



## **TOWN OF PLAINFIELD AND NEW CITY DEVELOPMENT ANNOUNCE VIBRANT NEW MIXED-USE PROJECT FOR U.S. 40 CORRIDOR**

***Hobbs Station offers connected urban-suburban lifestyle where  
commerce and community thrive***

**PLAINFIELD, IN – February 2022** – The Town of Plainfield and Indianapolis-based New City Development, in partnership with Formation Properties and Pulte Homes, have announced plans to move forward on [Hobbs Station](#), a vibrant \$300 million mixed-use community on the town's east end, which will be constructed in multiple phases. Conveniently located on 125 acres off U.S. 40 (Main Street) and North Perry Road, Hobbs Station will offer a unique, quality-of-place experience through a connected neighborhood feel, high-quality craftsmanship, and a variety of property types and amenities.

Hobbs Station will embody the spirit of the Plainfield community, celebrating its history while bringing new opportunities to the town. The project's name draws inspiration from the Hobbs family, which owned the Hobbs Nursery and was once the state's oldest and largest plant nursery. Additionally, inspiration came from what was the area's primary railroad crossing, the former Vandalia train station.

Phase One of Hobbs Station will be anchored by 300 apartment units with 30,000 square feet of street level commercial and amenity space, 99 single-family homes, and 500,000 square feet of modern logistics space (known as Terminus at Hobbs Station). These uses will be supported by connections to the Vandalia Trail, a well-appointed community park, and on-street, surface, and structured parking.

The district-style, master-planned development will offer first-rate lifestyle amenities to serve the Plainfield of tomorrow – from modern families, young professionals, and empty nesters to businesses looking to hire workers and sell their goods and services. At full build out, Hobbs Station will include up to: 240 single-family homes, 650 multi-family residences, 120 senior-housing residences, 70,000 square feet of neighborhood retail/restaurants, 540,000 square feet of logistics space, and 200,000 square feet of build-to-suit (BTS) office space.

"We have designed Hobbs Station to represent what we all love about Plainfield, a place that is both grounded and full of ambition," said Isaac Bamgbose, Founder and President, New City Development. "We respect the deep roots and strong legacy of growth, family, and commerce as key elements that define the town today. It is those key elements that will help to attract and retain the talented and diverse community members of tomorrow."

Intentionally designed with character, community, and walkability at its core, Hobbs Station will begin the 2-mile extension of the Vandalia Trail across the southern boundary of the development. This long-awaited section will introduce pedestrian connectivity to a new amenity-packed public park that will include pickleball courts, bocce, a playground, and space for

festivals and events. Additional planned infrastructure improvements include new sidewalks, landscaping, hardscaping, utilities, stormwater facilities, roads and parking. Amenities for Phase One will include curated spaces for remote workers, a pool, bocce, a fitness center, yoga studio, pet-washing facilities, EV car charging, and greenspace.

“We believe that with the right plan and partners we can build a global community here, all while remaining true to Plainfield’s values,” said Town Manager, Andrew Klinger. “Hobbs Station was designed to bring together a multigenerational community and to give residents from all walks of life the flexibility to grow or downsize within the neighborhood.”

“Tapping into Plainfield’s strength as an internationally recognized industrial hub, Terminus at Hobbs Station will feature modern logistics and light industrial space located on the eastern end of the development. Putting an emphasis on thoughtful design and functionality, we are excited to offer desirable space to a wide range of potential users seeking to attract and retain top talent,” said Wes Podell, Partner, Formation Properties.

“We are thrilled to partner with the town to expand our offering of high-quality new homes in Plainfield,” said Scott Mairn, President of Pulte Homes’ Indianapolis Division. “This community will feature a variety of customized home designs that will appeal to buyers looking to create their dream home at Hobbs Station.”

With recent project approval from the Town Council, the partnership of New City Development, Formation Properties, and Pulte Homes will break ground on Hobbs Station this summer. Construction will be undertaken by Shiel Sexton Companies.

“The Town of Plainfield is ecstatic to see the Hobbs Station project come to fruition. It’s planned to be dynamic and approachable, and our investments in infrastructure and quality-of-place will result in significant economic impact for the community,” said Town Council President Robin Brandgard. “This project will bring desirable and diverse housing options and amenities to the area, not to mention an extension of the Vandalia Trail.”

### **About New City Development**

New City Development (NCD Partners) challenges conventional notions of mixed-use development, building high-quality, connected places where commerce and community can thrive. Founded in 2019, the Indianapolis-based real estate and development firm has a vested interest in the long-term vitality of the Midwestern communities, towns, and cities it serves. The firm is committed to designing and building all its projects with integrity and intention. For more information on NCD Partners, visit [www.ncdpartners.com](http://www.ncdpartners.com).

### **About Formation Properties**

Formation Properties is a real estate partnership formed to develop modern logistics and mixed-use properties in Central Indiana. Formation focuses on quality product, relationships, and a collaborative approach to creating value for our customers, investors, and neighbors. For more information, visit [www.FormationProperties.com](http://www.FormationProperties.com).

### **About Pulte Homes**

Pulte Homes is a national brand of PulteGroup, Inc. (NYSE: PHM). Pulte Homes builds consumer inspired homes and communities that provide the move-up buyer the best quality of life. Only Pulte Homes offers the combination of innovative Life Tested Home Designs® with an

unwavering commitment to quality and attention to detail. For more information about Pulte Homes, visit [www.pulte.com](http://www.pulte.com).

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