



# DEVELOPING HANCOCK COUNTY



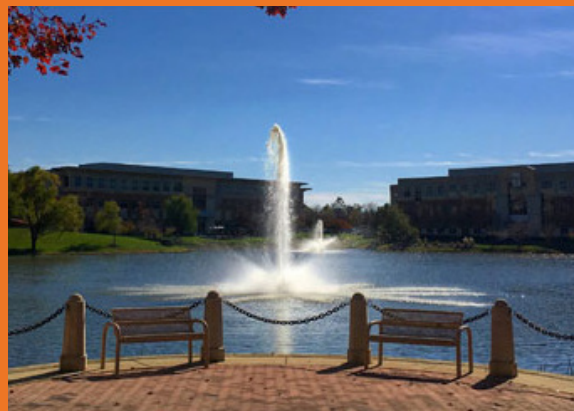
# GATEWAY PARK OVERVIEW



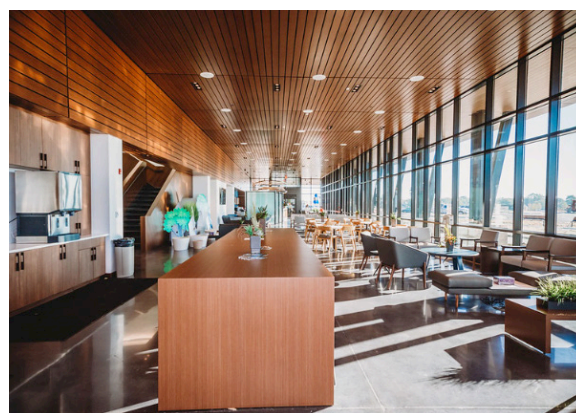
Hancock Health has been managing the needs of Hancock County since 1951. In that time, we have served as a trusted healthcare partner and grown with the community. We have become the greatest economic engine of the county, employing over 1000 people. In 2019 we began to look at our next step in growth, knowing that population trends will force a need for a second hospital in Hancock County in the coming decades. The purchase of 140 acres of land and construction of the Gateway Hancock urgent care, imaging center and lab was a strategic investment to put us in the most growth-oriented part of the county.

Situated just south of the intersection of I-70 and Mt. Comfort Road, Hancock Health sees Gateway as a connector between our location in McCordsville and our world class medical wellness center in New Palestine. The first phase of the campus has begun and is intended to lay the foundation for expansion of Hancock Health, further serving the immediate and future healthcare needs of Hancock County. The campus will utilize 25 acres for hospital and medical services, including diagnostic imaging, laboratory services, outpatient services, surgery services, immediate care and more. The remainder of the property, 115 acres, is open for development that we think will be complementary to our investment. We hope to surround our services with a variety of commercial uses including: Hotel with conference center; Restaurant; Office (HQ); Aging in Place facility; Research & Development; Advanced Manufacturing; retail and more. We are looking for partners who want to be a part of the growth of Hancock County.

Hancock County is a rapidly growing county that is just East of Indianapolis. The Mount Comfort Corridor runs North and South through the county, collecting commuters from McCordsville and Hamilton County to the North and New Palestine to the South. Gateway is 3 miles South of Indianapolis Regional Airport, and 15 minutes or less from Cumberland, New Palestine, Greenfield, McCordsville, Lawrence, Irvington, and the east side of Indianapolis.









# GATEWAY PARK

## ZONING

In 2019 we put into place a Planned Unit Development (PUD) document that described the permitted uses by zoning. Refer to the detailed Land Use Matrix. The development standards have been designed to build and protect the considerable investment into the medical campus, but also to create an environment that sets the stage for the expansive growth that is happening in Hancock County, including development at Indianapolis Regional Airport along with the protection of natural resources. We are happy to explore uses not included in the PUD that meet our overall vision.



# MOUNT COMFORT ROAD CORRIDOR

Running from I-69 to I-74, we see the Mount Comfort Road Corridor as the thoroughfare of the future. Hancock Health strategically chose the Gateway site to place themselves in the epicenter of future development. Currently the corridor is seeing over one billion dollars in new investment, with 11+ new buildings and thousands of net new jobs coming online. The I-70 interchange is an ideal location to establish key amenities to serve the corridor. These amenities should include at least a hotel with meeting rooms, a small conference center, or both; quality restaurant options; and other business services, such as computing, accounting, and software consulting, to serve businesses and business travelers. Hancock Gateway Park on the southwest corner of the interchange provides a perfect opportunity for these types of uses.

The I-70 interchange at Mount Comfort Road is one of the key economic development assets along the corridor. It is the commercial and industrial gateway to the corridor. To fully leverage this asset, Hancock Health and other local stakeholders are coming together to affect more strategic growth. The corridor plan will focus on:

- Expedite and complete road and infrastructure improvements north and south of the interchange. Much of the work north of the interchange is already funded and scheduled for implementation.
- Install gateway signage and other welcoming improvements at the interchange so that visitors and others know they have arrived at the Mount Comfort Corridor. This will help establish the Mount Comfort Corridor brand at this important entrance to the corridor.
- Establish zoning and design standards that will ensure a consistent and attractive environment on both sides of the interchange to create higher-quality address for future businesses.

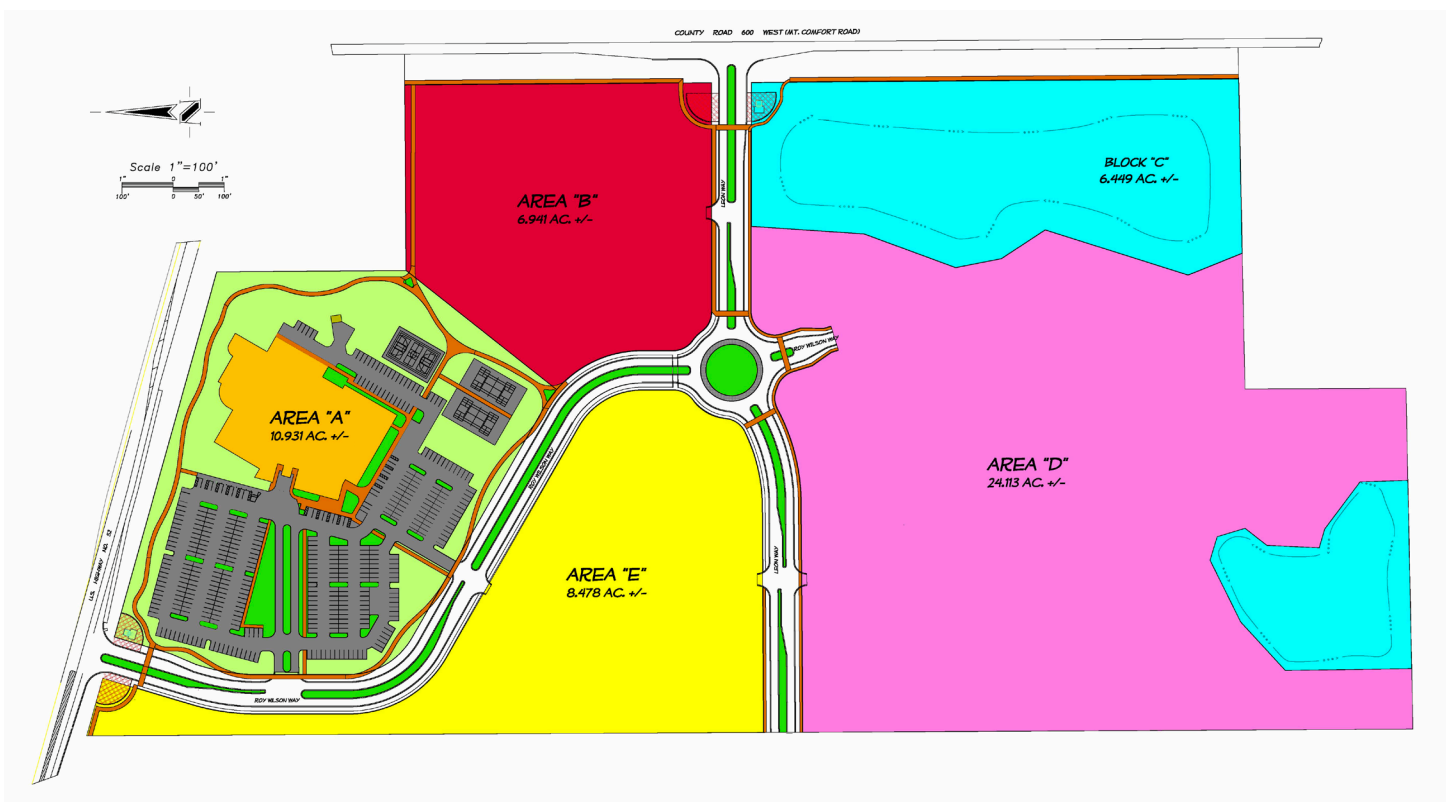
Less than three miles North is the Indianapolis Regional Airport, as well as a concentration of logistics-oriented development North of I-70 that is booming.



# HEALTHWAY PARK / NEW PALESTINE

Hancock Health has made an additional investment into property in New Palestine, culminating in a world-class medical wellness center at “Healthway Park”. The intent for this property is to offer residents and visitors to New Palestine a mixed-use development containing land uses that complement our medical and life wellness center currently under construction. In order to achieve this goal Hancock Health has created a Planned Unit Development that raises the bar for development in the community, establishes architectural landscaping requirements that will enhance the area. We will require high standards for building materials and site design, multi-purpose trail plans and other general site amenities.

When creating the park’s PUD we prioritized development that will promote a healthy lifestyle. Being mindful that the property abuts two gateways to the Town, US Highway 52 and Mt Comfort Road, we also want to be intentional with the development that occurs here.







# HANCOCK HEALTH OVERVIEW

## MISSION

*To be a Caring Community Partner by healing, improving health and wellness, alleviating suffering, and delivering acts of kindness one person at a time.*

Hancock Health is an Indiana-based, full-service healthcare network serving Hancock County and the surrounding areas. Our health system includes Hancock Regional Hospital, Hancock Physician Network and more than 20 other healthcare facilities, such as wellness centers, women's clinics, family practices, and the Sue Ann Wortman Cancer Center.

Nursing Affiliations with more than 20 Universities including: Ball State University, Butler University, Indiana State University, Indiana University, Ivy Tech, Marian University, Purdue University and more.

Hancock Regional Hospital  
& Hancock Physicians  
Network combined:

**1,279**

Number of active employees

**60%**

Percent that lives in  
Hancock County

**\$70,200**

Average salary. That is an average hourly  
rate of **\$36.00 @ 1950 hours.**

**ANNUAL  
COMMUNITY  
IMPACT:**

**\$29,401,588\***

\*2013



# HANCOCK COUNTY OVERVIEW

## PEOPLE & INCOME OVERVIEW

(By Place of Residence)

Population (2019) / Rank in State

**78,168 / 22**

Growth (%) since 2010 Census

**11.70% / 6**

Unemployment Rate (2019)

**2.8 / BOTTOM 25%**

Per Capita Personal Income (2018)

**\$50,422 / 8**

Median Household Income (2018)

**\$73,831 / 5**

Poverty Rate (2018)

**5.6 / 90 OF 92**

High School Diploma or More

**93.8% / 2**

% of Adults 25+ (2018)

Bachelor's Degree or More

**30.3% / 9**

% of Adults 25+ (2018)

## INDUSTRY OVERVIEW, 2019

(By Place of Work)

Covered Employment / Rank in State  
(All Jobs in County)

**25,875 / 26**

Avg Wage per Job

**\$45,805 / 23**

Manufacturing

**19.6% / 48**

Avg Wage per Job

**\$73,282 / 8**

Transportation & Warehousing

**5.7% / 22**

Avg Wage per Job

**\$43,794 / 69**

Health Care, Social Assist

**8.8% / 34**

Avg Wage per Job

**\$38,533 / 38**

Finance and Insurance

**1.9% / 51**

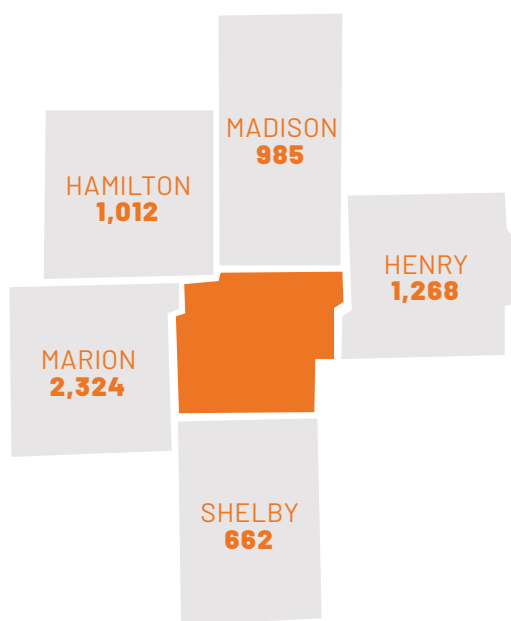
Avg Wage per Job

**\$64,473 / 15**

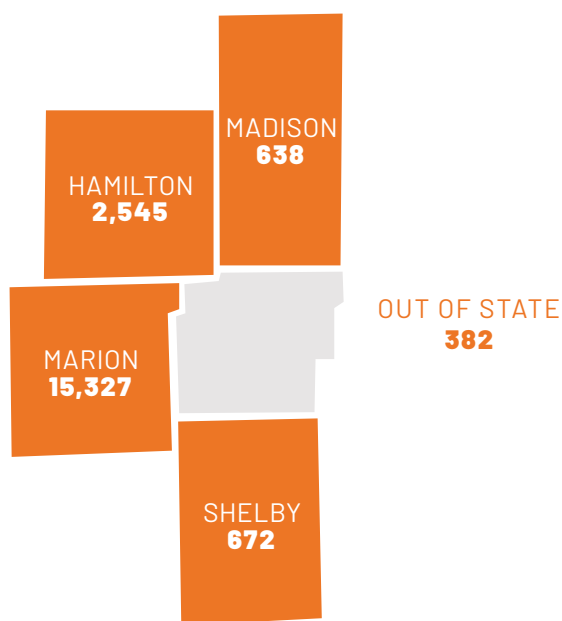
# HANCOCK COUNTY OVERVIEW

## COMMUTING PATTERNS (2018)

### TOP 5 COUNTIES SENDING WORKERS INTO HANCOCK COUNTY:



### TOP 5 COUNTIES RECEIVING WORKERS FROM HANCOCK COUNTY:



## EDUCATION

Hancock County is home to four of Indiana's consistently top-rated K-12 school districts, including Eastern Hancock, Greenfield-Central, Mt. Vernon, and Southern Hancock. Several schools in the county are STEM-certified, and students at all levels have access to the latest technology. Our county's high schools offer a variety of accelerated programs that allow students to earn college credits, such as Project Lead the Way's pre-engineering programs, biomedical science classes, and advanced computer animation.

### SELECTED NATIONAL RANKINGS

- #1 Undergraduate Engineering Program**  
Rose-Hulman Institute of Technology
- #1 Graduate Analytical Chemistry Program**  
Purdue University
- #1 Undergraduate and Graduate Biological/Agricultural Engineering Programs**  
Purdue University
- #1 Graduate Public Affairs Program**  
Indiana University
- #1 Regional College in the Midwest**  
Butler University

Source: U.S. News and World Report, 2020



## QUALITY OF LIFE

Hancock County is the eastern doorway to everything Indianapolis has to offer, just minutes from Downtown and its museums, restaurants, shopping, and music. If you're a sports fan, you'll appreciate fast access to exciting Colts football, Pacers basketball, Indians baseball, Eleven soccer, and Ice hockey, as well as challenging golf courses. Best of all, you'll enjoy those big-city activities without big-city traffic and other hassles.

There's plenty of excitement right here in Hancock County, too, with trendsetting restaurants, unique shops, an active arts community, impressive libraries, and so many resources for active lifestyles. Trail systems stretch between communities, giving cyclists and runners safe places to enjoy the outdoors. Discover all the opportunities for fun and recreation at **Hancock County Tourism**.

## TRANSPORTATION

As much as this region brings the world to you, it also provides a prime location for travel—both business and leisure. The Indianapolis Regional Airport is just 3 miles north of the Gateway Park. But maybe most importantly, given the Midwest location, an out-of-town business meeting most often means a quick day-trip that has you home for dinner, making work and life a little easier to balance.



## CONTACT US

Gateway and Healthway Parks are ready to welcome new businesses. With readily available space and opportunities, these sites are the ideal place for you to live, work and play. Learn more about what these parks can offer by contacting us!

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