

Hamilton County, IN



Hamilton County is the suburban employment center of Greater Indianapolis. The county is located immediately north of Indianapolis with excellent access to the entire marketplace. Over the past decade, Hamilton County has become the market leader in Indiana and the Midwest.

Location:

Hamilton County is approximately 10 miles north of downtown Indianapolis. Regionally, Chicago is approximately 180 miles northwest of Hamilton County while Cincinnati is 125 miles southeast and Columbus, OH is 170 miles east. Indianapolis International Airport is situated 12 miles to the southwest.

Population:

The county has been a stellar performer in population growth since 1990. The county's current population of 250,000 represents an increase of over 140,000 people over the 1990 Census. Hamilton County is one of the fastest growing counties in the U.S. Four of the fastest growing communities in the Midwest are located in Hamilton County; Fishers, Carmel, Westfield and Noblesville.

Economy:

Hamilton County boasts a diversified economy that is distinct from most Indiana counties since its economic strengths are found in financial services, business services, insurance, and trade. Nevertheless, manufacturing accounts for approximately 9 percent of

the county at-place employment versus a 21 percent statewide average. The most active segments of the county marketplace in recent years have been the attraction/expansion of headquarters operations, business/professional/technical services, health care, retail trade, and homebuilding.

Home to Business:

One of Hamilton County's great success stories of the past decade is its emergence as the region's premier suburban office and employment center. The county is home to over 130,000 jobs. Many of the county's 25 largest private employers are headquartered here. The Meridian Corporate Corridor (US 31) has a base of approximately 26,000 employees while the Northeast Commerce Corridor (I-69/SR 37) is fast growing and is home to nearly 12,000 private sector employees.

High Technology:

Hamilton County's educated workforce supports a vibrant high technology community. Thomson Multimedia, Baker Hill, and Made2Manage Systems anchor the marketplace. Key



“the county boasts the state’s best -educated workforce...”

segments of the local high technology scene include software development; internet-related service providers and medical device/equipment firms.

Real Estate:

Hamilton County is home to over five (5) million square feet of spec office space, three (3) million square feet of spec industrial space and one (1) million square feet of flex space. The office vacancy rate is approximately 14 percent while the industrial market is at 8 percent. Leading office centers are Parkwood Office Park, Exit Five Corporate Center, Meridian Technology Center, Crosspoint, Hamilton Crossing and Delaware Park. The most active locations for industrial development are Noblesville Business Park, Exit Five Business Center, Southpark, and North By Northeast. The largest single business development project underway in the county is the 3,400-acre master-planned Noblesville Corporate Campus which includes Saxony and the newest is Aurora in Westfield.

Labor Force:

The best-educated workforce in Indiana calls Hamilton County home. Demographic data show 50 percent of the county's adult population holds a B.A. or M.A. degree while 5 percent holds a professional degree. The county's workforce has grown from

61,000 in 1990 to 135,000 in 2007. Most importantly, the county's labor force is the fastest growing in the state with a 75 percent labor force participation rate.

Quality of Life:

Research shows business and families come to Hamilton County for two primary reasons. First, the county's corporate environment is unsurpassed in the suburban Indianapolis marketplace. Second, the quality of life available to businesses and families is outstanding, especially when public school districts are concerned. An overview of the county's quality of life components is as follows.

Education:

The quality of Hamilton County's schools is a major attraction for new residents new residents and businesses. Excellent facilities and academic performance (i.e. SAT scores) characterize the county's six school districts. Whether the preference is for a large or small district, Hamilton county's six school districts. large or small district, Hamilton County provides a range of options.



Public Safety:

Police, fire and emergency paramedic units are fully staffed by highly trained personnel. Several of the departments have won awards and competitions that show their excellence. The crime index for the county is low. 2002 data show 2.1 crimes per 100 population.

Housing:

Home building is big business in Hamilton County. The county has averaged approximately 3,200 new single-family homes per year since 1998. The price range of new homes on the market is rather wide (\$125,000 to \$1 million+). Fishers has been the fastest growing housing market in the county since 1999 with more than 7,000 new homes constructed. Hamilton County is recognized in the marketplace as the leader in the quality of its residential neighborhoods.

Parks/Recreation:

Leisure time activities are enhanced by the availability of more than 750 acres of actively used parkland in Hamilton County. This figure has grown by another 700 acres of park area that is now in various phases of planning, engineering and development. Newest of these parks are Fishers Heritage Park, Billerica Park, Coxhall Gardens, Ritchey Woods Nature Preserve, Ketooi Park and Carmel's newest park project, Central Park. Other key pieces of the county's park and recreation experience includes two major reservoirs totaling 2,800 acres, 10 miles of greenways and trails, and the numerous sports areas provided by the county's six school districts. The region's newest YMCA is located in Fishers with the next scheduled for Westfield.

Conner Prairie:

The cultural centerpiece of Hamilton County is the nationally prominent Conner Prairie Living History Museum Located on the former 1,400-acre estate of William Conner, the museum offers a glimpse of life in 1836 Indiana . Conner Prairie is consistently ranked among the top 10 living history museums in America. Conner Prairie

boasts 65,000 square foot central museum, Prairietown Village with its 29 buildings, an amphitheater that is home to Symphony on the on the Prairie, a nature trail and numerous exhibits.

Transportation/Access:

The primary highways serving Hamilton County are I-69, US 31 and I-465. Hamilton County is the only suburban county with direct access to I-465. Interstates 65, 70 and 74 are in close proximity to the county. Overnight shipping services are readily available from all parts of the county. Forty-five (45) trucking companies operate local terminals and provide logistic services to the region. An additional 100 firms provide LTL and FTL services. Air passenger and freight service is provided through Indianapolis International Airport located 10 miles south of Hamilton County via I-465. Corporate aircraft can also provide service to Hamilton County through Indianapolis Executive Airport and Metro Airport.



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