days.

Ours is a great story and we welcome any and all opportunities to share it with businesses looking to locate or expand in the area.

Sincerely,

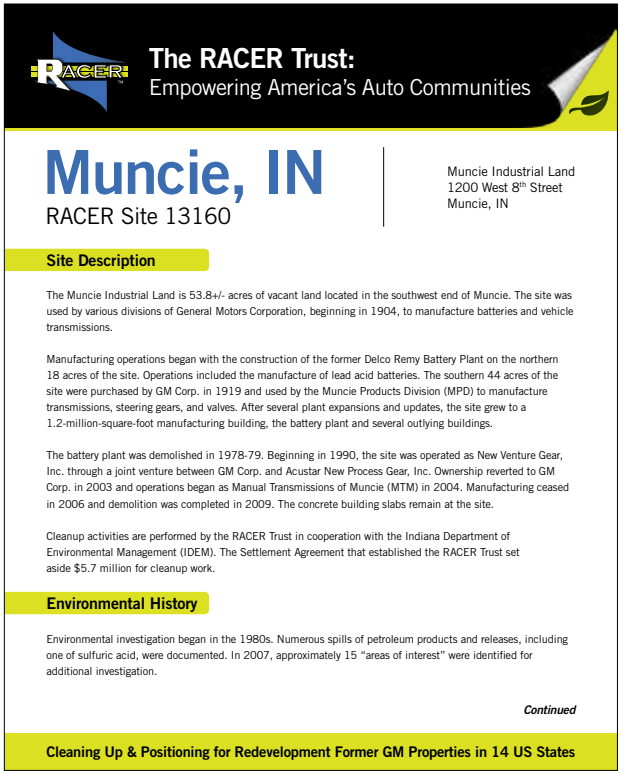
Dennis Tyler, Mayor

300 N. High Street, Muncie, IN 47305 • www.cityofmuncie.com • 765.747.4845

Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit https://www.racertrust.org/buyers-guide.

For the latest environmental information, please visit https://www.racertrust.org/application/files/5515/7176/5037/muncie_environmental_fact_sheet.pdf



The RACER Trust:
Empowering America's Auto Communities

Muncie, IN

RACER Site 13160

Muncie Industrial Land
1200 West 8th Street
Muncie, IN

Site Description

The Muncie Industrial Land is 53.8+/- acres of vacant land located in the southwest end of Muncie. The site was used by various divisions of General Motors Corporation, beginning in 1904, to manufacture batteries and vehicle transmissions.

Manufacturing operations began with the construction of the former Delco Remy Battery Plant on the northern 18 acres of the site. Operations included the manufacture of lead acid batteries. The southern 44 acres of the site were purchased by GM Corp. in 1919 and used by the Muncie Products Division (MPD) to manufacture transmissions, steering gears, and valves. After several plant expansions and updates, the site grew to a 1.2-million-square-foot manufacturing building, the battery plant and several outlying buildings.

The battery plant was demolished in 1978-79. Beginning in 1990, the site was operated as New Venture Gear, Inc. through a joint venture between GM Corp. and Acustar New Process Gear, Inc. Ownership reverted to GM Corp. in 2003 and operations began as Manual Transmissions of Muncie (MTM) in 2004. Manufacturing ceased in 2006 and demolition was completed in 2009. The concrete building slabs remain at the site.

Cleanup activities are performed by the RACER Trust in cooperation with the Indiana Department of Environmental Management (IDEM). The Settlement Agreement that established the RACER Trust set aside $5.7 million for cleanup work.

Environmental History

Environmental investigation began in the 1980s. Numerous spills of petroleum products and releases, including one of sulfuric acid, were documented. In 2007, approximately 15 "areas of interest" were identified for additional investigation.

Continued

Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States

Collateral Information: Access/Linkage

Indiana is known as the "Crossroads of America," and the Muncie region is positioned strategically at the center of Midwest commerce.



A superior road system provides excellent four-lane access to both Interstate 69 (north-south) and Interstate 70 (east-west). Three-quarters of the U.S. and Canadian populations are within a one-day truck drive. The region's close proximity to customers means orders are filled faster, products speed to market, and inventories are reduced so profit margins rise.

Indiana has more than 11,000 total highway miles and is intersected by eight interstate highways — more than any other state in the nation. Each year, more than 1.1 billion tons of freight travel the roads and highways of Indiana, making it the fifth-busiest state for commercial freight traffic.

With nearly 40 carriers servicing Muncie through eight terminals, manufacturers have reliable, convenient motor freight service at reasonable rates. Muncie's centralized location allows shipping to be completed to all major national markets within a matter of days.

Rail transportation services are available from CSX and Norfolk Southern. Both are international transportation companies offering a variety of rail, container-shipping, intermodal, trucking and contract logistics services.

**Information obtained from RACER research.*

Collateral Information: Airports

Three international airports are located within a 90-minute drive of the Muncie area. Indianapolis International Airport is 74 miles; Fort Wayne International is 75 miles; and the Dayton, Ohio International Airport is 82 miles.

The Indianapolis airport is home to the world's second-largest FedEx hub.

Johnson Field is the general aviation airport serving Muncie and Delaware County. It has a control tower and a 6,500-foot runway, and is capable of handling corporate aircraft as well as large commercial jet aircraft. Johnson Field is approximately five miles from the Property.



**Information obtained from RACER research.*

Collateral Information: Port Facilities

Muncie is located in close proximity to three ports — one on Lake Michigan, two on the Ohio River. All are operated by Ports of Indiana.

The Port of Indiana-Burns Harbor in Portage, Ind., provides access to the Great Lakes and St. Lawrence Seaway. It handles more ocean-going cargo than any other U.S. Great Lakes port and 15 percent of U.S. steel trade with Europe.

Located on the south shore of Lake Michigan, the port is just 18 miles from Chicago. It handles international ships via the Great Lakes connection to the Atlantic Ocean and barges via inland river links to 38 states and the Gulf of Mexico. As a multi-modal facility, the port handles an average of 500,000 trucks, 10,000 railcars, 400 barges and 100 ships per year.

The Port of Indiana-Jeffersonville, on the northern bank of the Ohio River across from Louisville, offers domestic and international barge service to Europe, the Middle East, Asia and South America via the Ohio-Mississippi rivers' connection to the Gulf of Mexico. It offers direct interstate access to I-64, I-65 and I-71 via I-265.

The Port of Indiana-Mount Vernon, also on the Ohio River southwest of Indianapolis, is the eighth-largest inland port in the country based on trip ton-miles and it moves more cargo by water and rail than any other port in Indiana. Mount Vernon handles 3 to 5 million tons of grain, coal, fertilizer, steel, minerals, cement and project cargo each year. It is located near the median center of the U.S. population and only 153 miles from the confluence of the Ohio and Mississippi rivers.



**Information obtained from RACER research.*

Collateral Information: Regional Bus Service

The Muncie Indiana Transit System, or MITS, provides traditional fixed route bus transportation within the Muncie city limits. Fifteen routes provide service to most shopping, medical, employment, residential, recreational and governmental locations. Buses operate Monday through Saturday on all but six holidays. MITS was named Outstanding Public Transportation System by the American Public Transportation Association in 2005 and again in 2008. This award recognizes excellence in ridership growth, financial management, system security and safety, and customer service.



**Information obtained from RACER research.*

Collateral Information: Utilities and Natural Gas

The Muncie region is serviced by state-of-the-art utility providers. Indiana Michigan Power is the electrical provider for Delaware County. It serves 575,000 customers in Indiana and Michigan and is part of American Electric Power, one of the largest electric utilities in the United States, delivering electricity to more than 5 million customers in 11 states.

Vectren Energy provides natural gas service to the Muncie area. Vectren Corporation, headquartered in Evansville, Ind., is an energy and applied technology holding company with approximately $3 billion in assets. Vectren Energy provides gas and/or electricity to more than one million customers in adjoining service territories that cover nearly two-thirds of Indiana and west-central Ohio.

The Indiana American Water company has more than 8 million gallons per day of excess capacity in its system, making Delaware County a prime location for water intensive companies. Indiana American Water serves about 1.2 million people, in 126 communities, supplying high-quality water and wastewater service.

Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 72. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 72 grantee, the Indianapolis Airport Authority, at 317-487-7202.

The Muncie-Delaware County Economic Development Alliance is a private economic development organization dedicated to the growth and prosperity of Muncie and Delaware County. Its purpose is to allocate and leverage economic development resources to sustain and enhance the economic growth, vitality and global competitiveness of the region as a superior business location. Its services include site location assistance and customized research for business prospects considering Muncie or Delaware County.

The EDA also is focused on the retention and expansion of existing businesses. The EDA's administrative entities are Delaware Advancement Corporation and the Muncie-Delaware County Chamber of Commerce.

The EDA provides one-stop assistance to businesses and consultants. In the last three years the EDA has assisted existing businesses and international and Fortune 500 companies on projects that have committed to create more than 2,000 new jobs and $200 million in new capital investment.

The EDA works on a free and confidential basis with domestic and foreign companies planning to establish new facilities, relocate existing facilities or expand current facilities. The EDA also assists existing businesses and industries in Muncie and Delaware County with any business-related issues. The EDA offers a range of site-selection services and development services, such as:

- Land assemblage
- Site development
- Structure financing
- Help in facilitating the permitting process

Collateral Information: Zoning and Business Assistance (continued)

EDA staff recognizes and appreciates the time-sensitive nature of business attraction projects and is responsive to the site selection team's needs. Staff serves as business ombudsmen to all clients and facilitates communication and development of new projects. The EDA can help businesses navigate governmental processes related to development, assist in procuring local and state tax credits and other incentives, facilitate training assistance, assist in international trade and provide a host of other services.

Collateral Information: Small Business Centers

East Central Indiana Small Business Development Center.

Regional Overview: Community Snapshot

Muncie has been recognized by Money Magazine as one of the top five "Up and Coming Cities" under 250,000 people, and is the only city in Indiana to be recognized as the Indiana "Community of the Year" two times by the Indiana State Chamber of Commerce.

A dynamic city located 58 miles northeast of Indianapolis, Muncie has been described in several national studies as a typical American community. Muncie offers the advantages of larger cities without the hassles and costs associated with living in major metropolitan areas. Muncie and Delaware County also offer many economic advantages for businesses and a high quality of living for employees.

Muncie is the county seat of Delaware County and had a 2010 population of 70,085. The balance of the county is, in part, made up of six smaller towns: Albany, Daleville, Eaton, Gaston, Selma and Yorktown. The 2010 population of the county was approximately 131,636, according to the U.S. Census. The county has a labor force of about 62,000.



Downtown Muncie

Muncie is home to many unique attractions. The Minnetrista Cultural Center features 40 acres of beautifully landscaped grounds surrounding a modern museum facility. The National Model Aviation Museum contains the largest collection of model aircraft in the country. The Muncie Symphony offers first-class programs that feature nationally known artists, and the Muncie Civic Theatre features live stage performances to suit all tastes.

Cardinal Greenway offers a scenic 27-mile walking, biking, cross county skiing and horseback riding trail. Concerts, comedy, dance, musicals and plays are held at Emens Auditorium on the campus of Ball State University.

Ball State is home to seven NCAA Division I men's and 12 women's sports. Fans of professional sports can find plenty of action in nearby Indianapolis, about an hour away. Indianapolis is the home of the Indiana Pacers of the National Basketball Association, the Indiana Fever of the Women's National Basketball Association and the Indianapolis Colts of the National Football league. For baseball enthusiasts, the Indianapolis Indians are the state's Triple A Minor League Baseball team. Indianapolis also is home to the Indianapolis 500, Brickyard 400 and Formula One Grand Prix auto racing events.

Regional Overview: Community Snapshot (continued)

For outdoor enthusiasts, Muncie has acres of well-maintained parks and recreation facilities offering playgrounds, picnic areas, ball diamonds, basketball courts, tennis courts, swimming areas, camping, fishing and boating.

Amenities at Ball State include the Ball State Planetarium and Observatory, which is equipped with a 70-seat sky theatre that reproduces the night sky from virtually any angle. Christy Woods, characterized by 18 acres of winding paths, magnificent floral gardens and a mature forest of oak, hickory, ash, walnut, hackberry and maple trees, serves as an outdoor teaching laboratory for both students and the community. The 3,575-seat Emens Auditorium offers a year-round schedule of theater, opera and dance performances by companies from all over the world, along with several popular touring concerts and comedians. The University Museum of Art, on the southwest portion of campus, is home to more than 10,000 original pieces of art. Its collection spans a variety of genres, including paintings, prints, sculptures and other works by such masters as Rembrandt, Edgar Degas, Winslow Homer, Childe Hassam and Alexander Calder.







Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 3.2 percent in the Muncie labor market for September 2019, the most recent month for which statistics are available. The state rate was 3.2 percent and the national rate was 3.5 percent.

A 2010 study for the East Central Indiana Development Council found a labor pool of approximately 11,200 unemployed and 13,600 underemployed workers, providing ample hiring opportunities for new businesses in the region immediately east and south of Muncie. Survey results indicated that the underemployed workers in the labor market have high levels of experience and skills in distribution/warehousing and manufacturing.

The workforce is experienced in life science, advanced manufacturing, 21st century logistics and information technology.

The Skills Enhancement Fund (SEF), a program of the Indiana Economic Development Corporation, provides financial assistance to businesses committed to training their Indiana workforce by offering grants that reimburse a portion of a company's eligible training costs over a two-year term. Each SEF application is evaluated on its merits. Companies may reapply for additional SEF funds after their initial two-year term. IEDC typically does not provide reimbursement for training that is required by law.

The Technology Enhancement Certification for Hoosiers (TECH) Fund is a reimbursement grant program designed to help Indiana companies meet the demands of the new information economy by rapidly increasing the number of certified information technology workers in Indiana. This program provides financial assistance to existing companies that are committed to training their workers in the latest information technology skills.

Regional Overview: Education

Education is crucial to having a competitive edge. Muncie is home to both Ball State University, with 20,000 students, and Ivy Tech Community College, with 4,900.



The Muncie Area Career Center, a vocational school for secondary or post-secondary students, is part of Muncie Community Schools. It provides extensive training and education options.

Graduates of Ball State and Ivy Tech are highly skilled and motivated to work. Ball State students can choose from a comprehensive range of academic programs at the associate, baccalaureate and masters levels, as well as doctoral programs. In addition to core academic programs in the arts, sciences and humanities, the university offers more than 150 major and minor areas of study.

Ball State is nationally ranked among the top 25 for best undergraduate and graduate programs in many fields.

The nationally recognized Indiana Academy for Science, Mathematics, and Humanities is a two-year residential public high school for gifted and talented students and is one of only 13 such schools in the nation.

Each of the seven local school districts in Delaware County, known as corporations, as well as the private and parochial schools, have start-up dates, orientation programs and registration days for new students that apply specifically to the schools within their system.

Local public and private schools in Delaware County include:

- Muncie Community Schools
- Cowan Community Schools
- Daleville Community Schools
- Delaware Community Schools

Regional Overview: Education (continued)

- Wes-Del Community Schools
- Liberty-Perry Community Schools
- Yorktown Community Schools
- Heritage Hall Christian School
- St. Lawrence School
- St. Mary's School
- Southside Christian Academy
- Burris Laboratory School

Regional Overview: Education (continued)

Ball State University









Regional Overview: Education (continued)

Ball State University









Regional Overview: Largest Employers in the Muncie Area

• Ball State University	3,223 employees
• IU Health-Ball Memorial Hospital	2,819
• Muncie Community Schools	1,105
• IBM Call Center	675
• Sallie Mae	645
• Delaware County Government	557
• Marsh Food Supermarkets	486
• Walmart	479
• First Merchants Corporation	450
• Meridian Services	443
• Meijer	420
• Ivy Tech Community College	369
• Life Touch	364
• Delaware Community Schools	339
• Youth Opportunity Center	325
• City of Muncie	313
• Maxon - A Honeywell Company	300
• Ontario Systems	283
• Yorktown Community Schools	275
• R&L Carriers	250

Regional Overview: Medical Facilities and Emergency Services

Ball Memorial Hospital, a Clarian Health Partner, was founded in 1929 as both a teaching hospital and regional tertiary referral center for Muncie and Delaware County. Today, Ball Memorial Hospital serves as a destination health facility for the people of East Central Indiana, and is an integrated network of hospitals, diagnostic centers, pharmacies, a primary care physician network, comprehensive rehabilitation services, urgent care centers and managed care partnerships.

Ball Memorial Hospital is a not-for-profit organization with nearly 3,000 employees and a payroll exceeding $110 million. It boasts a clinical staff of more than 400 physicians, representing more than 45 medical specialties. Ball Memorial Hospital features a state-of-the-art, recently constructed emergency department and a recently completed, five-story, $120 million south wing. In 2009, Ball Memorial Hospital was named one of the nation's Top 100 Hospitals for cardiovascular care.

Primary health care is easily found within the Muncie area, which prides itself on the establishment of a number of top-notch specialized clinics, private practices, pharmacies and an enhanced 911 emergency service.

Links to Helpful Resources

* Local/Regional Resources
  - Local Government — www.muncie.com
* State Resources
  - State — www.in.gov
  - State Economic Development — www.iedc.in.gov
  - State Education — www.doe.in.gov
* Federal Resources
  - U.S. Census Bureau — www.census.gov
  - U.S. Department of Commerce — www.commerce.gov
  - U.S. Economic Development Administration — www.eda.gov
  - U.S. General Services Administration — www.gsa.gov
  - U.S. Small Business Administration — www.sba.gov

Regional Overview: Demographic Information for Muncie, IN

Population:
2010: 70,085
2000: 67,468

Population Growth:
2000 – 2010: 2,617

Median Age:
2010: 28.1
2000: 29.1

Median Household Income:
2010: $29,237
2000: 26,613

Per Capita Income:
2010: $15,837
2000: 15,814

Housing Units:
2010: 31,958
2000: 30,212

Vacant Units:
2010: 4,236
2000: 2,892

Owner Occupied:
2010: 14,250
2000: 15,243

Renter Occupied:
2010: 13,472
2000: 12,077

Housing Value:
2010: $73,900
2000: 59,300

2010 Household Income:

Income less than $15,000:	29.8%
$15,000 to $24,999:	17.2%
$25,000 to $34,999:	13.9%
$35,000 to $49,999:	13.1%
$50,000 to $74,999:	18.0%
$75,000 to $99,999:	3.3%
$100,000 to $149,999:	3.5%
$150,000 to $199,999:	0.5%
$200,000 and Higher:	0.6%

Average Household Size:
2010: 2.22
2000: 2.24

2010 Population by Race and Origin:

White:	58,853
Black:	7,655
Hispanic or Latino (of any race):	1,579
Asian:	849
Native Hawaiian and Other Pacific Islander:	42
American Indian/Alaska Native:	203
*Some Other Race:	532
Two or More Races:	1,951

2010 Population by Age:

TOTAL POPULATION:	**70,085**
Aged Under 5 Years:	3,889
Aged 5 to 9 Years:	3,239
Aged 10 to 14 Years:	3,175
Aged 15 to 19 Years:	7,773
Aged 20 to 24 Years:	13,726
Aged 25 to 29 Years:	4,868
Aged 30 to 34 Years:	3,498
Aged 35 to 39 Years:	3,285
Aged 40 to 44 Years:	3,341
Aged 45 to 49 Years:	3,664
Aged 50 to 54 Years:	3,826
Aged 55 to 59 Years:	3,467
Aged 60 to 64 Years:	3,255
Aged 65 to 69 Years:	2,568
Aged 70 to 74 Years:	1,990
Aged 75 to 79 Years:	1,621
Aged 80 to 84 Years:	1,442
Aged 85 Years and Over:	1,458

*Includes people who self-identified as Hispanic or Latino.

Regional Overview: Demographic Information (continued)

2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	16.6%
Completed High School:	32.5%
Some College:	22.0%
Completed Associate Degree:	6.9%
Completed Bachelor's Degree:	10.7%
Completed Graduate Degree:	11.3%

2010 Owner Occupied Units by Housing Value:

Valued Less than $50,000:	27.8%
Valued $50,000 to $99,999:	45.7%
Valued $100,000 to $149,999:	17.4%
Valued $150,000 to $199,999:	4.8%
Valued $200,000 to $299,999:	3.1%
Valued $300,000 to $499,999:	1.3%
Valued $500,000 to $999,999:	0.0%
Valued More than $1,000,000:	0.0%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	6.5%
Structure Built 1990 to 1999:	8.4%
Structure Built 1980 to 1989:	10.1%
Structure Built 1970 to 1979:	12.2%
Structure Built 1960 to 1969:	12.8%
Structure Built 1950 to 1959:	19.9%
Structure Built 1940 to 1949:	13.2%
Structure Built 1939 or Earlier:	16.8%

Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at www.racertrust.org/About_RACER/Settlement_Agreement. While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.

The RACER Trust Redevelopment Team:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager and
Director of Government Relations
pspitzley@racertrust.org



Steven Black
Transaction Manager
sblack@racertrust.org

Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust
1505 Woodward Avenue, Suite 200
Detroit, MI 48226

racertrust.org

Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: www.racertrust.org.

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
ii. the potential for the proposed reuse to create jobs in the State and the affected community;
iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
iv. avoiding a material increase in the cost of or interference with the Environmental Action;
v. the views of the State and affected communities; and
vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.

Links for Buyers

* Settlement Agreement — www.racertrust.org/About_RACER/Settlement_Agreement
* Sale Process — www.racertrust.org/redevelopment-mission/our-successful-approach
* Sales Criteria — www.racertrust.org/redevelopment-mission/sales-criteria
* Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
* Letter of Intent — www.racertrust.org/submitting-offers
* Online Property Information — www.racertrust.org/Properties/PropertyDetail/Muncie_13160