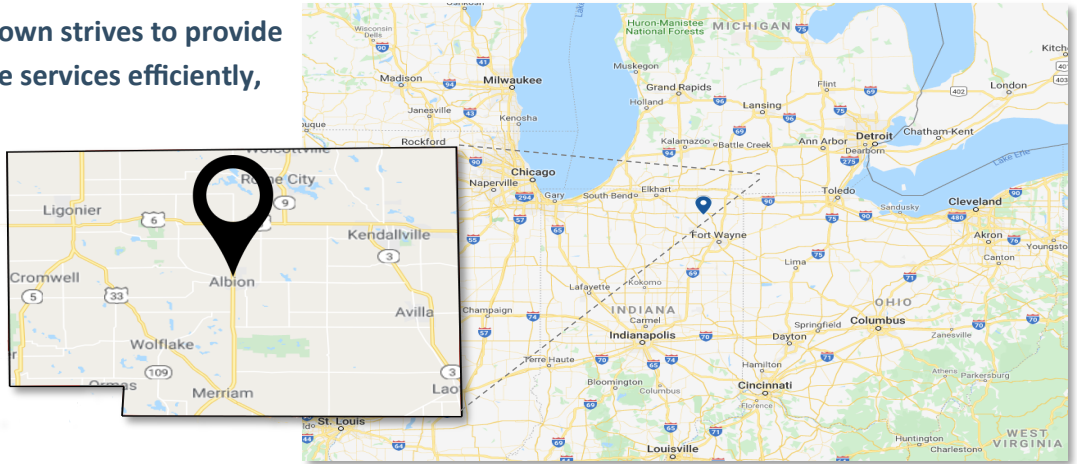


ALBION



MISSION: The town strives to provide the best possible services efficiently, effectively, and ethically

to the citizens of Albion; and seeks sustainable growth that protects, and enhances our natural, and historic resources while preserving our values, qualities, and culture.



NOBLE COUNTY, INDIANA

Albion, in the heart of Noble County, is the county seat and home to 2,222 residents. The beautiful Noble County Courthouse, voted one of the Top 10 in Indiana during the state’s bicentennial in 2016, anchors the town’s busy center at the intersection of State Roads 8 and 9. The courthouse square and surrounding buildings are listed in the National Registry of Historic Places.

Albion is situated four miles south of US 6, one of the longest highways in America. To the east, along US 6 is I-69, a 35-minute drive from Albion. Fort Wayne is just a 35-minute drive south.

Dexter, Noble County’s largest employer, is located in Albion, along with other top employers including Mobex Global, Bosch Automotive Motor Systems, and Parker-Hannifin Corporation. CSX railroad runs through Albion and adjacent to the industrial park on the east edge of town.

Albion Township is the smallest in the U.S. Because it is the center of county government, the compact downtown district thrives with mixed use properties. Residential and commercial vacancies here are rare. The town is boosted by over 360,000 annual visitors to Chain O’ Lakes State Park, located about four miles south, and Indiana’s only accredited exotic animal sanctuary, Black Pine, just west of town. The state park features over 2,700 acres, 23 miles of hiking trails, eight connected lakes (plus three more) with access for canoeing, kayaking, and fishing. All of



Albion’s locally-owned food and beverage establishments routinely earn four or more stars in patron reviews.

The Albion Park Department maintains three properties highlighted by Hidden Diamonds Park, with free public access to enjoy basketball, pickleball, volleyball, soccer fields, ball diamonds, playgrounds, a splash pad, pavilions, disc golf and over a mile of walking trails. The park also offers overnight camping options.

AMENITIES

Healthcare & Fitness	Recreation	Other Notable
<p>Parkview Health Family Medicine</p> <p>Medicaid/HIP residential addiction treatment center</p> <p>Dentists, optometrists, chiropractors</p> <p>Hidden Ego Gym & Tanning</p> <p>Augusta Hills Learning, Recreation & Community Center with indoor walking track and multi-sport gymnasium</p> <p>Oceans Massage Therapy</p>	<p>Black Pine Animal Sanctuary</p> <p>Chain O'Lakes State Park</p> <p>Hidden Diamonds Park</p> <p>Valleyview Park</p> <p>Owen Park</p> <p>Lloyd Bender Nature Preserve</p> <p>Noble County Saddle Club</p>	<p>Downtown shops</p> <p>Close proximity to Chicago, Indianapolis, Cleveland and Detroit</p> <p>Licensed daycare</p> <p>Multiple 4-5 star eateries</p> <p>50+ housing neighborhood</p>



INCENTIVES

<p>Combined TIF Districts that include commercial and industrial properties</p>
<p>5-10 year tax abatements, based on new jobs, sustainability & capital investment, with approvals</p>
<p>Noble County Economic Development Investment Trust Fund stewards County Economic Development Income Credit tax dollars and considers investments for expansion of infrastructure, placemaking and quality of life enhancements</p>
<p>Local utilities may offer energy credits for qualified new and expanding businesses</p>
<p>Indiana NextLevel Jobs provides free state-wide training in high-paying, in-demand industries and reimbursements up to \$50,000 to train employees in these high-growth fields</p>

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