patch development

Patch Whitestown LLC

Patch Whitestown LLC ("Patch") is proposing to develop the approximate 79 acres located at 3502 S 450 E, Whitestown, Boone County, Indiana (the "Property"). Patch is an industrial and commercial developer in Indiana and is focused on developing this property by constructing a 569,111 square foot first class industrial building on the northern portion of the Property that will have an assessed value in excess of $25,000,000 upon completion.

Patch recently worked with the Town of Whitestown to rezone the Property from agriculture to I-1 Zoning and complete the annexation process. As a part of the redevelopment of this Property, Patch shall be improving the following in addition to the building:

1. County Road 450 E, from a gravel road to a paved arterial road, relocation of adjacent gas and electric lines and adding stormwater systems for the road and ancillary areas.

2. Sanitary Sewer lift station and main extension from Albert S. White to the northern portion of the parcel, which shall be sized and allow for additional capacity to the north and west.

3. Water Main extension from Albert S. White to the northern portion of the parcel.

4. Extending fiber/hi-speed internet from Albert S. White to the northern portion of the parcel.

5. Installing a paved asphalt pedestrian walking path from Albert S. White to the north parcel line and building a pedestrian bridge over Fishback Creek for the path.

Patch will anticipate that this project will create local construction jobs as well as permanent jobs upon completion and tenant occupancy of the building. The projected timeline would be a start in the spring of 2022 and be completed by approximately the end of 2022.