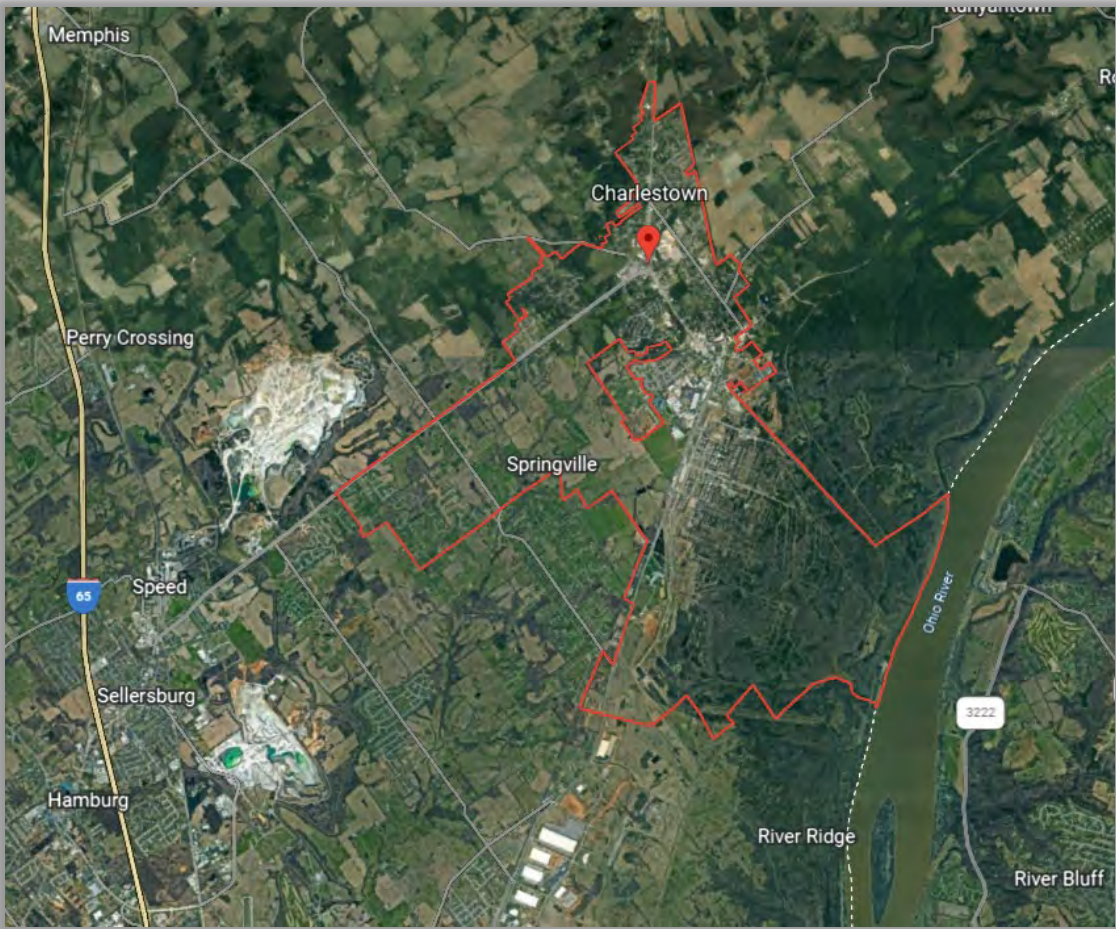


Charlestown, IN Municipal Growth Summit

January 23, 2023



Map of Charlestown



Charlestown, IN Demographics

31.6% of the population in Charlestown have an associate's degree or higher. 87.45% have a high school degree or higher.



< Grade 9
3.79%



Grade 9-12
8.76%



High School
37.55%



Some College
18.3%



Assoc Degree
11.06%



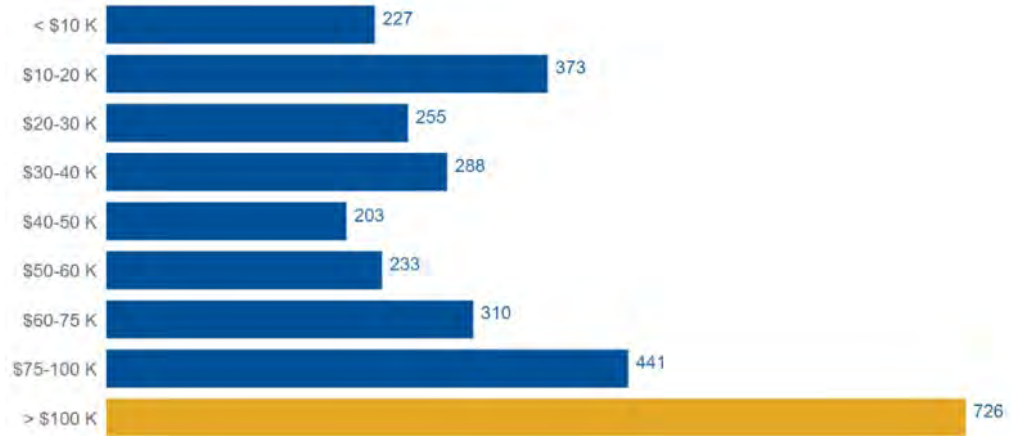
Bach Degree
15.58%



Grad Degree
4.96%

Households in Charlestown earn a median yearly income of \$58,987. 38.15% of the households earn more than the national average each year. Household expenditures average \$55,604 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

Income Distribution

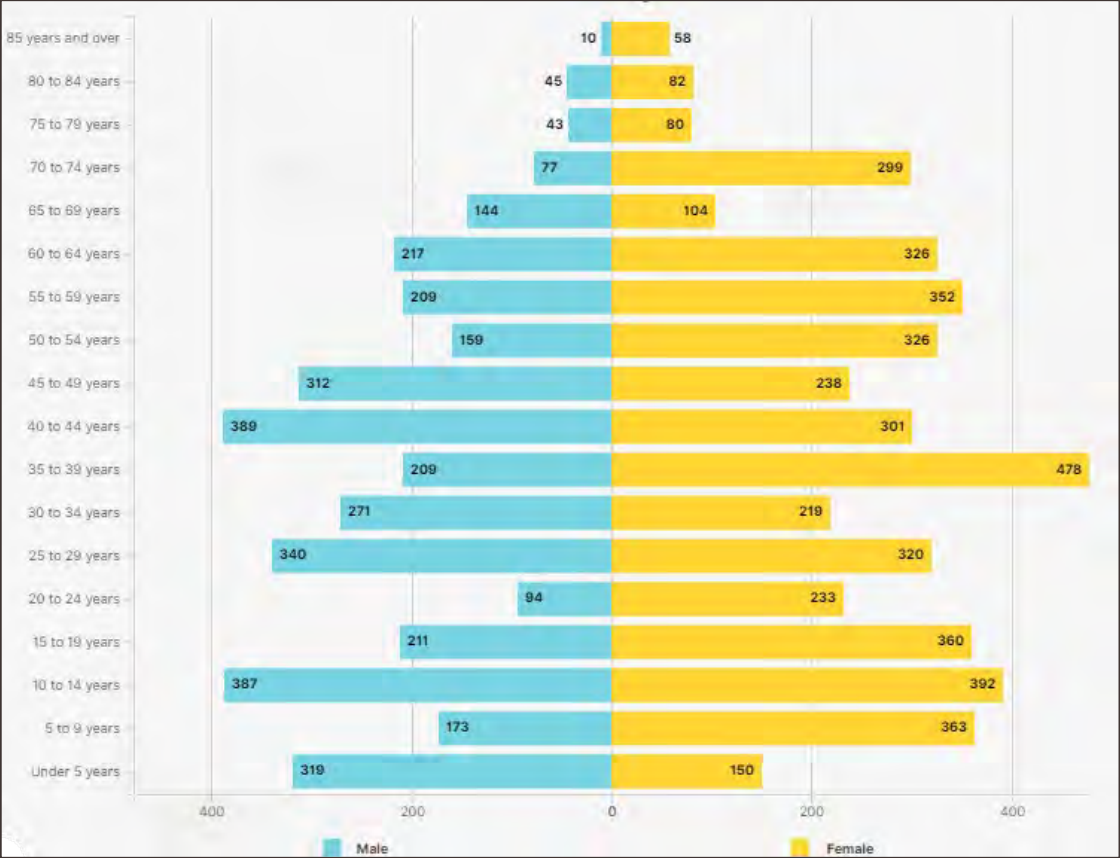


Population Trends

- **1940..... 939**
Population peaked at 13,000 between 1940 & 1950
- **1950..... 4,785**
- **1990..... 5,859**
- **2021..... 8,147**

Change 1990-2021 – 39.1%

Population Pyramid, 2021



Charlestown, IN Market Overview

Median Age:

2015- 37.1

2021- 36.6

Employment Change:

2015 – 2,924 Jobs

2021 – 3,907 Jobs

Change 33.6%

Median Home Price:

2015 Average- \$139,300

2022 Average- \$269,411

Change 93.4%

Median Household Income:

2010- \$38,750

2015- \$43,684

2021- \$58,987

Change 2010-2021 – 52.2%

Charlestown – Present



5-Year Park Master Plan



Hwy 62/3 Redevelopment Plan



Blight Removal



Traders Auto World



Depot Street Clearance



Downtown Enhancements

Façade Improvement Program



Downtown Enhancements

Infrastructure and Sidewalks

- High Street Sidewalks – INDOT Community Crossing Matching Grant
- Various Improvements Around City Square



Retail and Commercial



Huck's Convenience Store



Retail and Commercial



Form G Strip Center

Housing

Single-Family Residential

Charlestown Landing



Building Permits

- 2014–28
- 2015–59
- 2016–71
- 2017–129
- 2018–110
- 2019–151
- 2020–176
- 2021–202
- 2022–169



Skipper's Ridge



Pleasant Ridge

Housing

Multi-Family Residential

Charlestown Landing

Developer – Shamrock Properties

- 144 Units



Developer – Denton Floyd Real Estate Group

- 204 Units
- Over \$35M Investment

Forest Edge

Charlestown Flats

Developer – The Marian Group

- 192 Units
- Over \$37M Investment



Developer – ARC

- Phase 1– 40 Units
- Over \$5M Investment
- Phase 2– 24 Units
- Over \$3.6M Investment

ARC Renaissance

Industrial Development

River Ridge

- DCEC \$17m HQ Investment
- Industrial Buildings \$168M Investment
- \$4.5M Public Infrastructure Investment

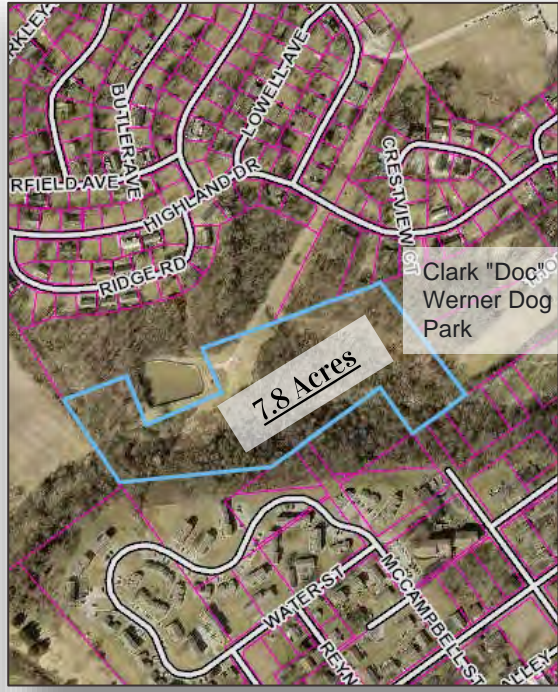
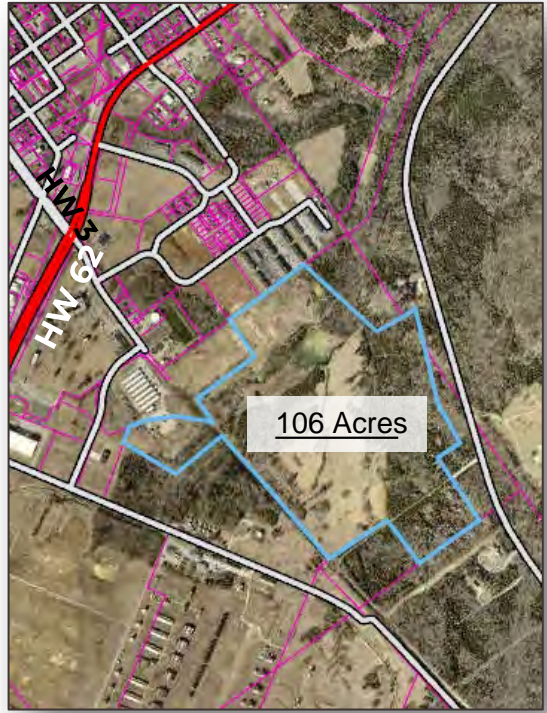
- LEGEND
- INDUSTRIAL WAREHOUSE
 - FLEET FICHE
 - R-TAIL
 - DESTINATION RESTAURANT
 - OUTBACK RESTAURANT
 - NEIGHBORHOOD SERVICE
 - POND
 - UTILITY EASEMENT
 - BOARDWALK
 - FUTURE SIGNAL
 - LANDSCAPE BUFFER



Shadow Lake

Park Expansion

Shadow Lake Park



RRDA Property Donation

Rick Wheeler Donation

Charlestown – Future



Shadow Lake

Commercial and Retail



Shadow Brook Farm

Single & Multi-Family



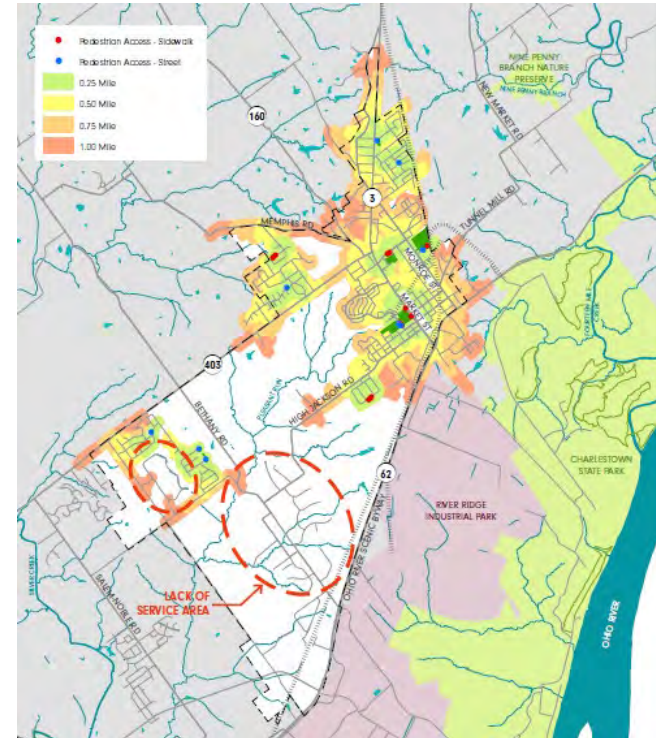
Custom Homes



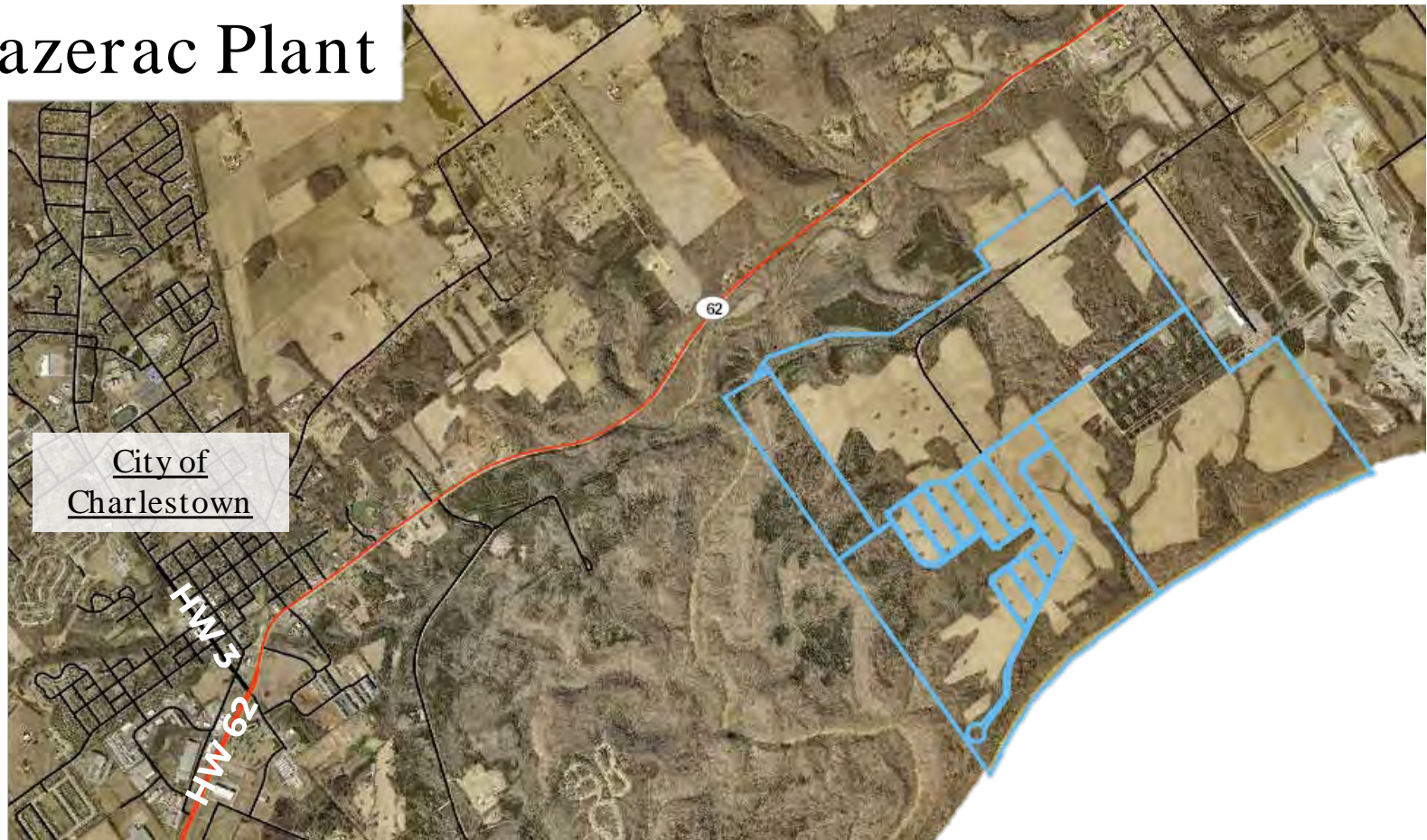
Park Improvements

All Parks

Walk-ability Map



Sazerac Plant



Infrastructure Improvements

- Wastewater Treatment Improvements
- Indiana American Water– New Water Treatment Plant \$16M investment

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Questions?