



Site Strategies Advisory, LLC
Commercial Real Estate Services
317-590-6229 (m)
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REQUEST FOR OFFERS TO PURCHASE

July 29, 2020

OWNERS: Andre Lacy Family, LLC; M.L. Eccles Development, LLC; Matthew W. Lacy; RLR Farms, LLC; Howard J. Lacy, IV; Cinq Puits, LLC—tenants in common

PROPERTY: Approximately 344 acres of vacant land located in the SW and SE Quadrants of Interstate 74 & Ronald Reagan Parkway, Brownsburg, Indiana

RESPONSE DATE: Noon EST on Monday, August 17, 2020

RESPONSE DELIVERY METHOD:

Email the response to the owners' agent, Abbe Hohmann at abbe@site-strategies.com, and deliver two paper copies to 54 Monument Circle, Suite 801, Indianapolis, IN 46204 in c/o Abbe Hohmann

MATERIALS TO BE INCLUDED IN THE PROPOSAL RESPONSE:

1. Signed purchase agreement in pdf format, with a word version included in the email response
2. Site plan for the acreage to be acquired showing access, interior roadways and parcel sizes
3. One-page description of the site plan including types of uses
4. One-page professional bio for the purchaser

PROPERTY DUE DILIGENCE MATERIALS PROVIDED WITH THIS REQUEST FOR OFFERS

1. Aerial photograph of the I74 interchange with the 344 acres highlighted
2. Marketing brochure for the Lacy Farms property
3. Legal descriptions, exhibits and CAD files of the 344 acres prepared by Schneider Geomatics
4. Title Insurance Commitments prepared by First American Title Insurance Company
5. Town of Brownsburg 2019 Comprehensive Plan pages with interchange recommendations
6. Citizens Energy water main location map and service territory map
7. Hendricks Regional Sewer District sanitary sewer map
8. Hendricks Regional Sewer District 2000 Agreement describing consideration to Lacy for an easement
9. Hendricks Power Cooperative electric service territory map
10. INDOT 2007 approval letter for full turning movement intersections on the Parkway and Connector Road
11. Contact list for development information



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TERMS: The property owners are most interested in receiving offers for the total acreage on either side of the Ronald Reagan Parkway (Parcel A=219.86 acres) or (Parcel B=124.31 acres), or the combined 344.17 acres. An all cash transaction is preferred, but takedowns will be considered if an illustration showing the location, size and timing of each takedown is provided with the response. A due diligence period for performing site investigations and obtaining development approvals is expected.

COMMISSION: The owners will compensate Site Strategies Advisory, LLC as its agent under a separate listing agreement. The owners are offering a commission to a purchaser's agent in the amount of 1.5% of the purchase price to be paid at closing of a transaction. A purchaser's agent should submit a signed representation agreement and commission payment request to Abbe Hohmann prior to August 10, 2020.

RESPONSE TO OFFERS BY THE PROPERTY OWNERS:

The owners will review all proposals with the goal of selecting a preferred purchaser by Monday, August 24, 2020.

QUESTIONS???: Contact Abbe Hohmann at 317-590-6227 or abbe@site-strategies.com