Premium Housing Subdivision in Northwest Muncie

The Need for New Housing in Delaware County

Delaware County, and especially the City of Muncie, stands at a decisive crossroad in its economic evolution. Robust support for new housing developments, across price points and forms, is not only vital for increasing available inventory but is also a strategic investment in the region's resilience, competitiveness, and long-term prosperity.

Workforce Competitiveness and Community Vitality

Local data and economic research demonstrate that inadequate, outdated, or insufficient housing options undermine efforts to attract and retain skilled workers and their families. Major local employers (including IU Health and Ball State University) continue to generate jobs, but without suitable housing, both new hires and existing workers commute from neighboring counties—directing their economic contributions, household spending, and civic involvement elsewhere. This trend erodes the local consumer base and community vibrancy.

Economic and Fiscal Outcomes

- Property, income, and food/beverage taxes: A new 42-home subdivision is projected to initially generate approximately $275,000 per year in combined tax revenues from presently non-taxable land. Over a conservative 50-year lifecycle, this equals over $20 million, directly benefiting schools, public safety, and local infrastructure.
- Revitalization: Since 2010, Muncie has seen over $250 million in central city investment tied to housing, infill, and mixed-use projects, catalyzing improvements in public spaces, safety, and neighborhood engagement.
- Multiplier effects: Each new housing dollar invested attracts further private capital, sparks job creation (construction, service, retail), and stimulates local commerce.

The Challenge Facing Developers

A critical gap exists between what it costs to construct quality homes in Indiana and what local market appraisals will justify. Building a new home typically ranges from $300,000 to $850,000, yet the average home value in Muncie is just $152,000 - $165,000. This mismatch makes new development economically risky and unattractive without ways to mitigate the risk.

Without city and county intervention, such as infrastructure grants, tax abatements, and public-private partnerships, developers are unlikely to pursue projects on which they cannot recoup their costs. Failing to address this need puts Muncie at risk of stagnation and a decline in competitiveness.

The Proposed Subdivision:

Project Summary:

- Location: Northwest Muncie (near County TIF district).
- Developer: Trademark Construction, LLC.
- Scale: 42 premium homes, starting at $450,000 each, representing approximately $19 million + in new housing stock.
- Development Investment:
    - $2,350,000 total land development cost (approx. $55,952 per lot).
    - Modern infrastructure, landscaping, amenities (pickleball courts, water features, underground utilities).
- Projected Fiscal Returns:
    - $189,000 + / year in new property taxes.
    - Additional county income tax, food and beverage tax and sanitary fees brings the total annual revenue to over $300,000/year one.
    - Considering appreciation and inflation, the revenue for a 50 year of useful life is over $24 million.
    - New residents are expected to increase local consumer spending by over $1million annually or approximately $138 million over the useful life.

Financial Support Requested:

To overcome the cost/value risk gap and enable the development to proceed, the Muncie Redevelopment Commission is also being asked to ($407,200 (approx. $9696 per lot).

This investment will be part of a capital stack that includes the Delaware County Redevelopment Commission, who has approved our request to partner on the project and invest $407,200 (approx. $9,696 per lot), the City of Muncie ($200,000 road construction), the Muncie Sanitary District ($75,600).

Why County Support is Essential

- Retaining salaries and household spending locally
- Expanding the tax base without burdening existing residents
- Encouraging private sector investment, creating construction/service jobs, and raising community standards
- Ensuring Delaware County remains competitive against neighboring regions
- Protecting local fiscal health amid changing state funding formulas

Conclusion

Smart, targeted investment in new housing ensures a cycle of growth, stability, and quality of life improvements for Delaware County. Public partnership with developers is not only beneficial, but essential, a step that will define the community's prospects for decades.

Sources and Uses of Funding
Development of 42 Lot Subdivision

Sources of Funds		Uses of Funds		
Developer Equity Injected	$ 1,260,000	Sanitary Sewer System	(1)	$ 300,000
City of Muncie	$ 200,000	Storm Sewer System	(1)	$ 300,000
Muncie Sanitary District	$ 75,600	Water Service	(1)	$ 500,000
Muncie Redevelopment Commission	$ 407,200	Electrical Infrastruture	(1)	$ 300,000
Delaware County Redevelopment Commission	$ 407,200	Streets & Curbs	(1)	$ 300,000
		Water Features	(1)	$ 100,000
		Recreation (Pickleball Court)	(1)	$ 100,000
		Common Area Landscaping	(1)	$ 125,000
		Fencing	(1)	$ 75,000
		Decorative Entrance	(1)	$ 50,000
		Extension of Riggin Road	(2)	$ 200,000
Total Sources of Funds	$ 2,350,000	Total Uses of Funds		$ 2,350,000

(1) Cost estimate provided by the developer
(2) Cost estimate provided by the City Engineer

Project Analysis
(with Present Value Calculation)

Project Overview

Project Name: Subdivison

BUILDING TYPE:	Multi-Use Retail & Apartments		
Property Value			
Number of Homes or Total Square Feet	42		
X Value of Homes or Value/ Square Foot	$ 450,000		
Gross Potential Value		$	18,900,000
Less: Contingency %	0%	$	-
Effective Gross Value		$	18,900,000
Presumed Assessment		$	18,900,000
Investment Costs			
Infrastructure Support (City & County)	$ 814,400		
Muncie Sanitary District	$ 75,600		
City of Muncie	$ 200,000		
Total Investment		$	1,090,000

Tax Revenue

Building Usage		Property Tax		
Square Feet - Primary Residents (1%)	100%	$ 189,000		
Square Feet - Apartments (2%)	0%	$ -		
Square Feet - Commercial (3%)	0%	$ -		
Annual Property Tax based on usage	100% (MUST EQUAL 100%)		$	189,000
		Percent Subject to Property Tax:		100%

Property Tax Revenue				
Remaining Economic Life of Property (years)		50		
Annual Rate of Appreciation	(years 1 - 25)	2.00%		
Annual Rate of Appreciation	(years 26 - 50)	1.00%		
Total Property Tax Revenue over a 50 year useful life			$	14,725,366

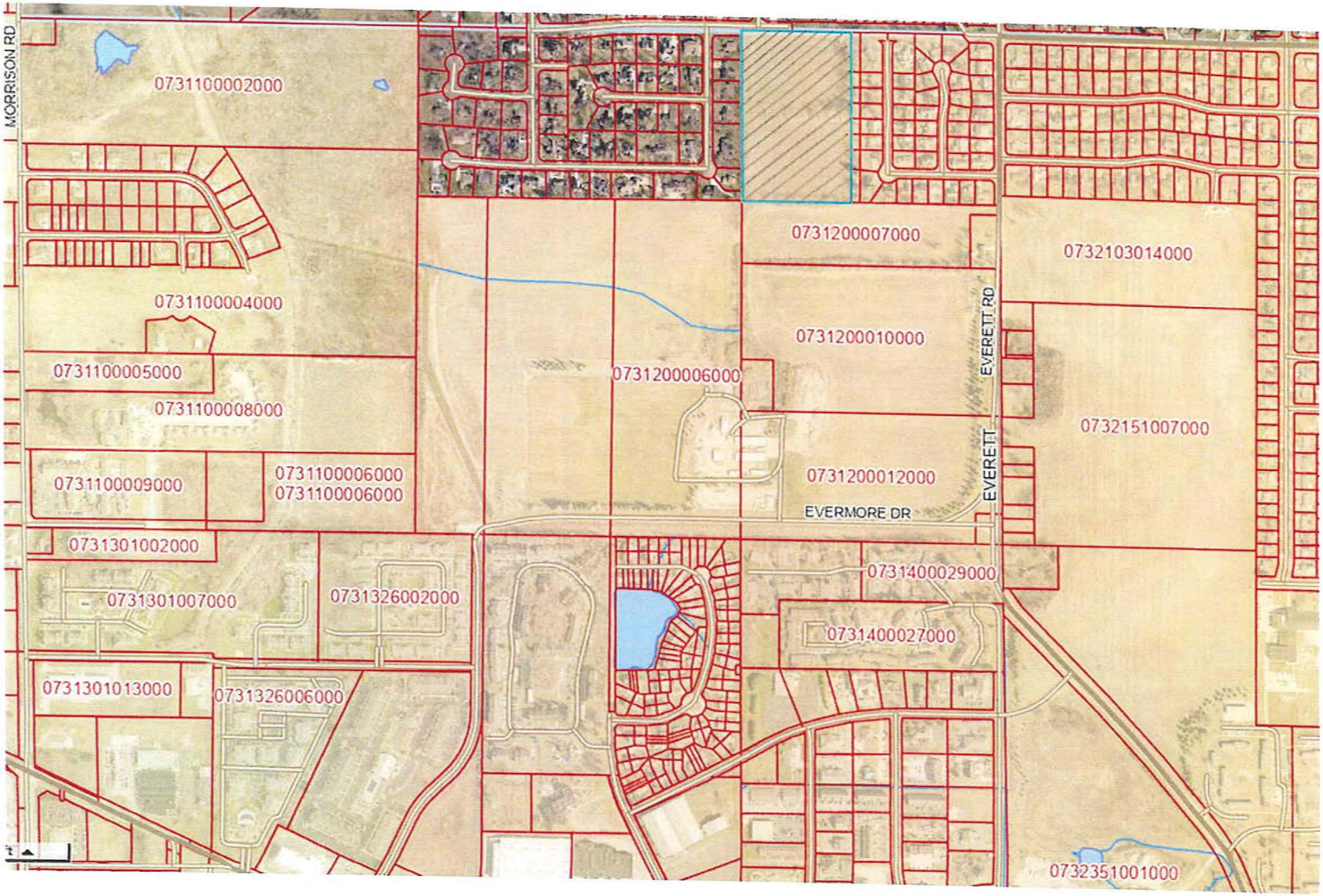
Calculation of Return on Investment

City Income Tax from New Residents (over remaining Economic Life of Property)		$	6,927,053
Food and Beverage Taxes (over remaining Economic Life of Property)		$	346,353
Property Tax Revenue (over remaining Economic Life of Property)		$	14,725,366
Service Payments		$	-
Other (Sanitary Fees)		$	2,320,675
Total Investment		$	(1,090,000)
Total return on investment in dollars		$	23,229,446
Total return on investment as a percentage (Gross)			2131%
Investment recovery timeframe / years	Approximately		3

Discount Rate	5.00%		
Number of Periods	50	**Net Present Value of all tax revenue:**	$5,199,662
Return on investment as a percentage (Net Present Value)			477.03%

Property Tax Forecast

Year		Tax Revenue (based on increased assessment)		Service Payment		Accumulative Tax Revenue		Collected Taxes
1	$	189,000	$	-	$	189,000	$	189,000
2	$	192,780	$	-	$	381,780	$	570,780
3	$	196,636	$	-	$	578,416	$	1,149,196
4	$	200,568	$	-	$	778,984	$	1,928,180
5	$	204,580	$	-	$	983,564	$	2,911,743
6	$	208,671	$	-	$	1,192,235	$	4,103,978
7	$	212,845	$	-	$	1,405,080	$	5,509,058
8	$	217,102	$	-	$	1,622,181	$	7,131,239
9	$	221,444	$	-	$	1,843,625	$	8,974,863
10	$	225,872	$	-	$	2,069,497	$	11,044,361
11	$	230,390			$	2,299,887	$	13,344,248
12	$	234,998			$	2,534,885	$	15,879,133
13	$	239,698			$	2,774,583	$	18,653,716
14	$	244,492			$	3,019,074	$	21,672,790
15	$	249,381			$	3,268,456	$	24,941,246
16	$	254,369			$	3,522,825	$	28,464,071
17	$	259,456			$	3,782,281	$	32,246,352
18	$	264,646			$	4,046,927	$	36,293,279
19	$	269,939			$	4,316,866	$	40,610,145
20	$	275,337			$	4,592,203	$	45,202,347
21	$	280,844			$	4,873,047	$	50,075,394
22	$	286,461			$	5,159,508	$	55,234,902
23	$	292,190			$	5,451,698	$	60,686,600
24	$	298,034			$	5,749,732	$	66,436,332
25	$	303,995			$	6,053,727	$	72,490,059
26	$	307,035			$	6,360,761	$	78,850,820
27	$	310,105			$	6,670,866	$	85,521,686
28	$	313,206			$	6,984,072	$	92,505,759
29	$	316,338			$	7,300,410	$	99,806,169
30	$	319,501			$	7,619,912	$	107,426,080
31	$	322,696			$	7,942,608	$	107,748,777
32	$	325,923			$	8,268,531	$	108,074,700
33	$	329,183			$	8,597,714	$	108,403,883
34	$	332,474			$	8,930,189	$	108,736,357
35	$	335,799			$	9,265,988	$	109,072,157
36	$	339,157			$	9,605,145	$	109,411,314
37	$	342,549			$	9,947,694	$	109,753,862
38	$	345,974			$	10,293,668	$	110,099,837
39	$	349,434			$	10,643,102	$	110,449,271
40	$	352,928			$	10,996,030	$	110,802,199
41	$	356,458			$	11,352,488	$	111,158,657
42	$	360,022			$	11,712,510	$	111,518,679
43	$	363,622			$	12,076,133	$	111,882,301
44	$	367,259			$	12,443,391	$	112,249,560
45	$	370,931			$	12,814,322	$	112,620,491
46	$	374,641			$	13,188,963	$	112,995,132
47	$	378,387			$	13,567,350	$	113,373,519
48	$	382,171			$	13,949,521	$	113,755,690
49	$	385,993			$	14,335,513	$	114,141,682
50	$	389,852			$	14,725,366	$	114,531,535
	$	14,725,366						



MORRISON RD
0731100002000
0731100004000
0731100005000
0731100008000
0731100009000
0731100006000
0731100006000
0731301002000
0731301007000
0731326002000
0731301013000
0731326006000
0731200007000
0731200010000
0731200006000
0731200012000
EVERMORE DR
EVERETT RD
EVERETT
0732103014000
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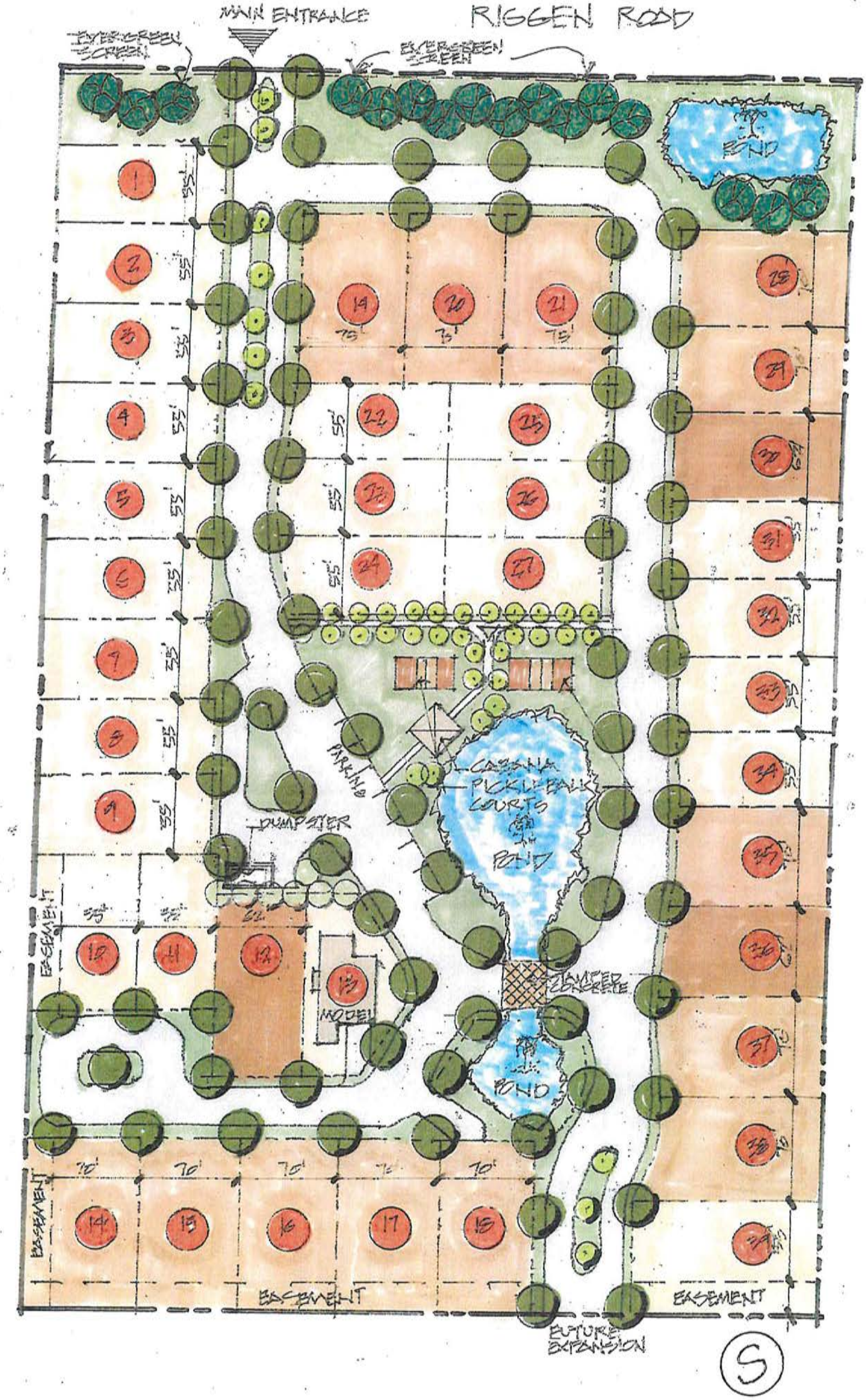
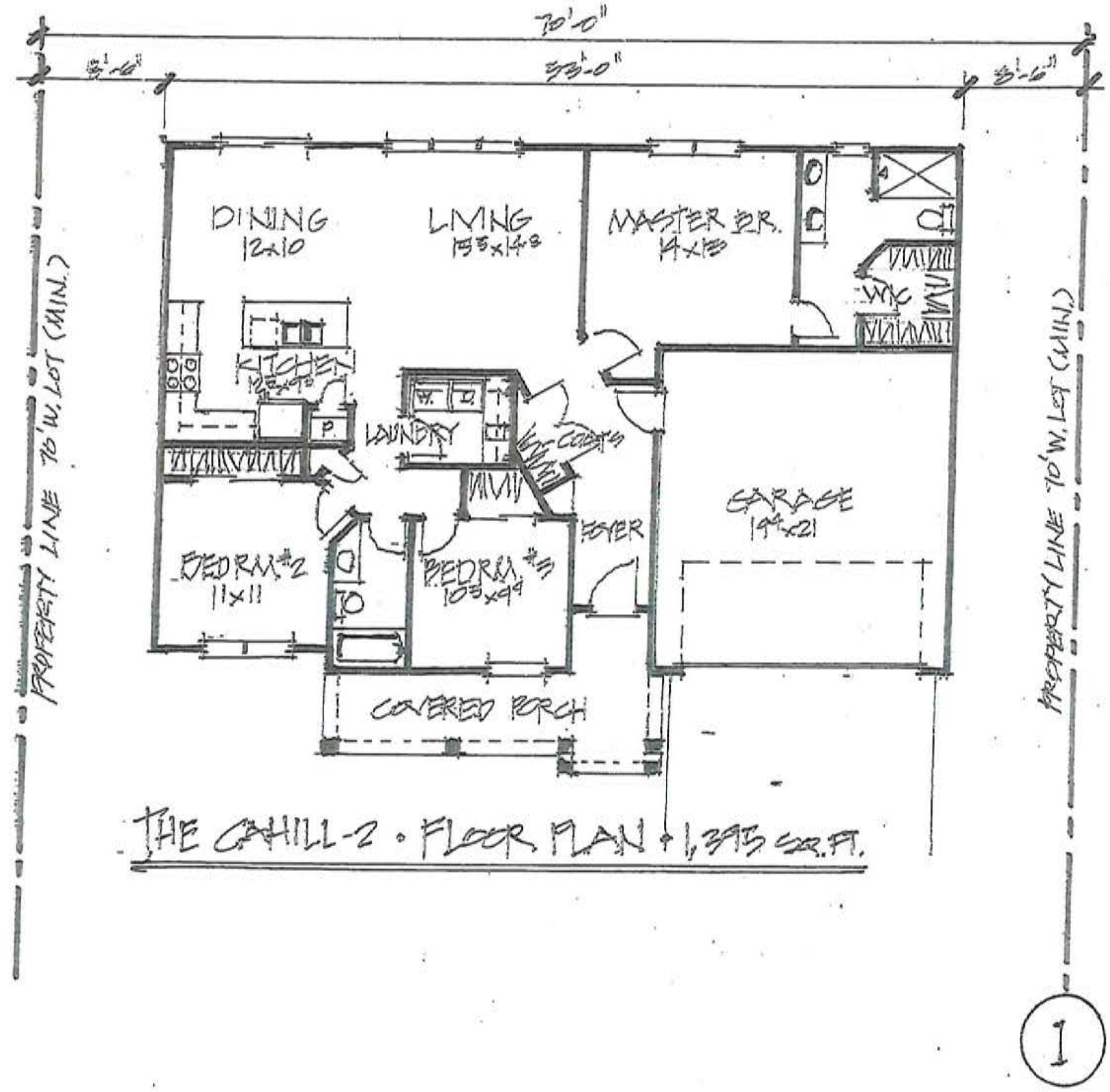
0731400029000
0731400027000
0732351001000

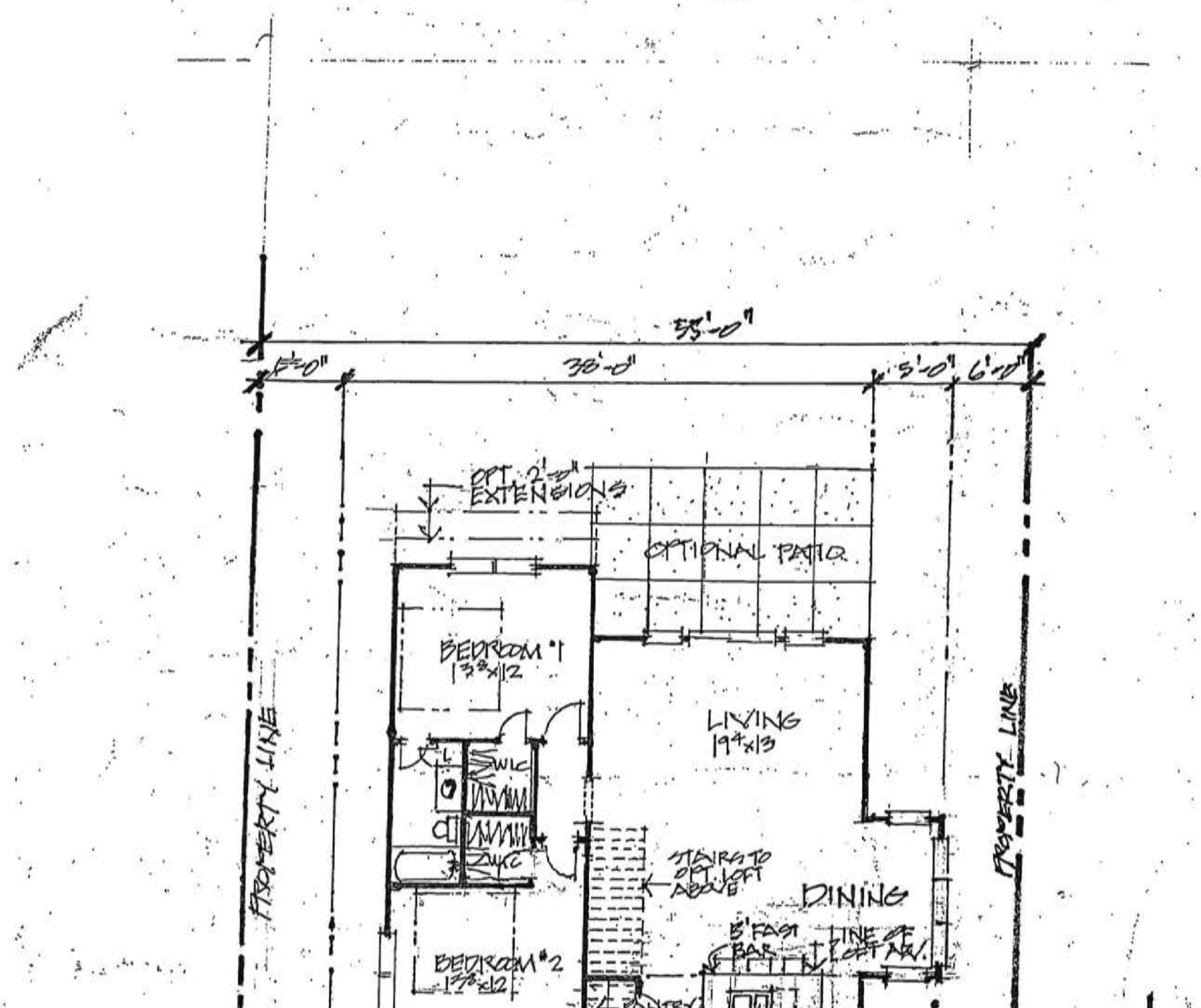


MAIN ENTRANCE
RIGGEN ROAD
EVERGREEN SCREEN
EVERGREEN SCREEN
POND
PARKING
CABANA PICKLEBALL COURTS
POND
DUMPSTER
MODEL
STAMPED CONCRETE
POND
EASEMENT
EASEMENT
EASEMENT
EASEMENT
FUTURE EXPANSION
S

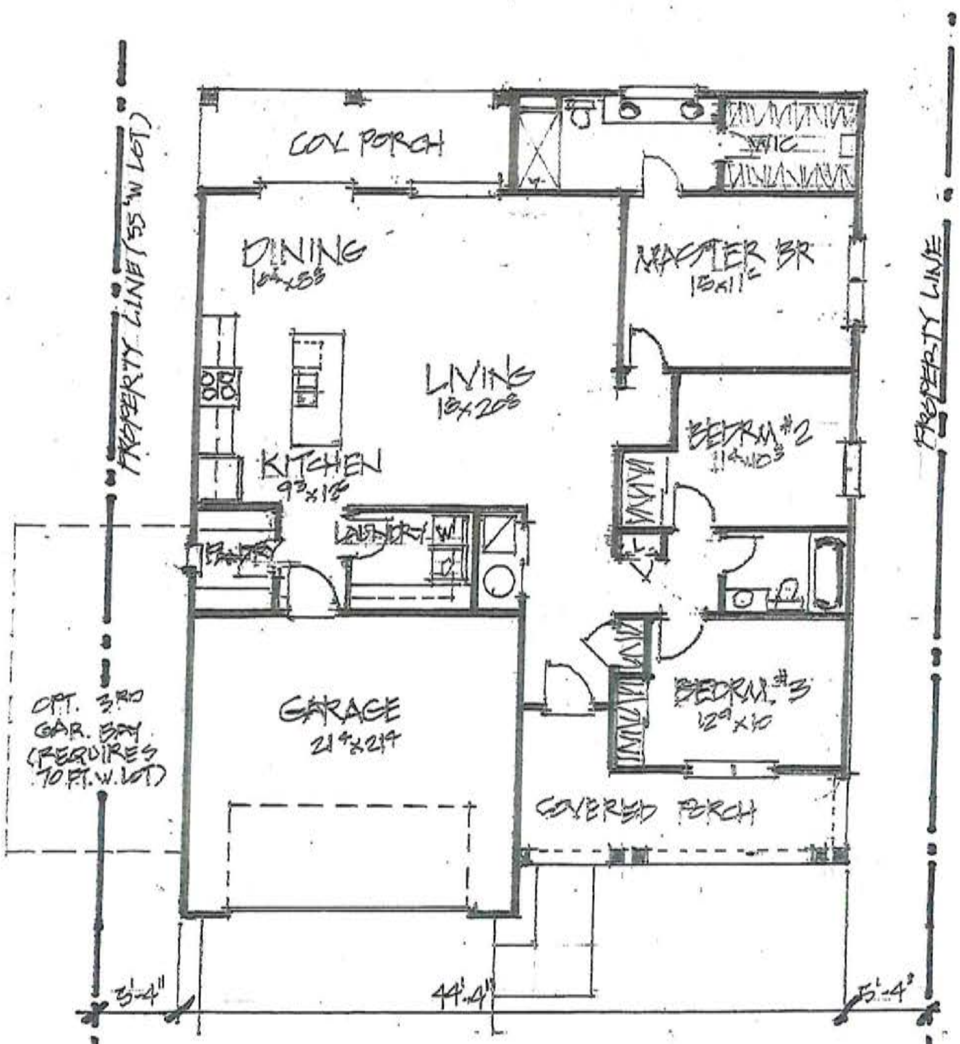
THE CAHILL2 - FRONT ELEVATION "B"



THE CAHILL-2 • FLOOR PLAN • 1,393 SQ.FT.

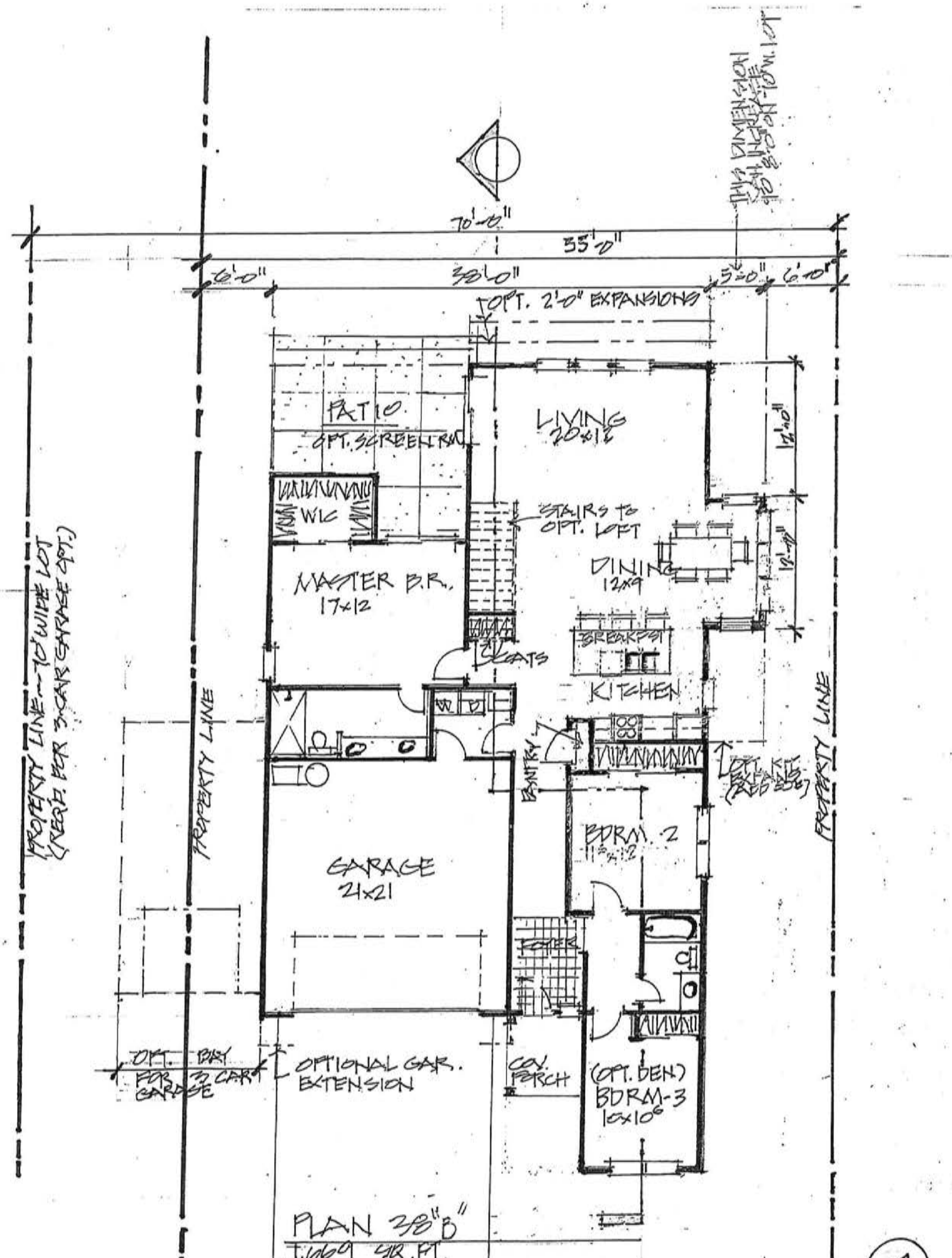

55'-0"
5'-0"
38'-0"
5'-0"
6'-0"
OPT. 2'-0" EXTENSIONS
OPTIONAL PATIO
BEDROOM #1
13^8 x 12
LIVING
19^4 x 13
WIC
WIC
STAIRS TO OPT. LOFT ABOVE
DINING
B'FAST BAR
LINE OF LOFT ABV.
BEDROOM #2
13^8 x 12
PANTRY
KITCHEN
D
W
COATS
POWDER
COATS
2 CAR GARAGE
21^4 x 20^8
DEN
11 x 10
BEDROOM #3
11 x 10
COVERED PORCH
COVERED PORCH
PROPERTY LINE
PROPERTY LINE
PLAN 38A 1,550 SQ. FT.
PLAN 38A
(OPT. BR. 3)
1,535 SQ. FT.

FRONT ELEVATION-MAGNOLIA-2

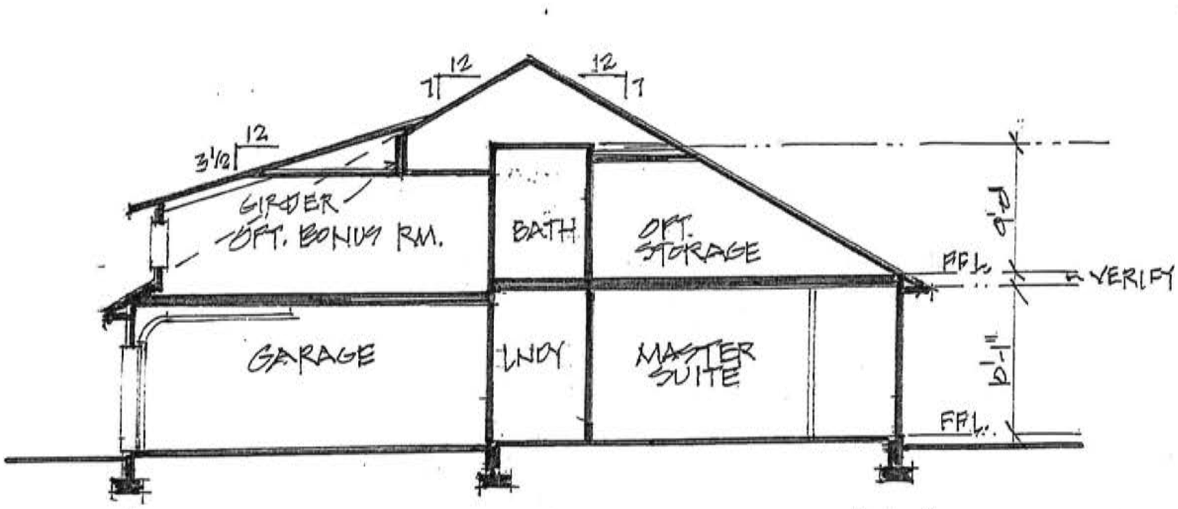


FLOOR PLAN-MAGNOLIA-2

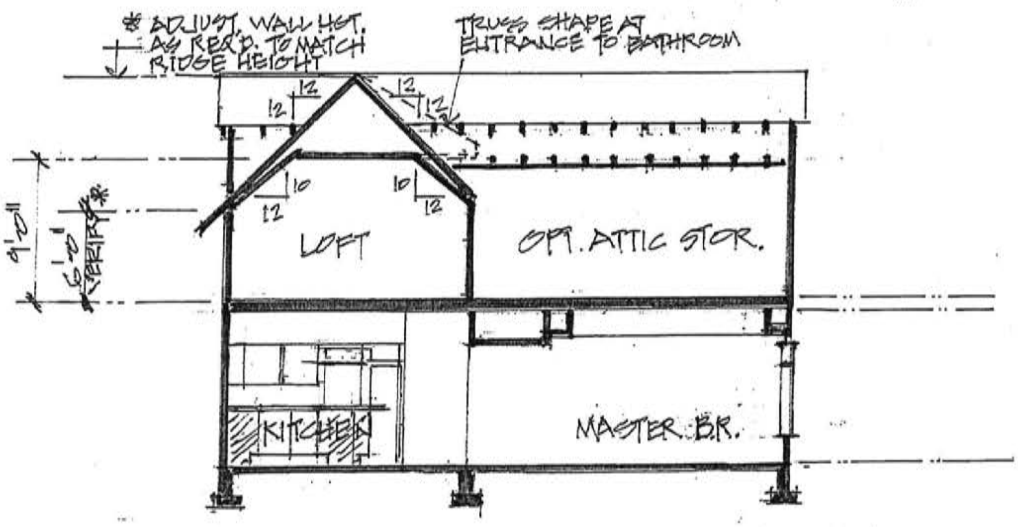
1,661 SQ.FT.


THIS DIMENSION
TO 8'-0" ON 70' W. LOT
70'-0"
55'-0"
6'-0"
38'-0"
5'-0"
6'-0"
OPT. 2'-0" EXPANSIONS
PATIO
OPT. SCREEN RM.
LIVING
20x12
12'-0"
W.I.C.
STAIRS TO OPT. LOFT
MASTER B.R.
17x12
DINING
12x9
BREAKFST
COATS
KITCHEN
PANTRY
OPT. KIT. EXPANS. (ADD 20 SF)
BDRM. 2
11x12
GARAGE
21x21
FOYER
OPT. BAY FOR 3 CAR GARAGE
OPTIONAL GAR. EXTENSION
COV. PORCH
(OPT. DEN)
BDRM-3
10x10⁶
PROPERTY LINE - 70' WIDE LOT (REQ'D. FOR 3-CAR GARAGE OPT.)
PROPERTY LINE
PROPERTY LINE
PLAN 38"B"
1,669 SQ.FT.

4



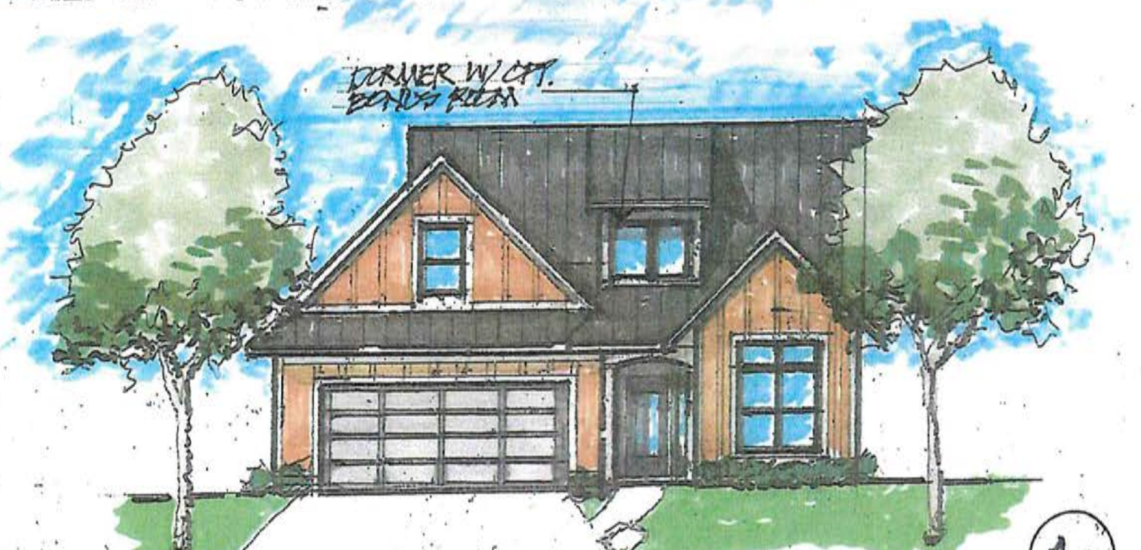
1/4A BUILDING SECTION 1/8"=1'-0"



2/4B BUILDING SECTION 1/8"=1'-0"

FRONT ELEVATION "A"
PLAN 38-C3-A
(W/ OPT. BONUS RM. ABOVE)

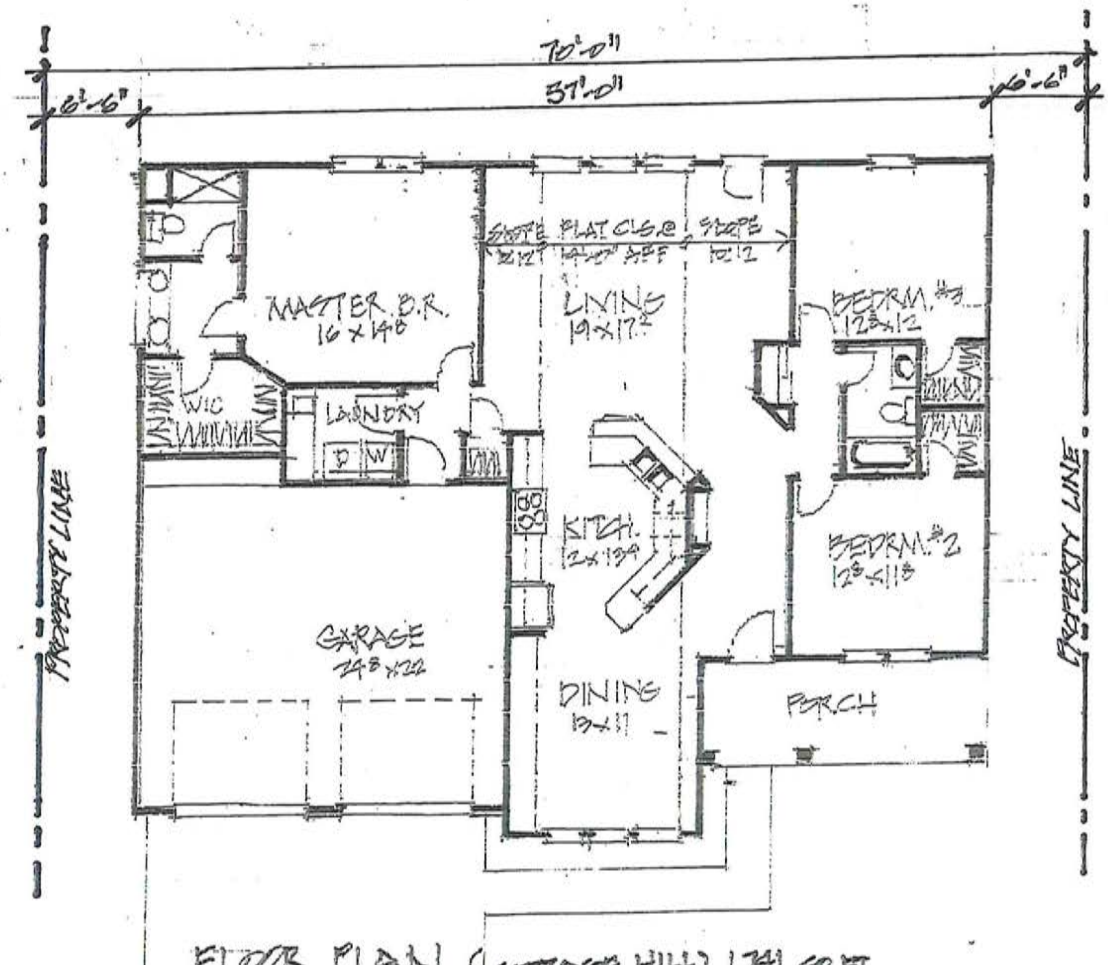
FRONT ELEVATION "B"
PLAN 38-C3-B
(W/ OPT. BONUS RM. ABOVE)



4C

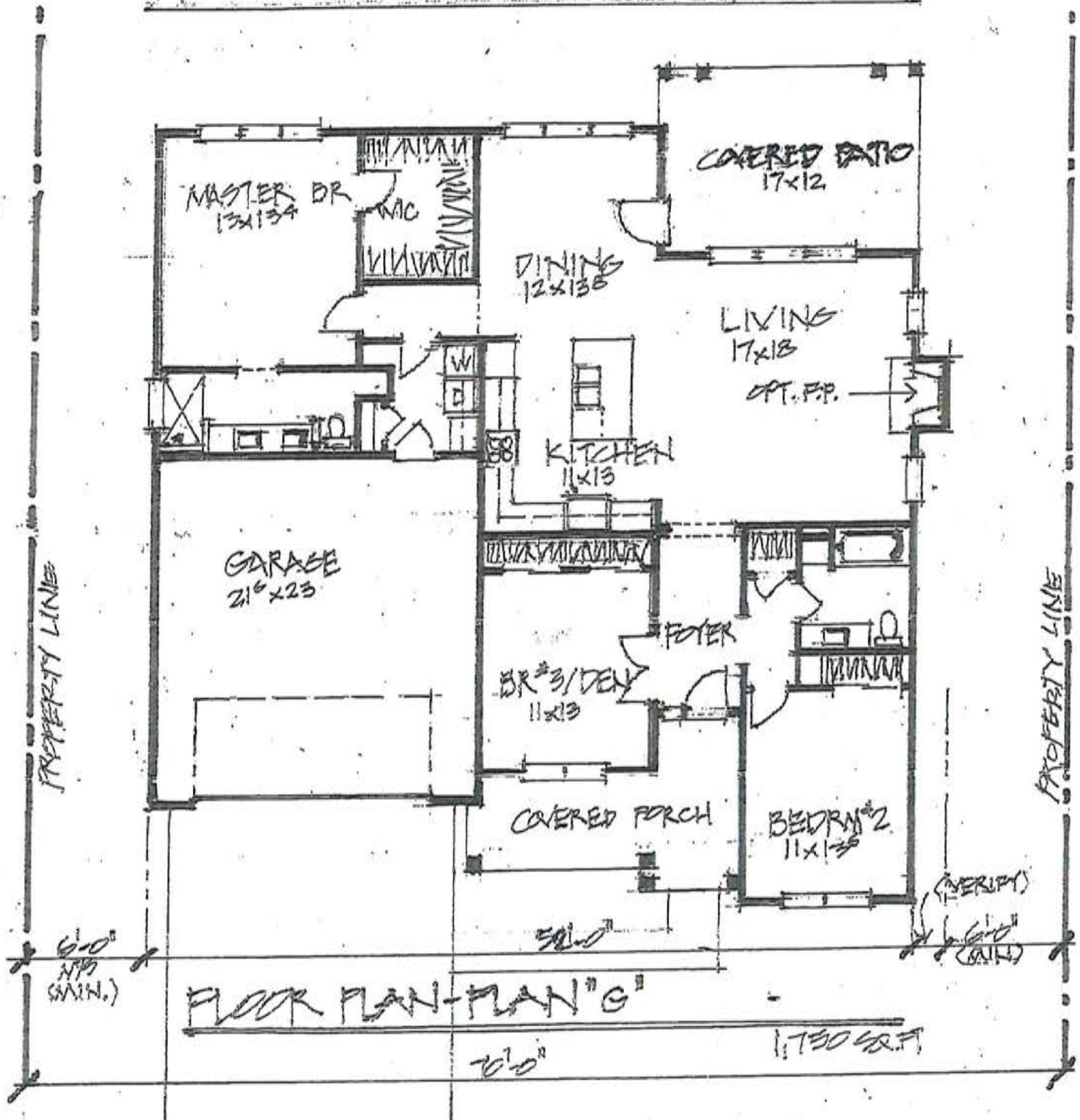
PLAN 38 B FRONT ELEVATION

FRONT ELEVATION ~ "ELEV. B"

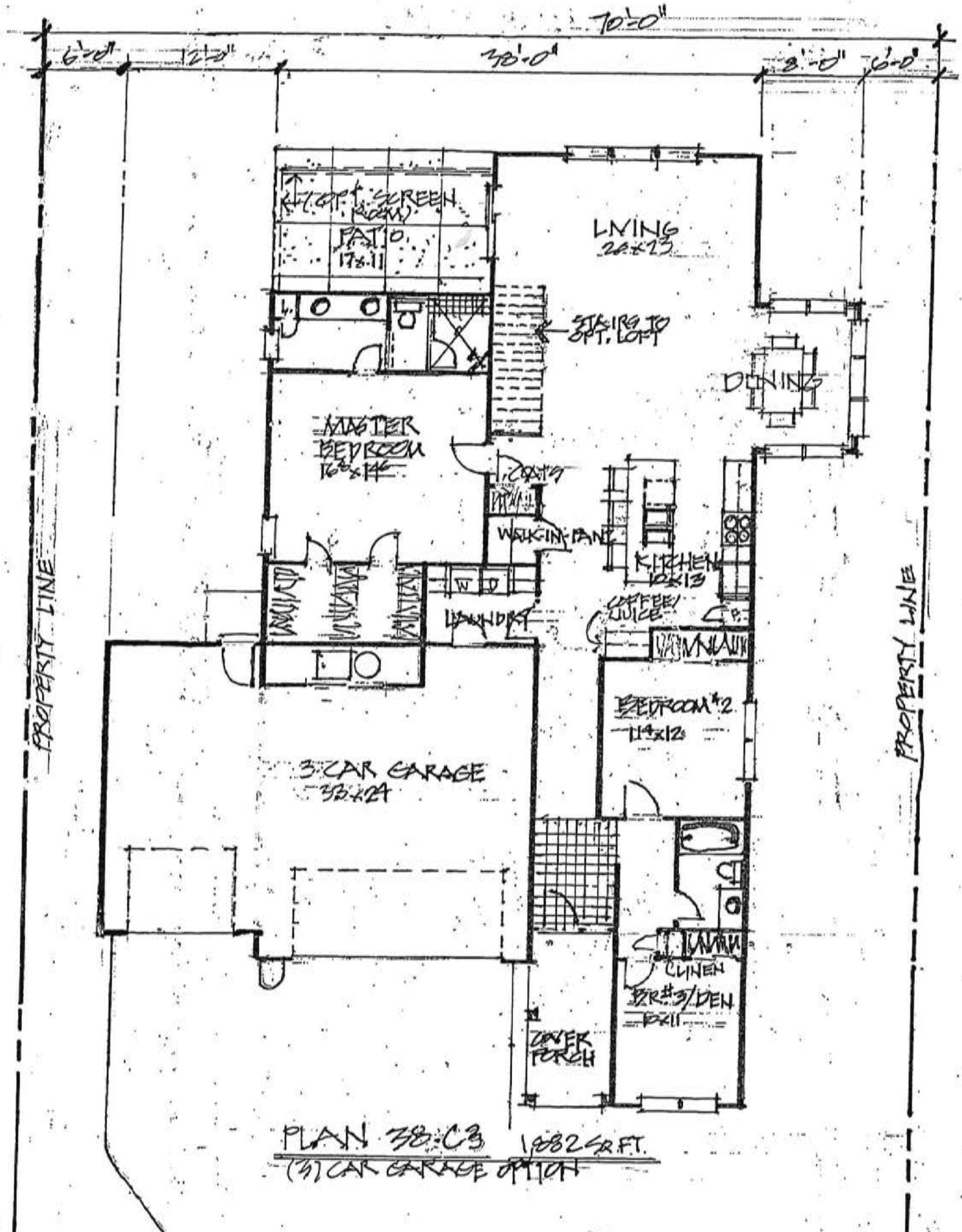


FLOOR PLAN (COTTAGE HILL) 1,741 SQ.FT.

FRONT ELEVATION - PLAN "G"



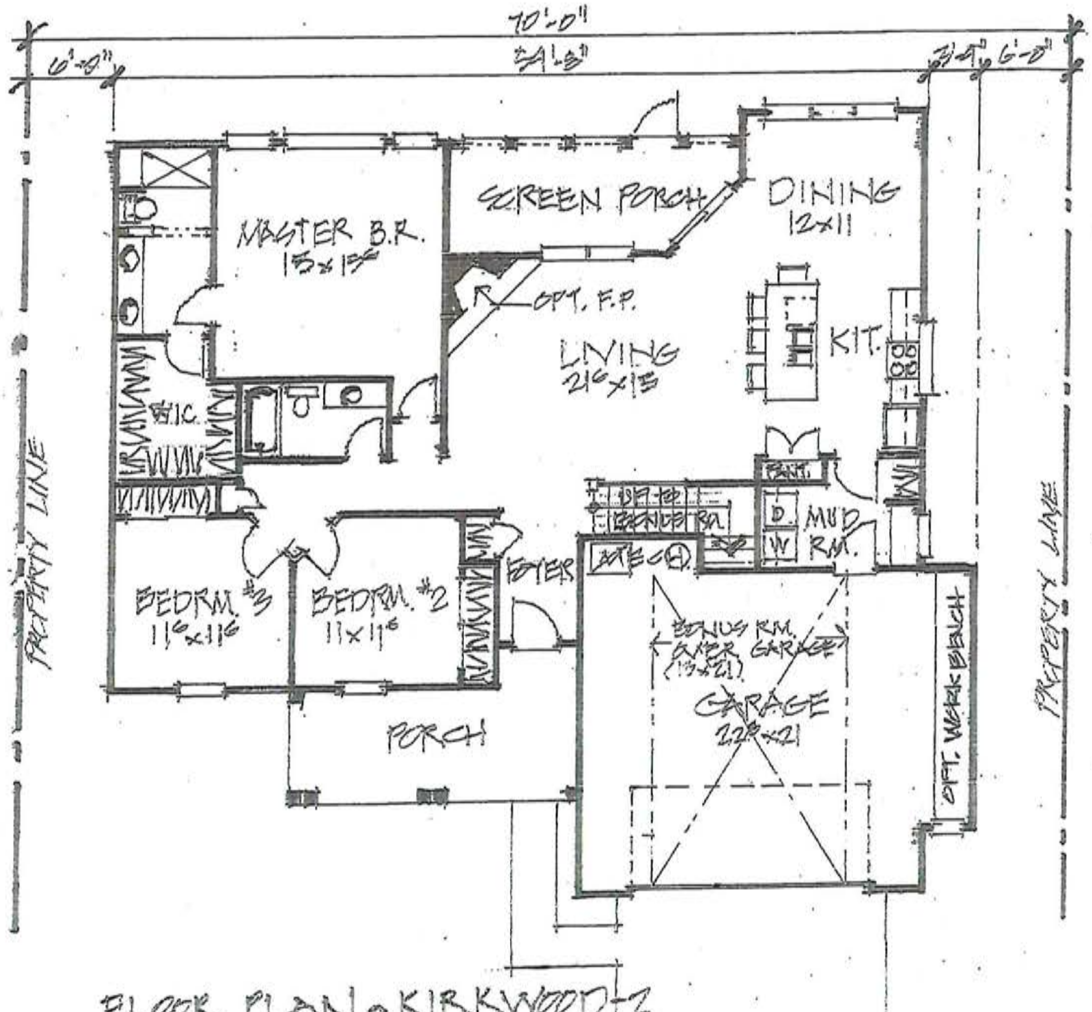
FLOOR PLAN-PLAN "G"



PLAN 38-C3 1,882 SQ.FT.
(3) CAR GARAGE OPTION

FRONT ELEVATION - KIRKWOOD-2

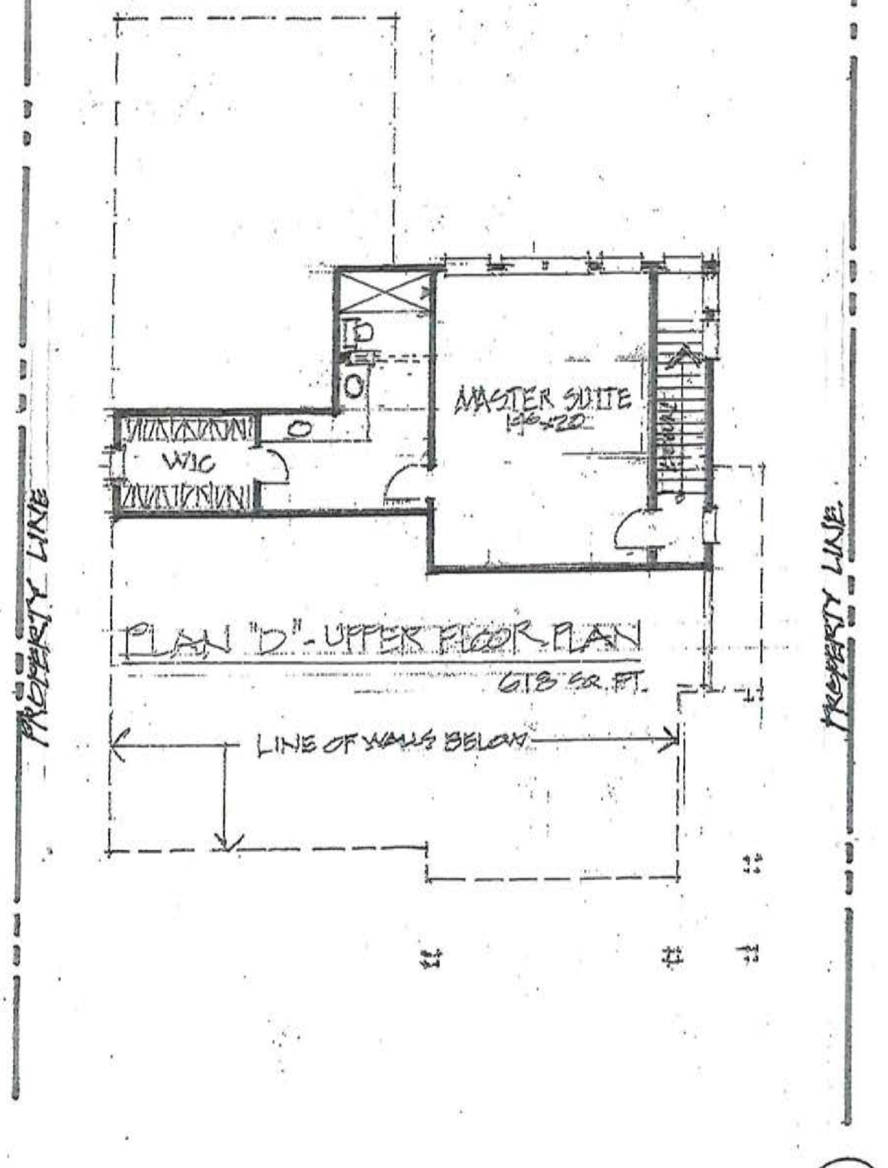
ELEVATION "A"

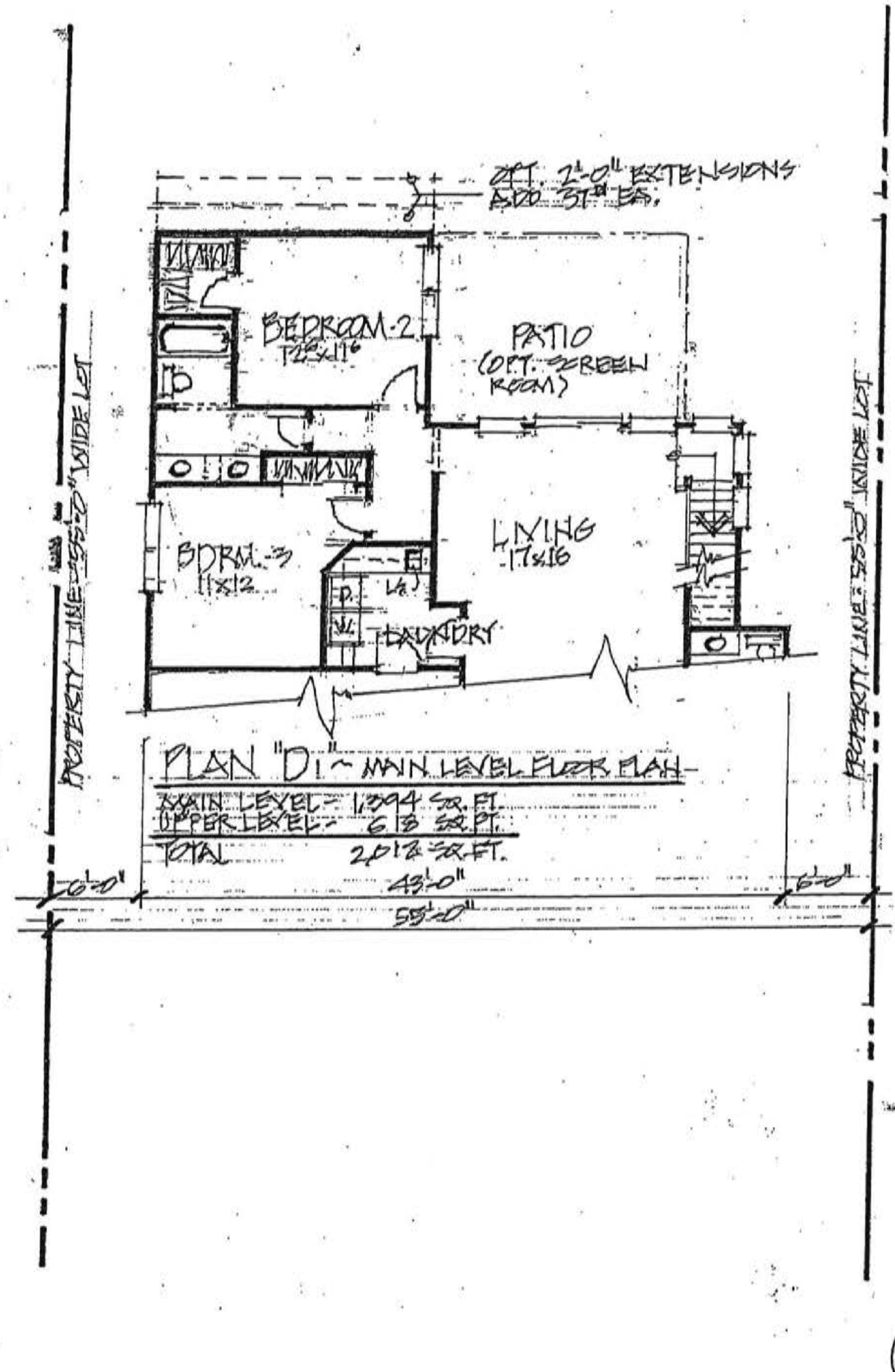


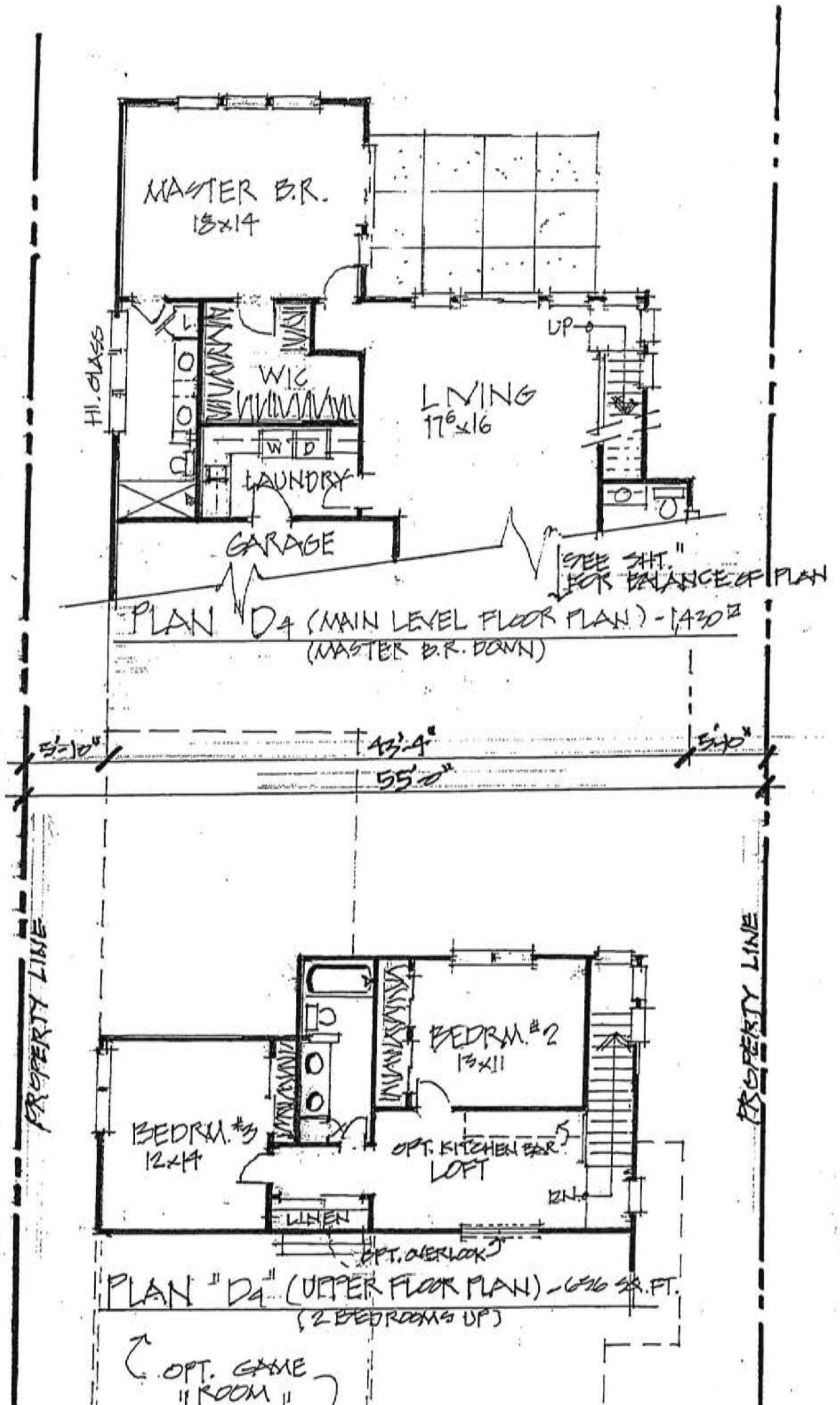
FLOOR PLAN - KIRKWOOD-2

MAIN FLOOR - 1,694 SQ.FT.
BONUS ROOM - 273 SQ.FT.
TOTAL SQ.FT. - 1,967 SQ.FT.

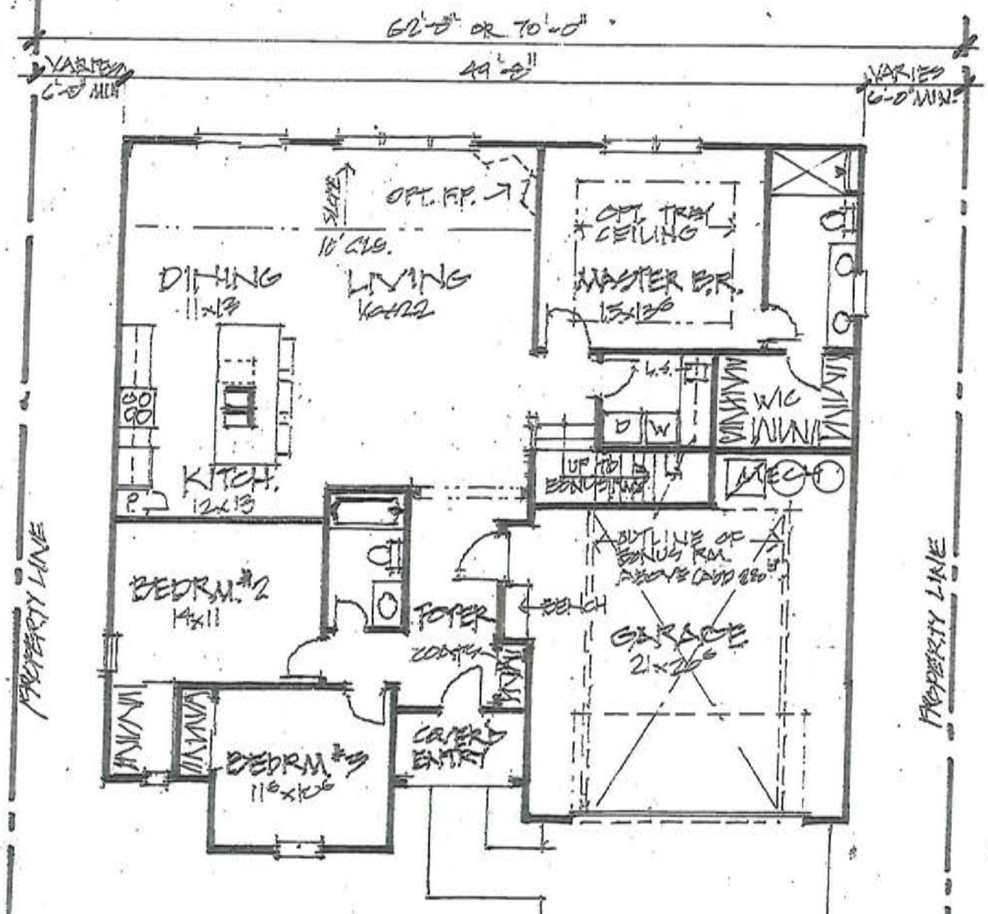
PLAN "D" - FRONT ELEVATION
• 3 CAR GARAGE OPTION
• OPTIONAL DORMER




OPT. 2'-0" EXTENSIONS
ADD 37 SF EA.
BEDROOM-2
12'x11'6
PATIO
(OPT. SCREEN ROOM)
LIVING
17x16
BDRM.-3
11x12
LAUNDRY
PROPERTY LINE - 55'-0" WIDE LOT
PROPERTY LINE - 55'-0" WIDE LOT
PLAN "D1" ~ MAIN LEVEL FLOOR PLAN
MAIN LEVEL - 1,394 SQ.FT.
UPPER LEVEL - 618 SQ.FT.
TOTAL 2,012 SQ.FT.
6'-0"
43'-0"
6'-0"
55'-0"


MASTER B.R.
13x14
HI. GLASS
W.I.C.
W D
LAUNDRY
LIVING
17^6x16
UP
GARAGE
SEE SHT." FOR BALANCE OF PLAN
PLAN "D4 (MAIN LEVEL FLOOR PLAN) - 1,430□
(MASTER B.R. DOWN)
5'-10"
43'-4"
5'-10"
55'-0"
PROPERTY LINE
PROPERTY LINE
BEDRM. #2
13x11
BEDRM. #3
12x14
OPT. KITCHEN BAR
LOFT
DN.
LINEN
OPT. OVERLOOK
PLAN "D4" (UPPER FLOOR PLAN) - 656 SQ.FT.
(2 BEDROOMS UP)
OPT. GAME ROOM
OPT. DORMER

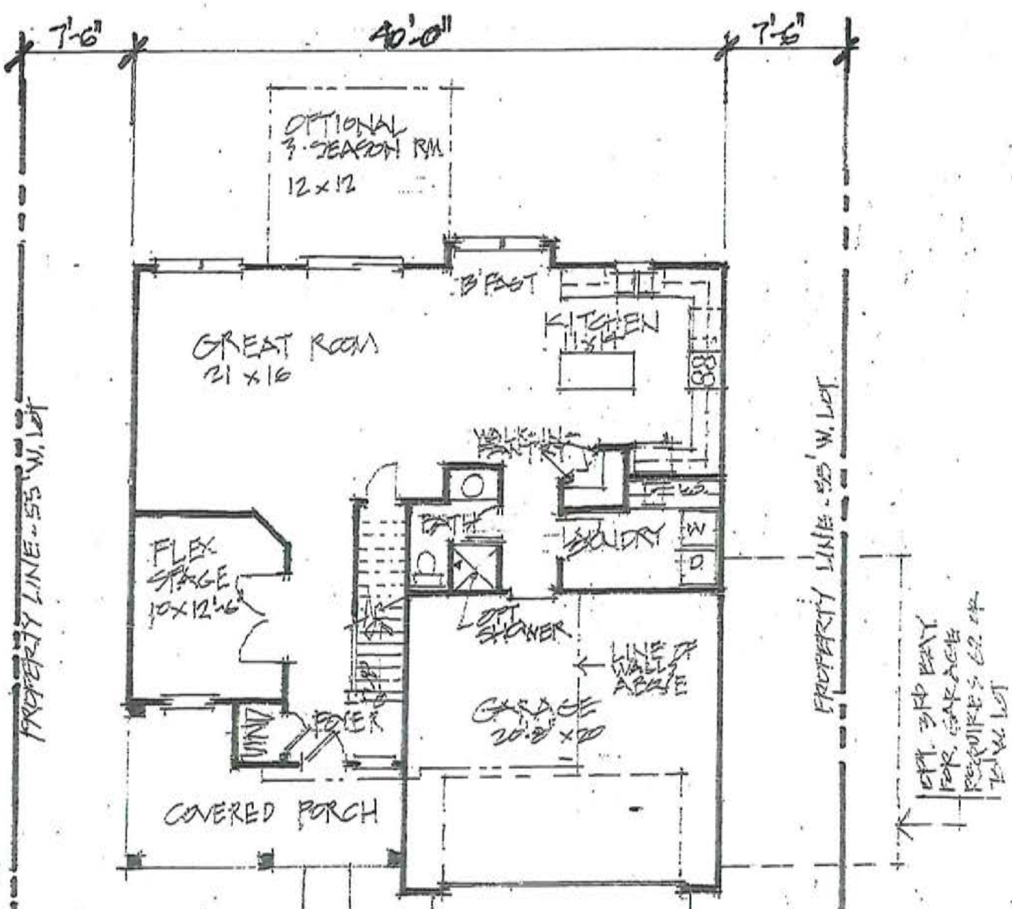
FRONT ELEVATION ~ THE COVENTRY-2



FLOOR PLAN ~ THE COVENTRY-2

MAIN FLOOR SQ.FT.	= 1,732
BONUS RM SQ.FT.	= 312
TOTAL SQ.FT.	= 2,044

FRONT ELEVATION — DOVER "C"

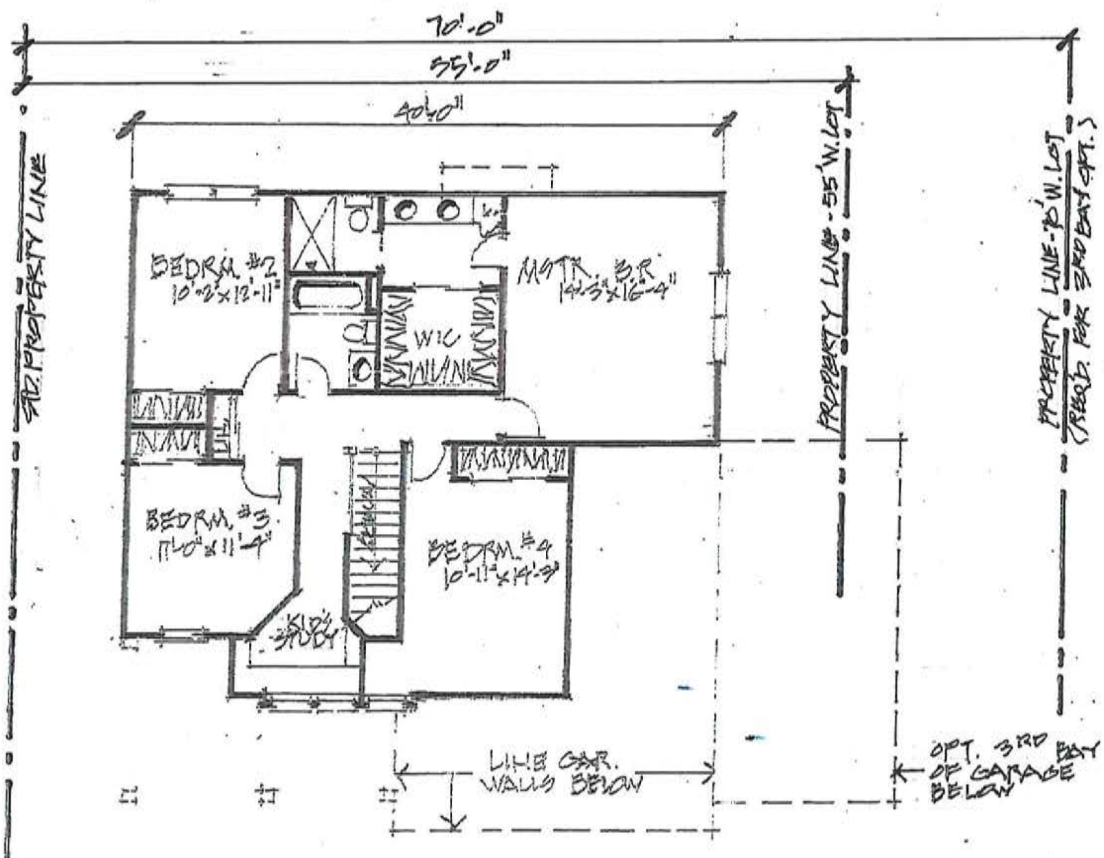


MAIN LEVEL FLOOR PLAN

MAIN LEVEL = 1,096 SQ.FT.
UPPER LEVEL = 1,127 SQ.FT.
TOTAL - 2,223 SQ.FT.

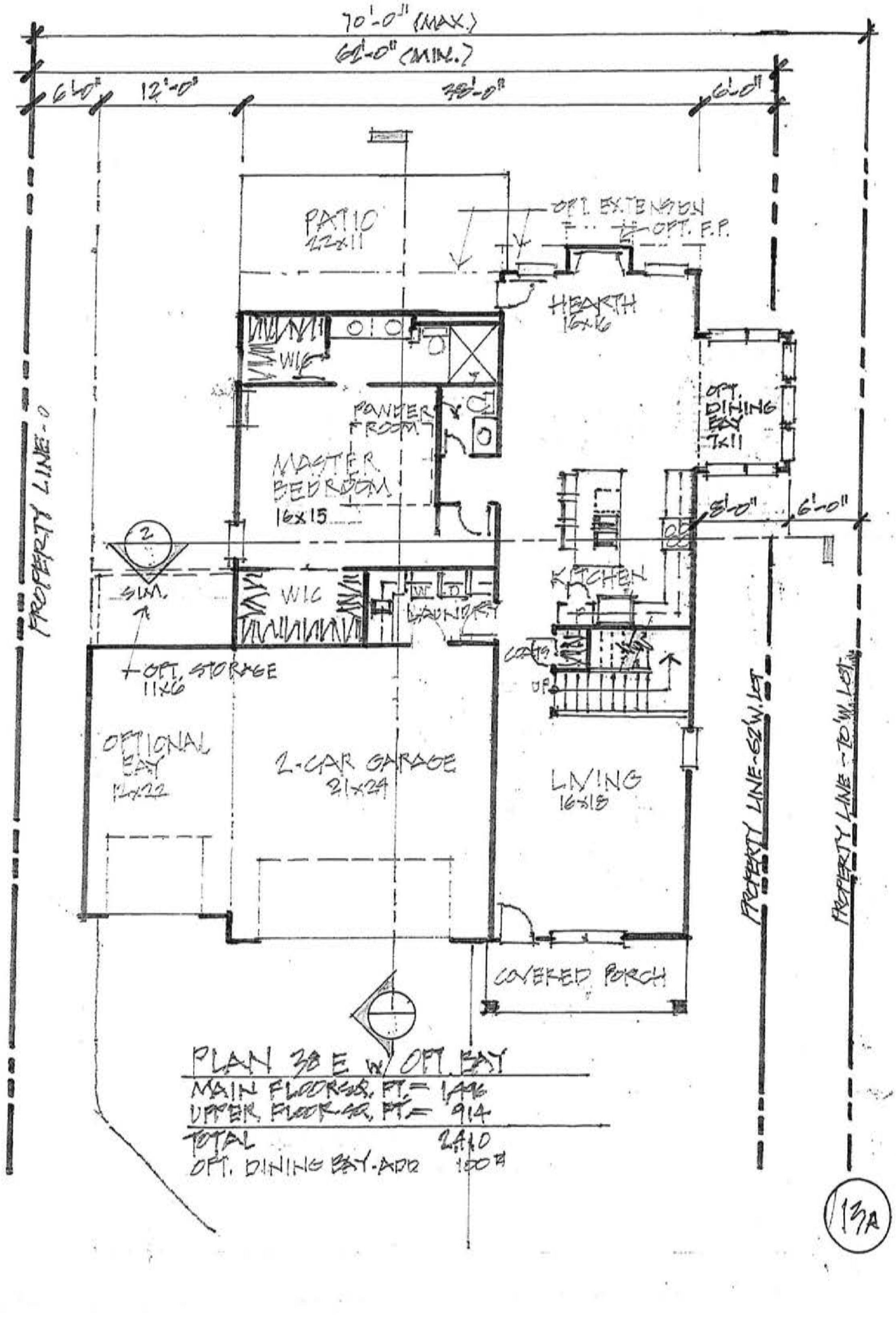
12A

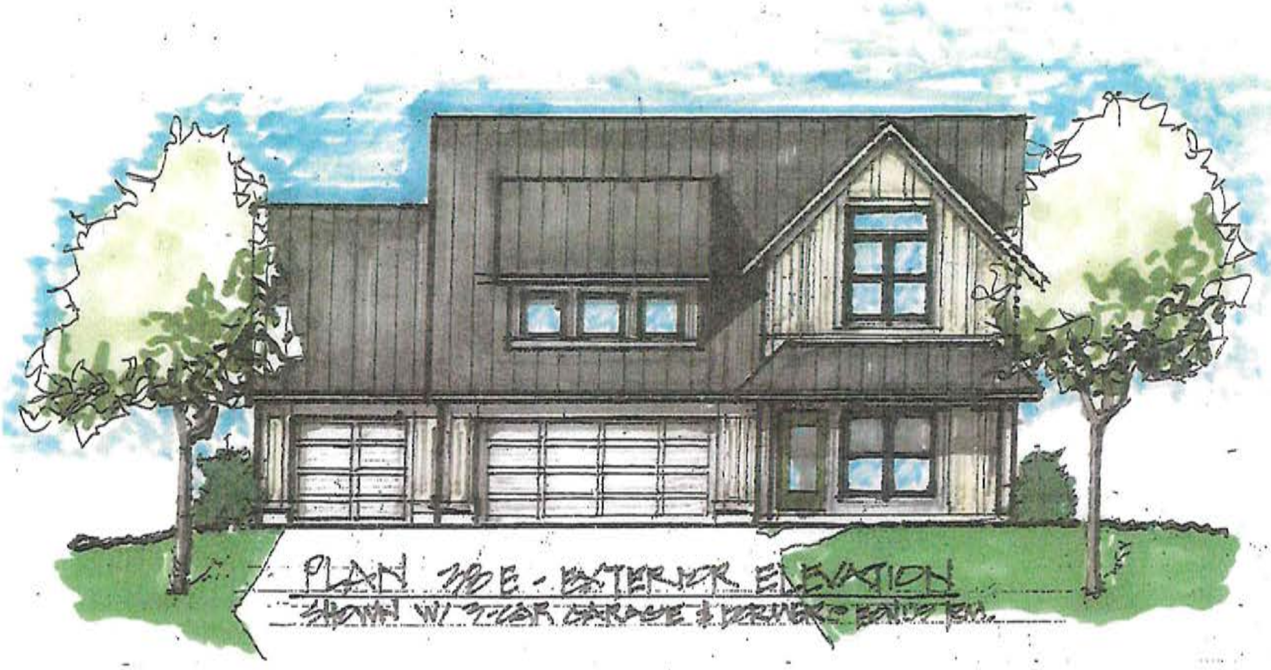
FRONT ELEVATION - DOVER "D"



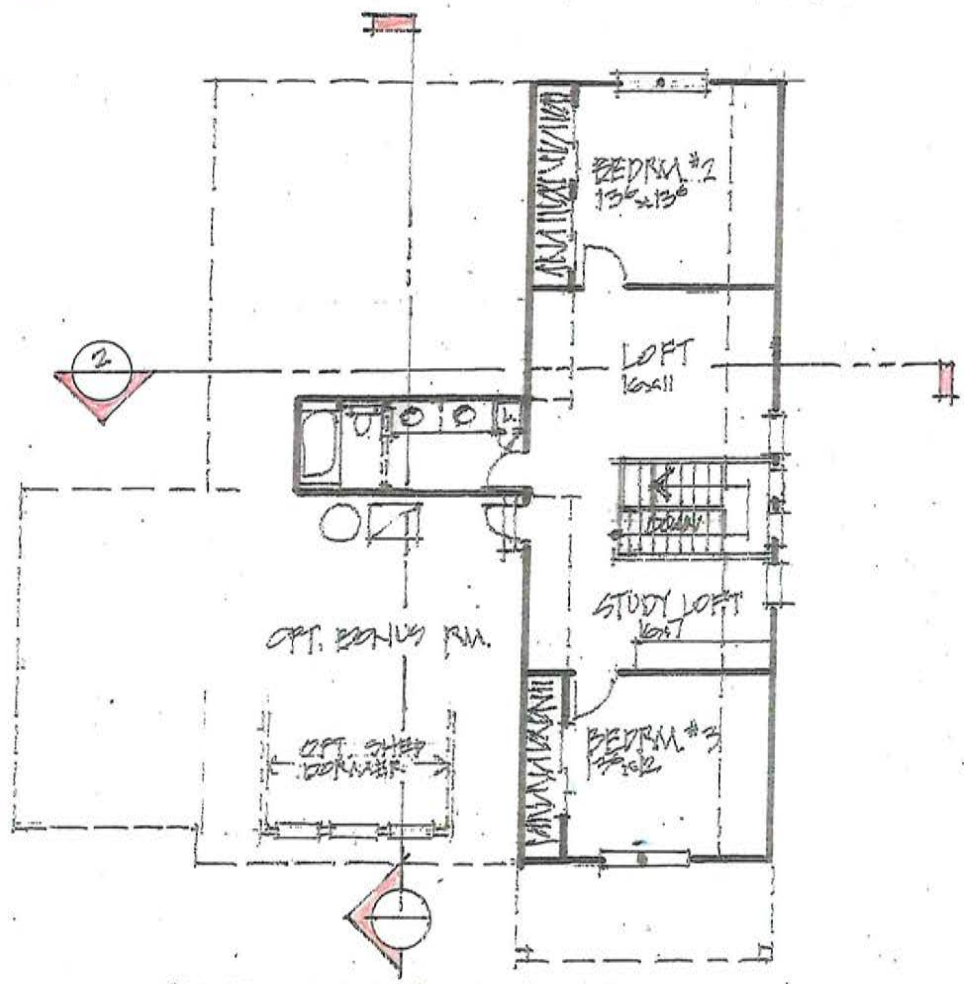
UPPER LEVEL FLOOR PLAN - DOVER "C" & "D"

1,127 SQ. FT.

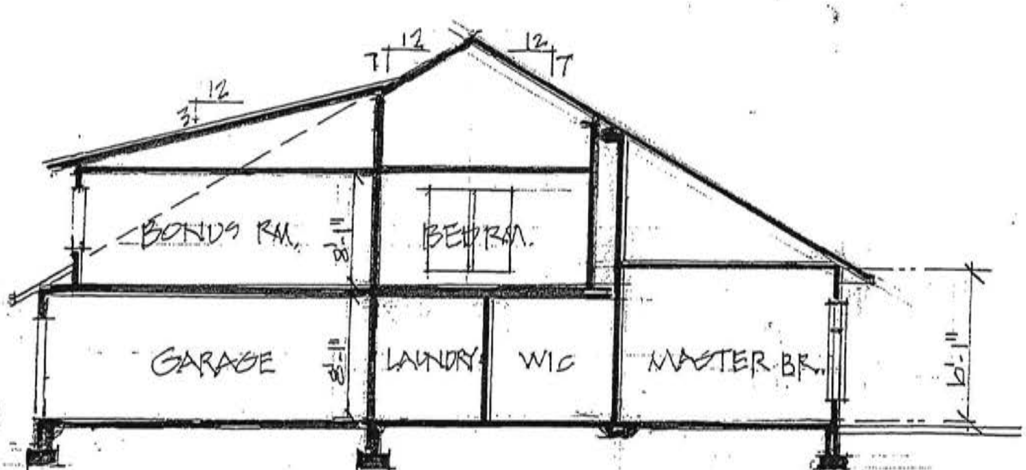

70'-0" (MAX.)
62'-0" (MIN.)
6'-0"
12'-0"
38'-0"
6'-0"
PATIO
22x11
OPT. EXTENSION
OPT. F.P.
HEARTH
16x16
WIC
POWDER ROOM
MASTER BEDROOM
16x15
OPT. DINING BAY
7x11
8'-0"
6'-0"
KITCHEN
SIM.
WIC
LAUNDRY
COATS
UP
OPT. STORAGE
11x6
OPTIONAL BAY
12x22
2-CAR GARAGE
21x24
LIVING
16x18
COVERED PORCH
PROPERTY LINE - 0
PROPERTY LINE - 62 W. LOT
PROPERTY LINE - 70 W. LOT
PLAN 38 E w/ OPT. BAY
MAIN FLOOR SQ. FT. = 1496
UPPER FLOOR SQ. FT. = 914
TOTAL 2410
OPT. DINING BAY - ADD 100 #
13A



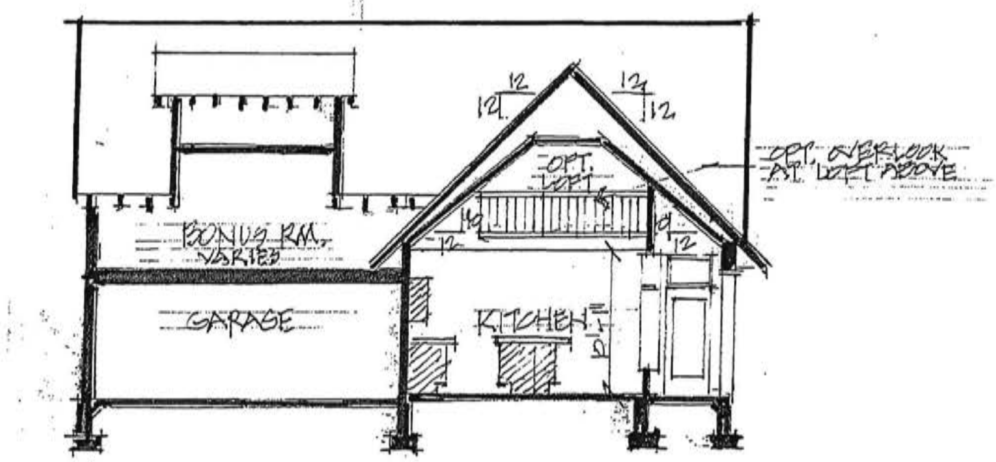
PLAN 38E - EXTERIOR ELEVATION
SHOWN W/ 3-CAR GARAGE & DORMER @ BONUS RM.



PLAN 38E - UPPER FLOOR
914 SQ. FT.



SCHEMATIC BUILDING SECTION 1/8" = 1'-0"



SCHEMATIC BUILDING SECTION 1/8" = 1'-0"