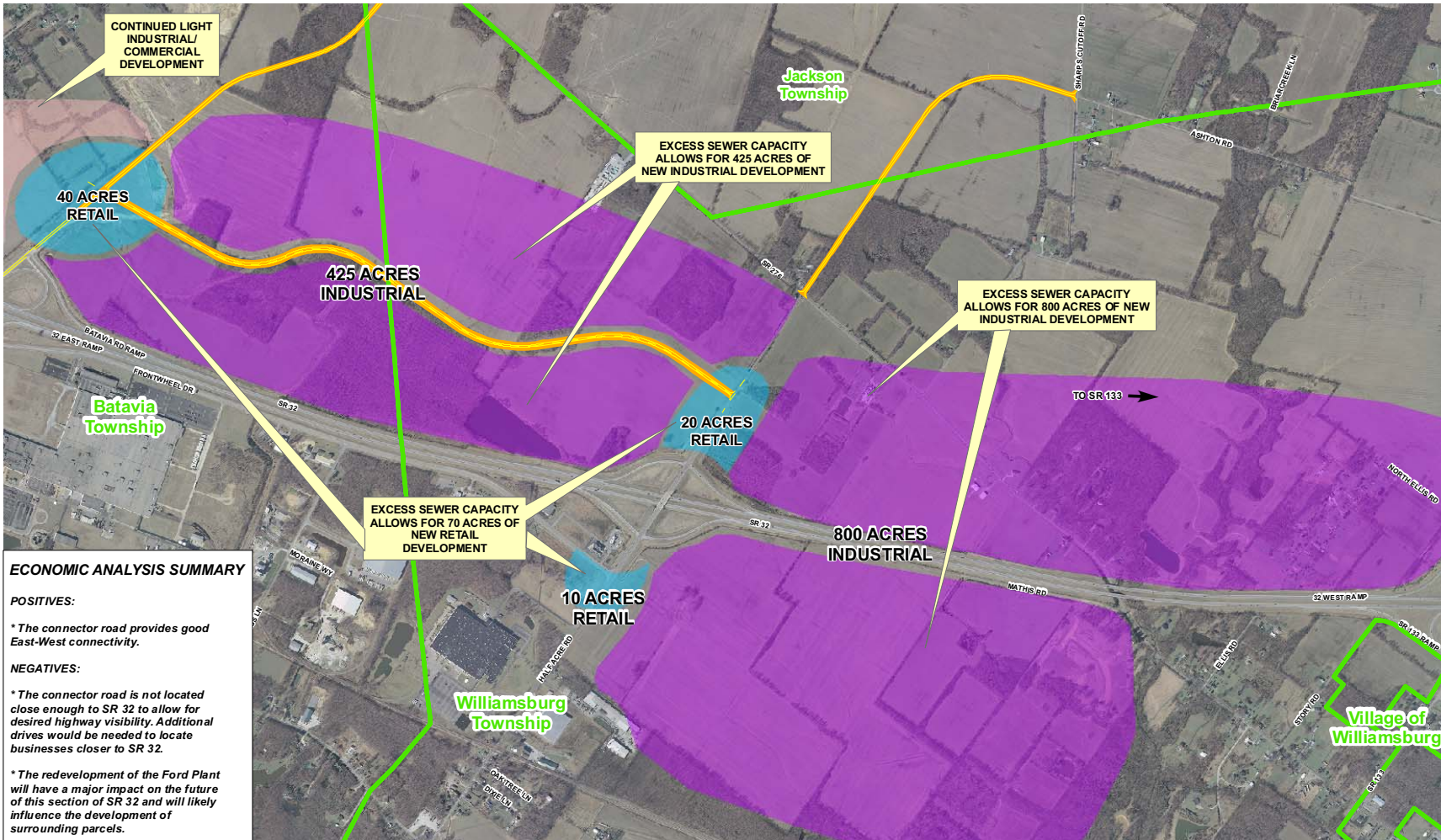


SR 32 East Corridor Study

Batavia-Half Acre A1 Alternative



POTENTIAL TOTAL PROPERTY VALUE*

Residential: -

Retail: \$90 Million

Commercial/
Light Industrial: -

Industrial: \$1 Billion

* Assumes Complete Build-out

LEGEND

ECONOMIC DEVELOPMENT GROWTH AND EQUITY ZONES (EDGE)

- Retail
- Light Industrial/ Commercial
- Industrial
- Proposed Right of Way
- Township Boundary
- Proposed SR 32 Improvements

Aerial: 2006

ECONOMIC ANALYSIS SUMMARY

POSITIVES:

- * The connector road provides good East-West connectivity.

NEGATIVES:

- * The connector road is not located close enough to SR 32 to allow for desired highway visibility. Additional drives would be needed to locate businesses closer to SR 32.
- * The redevelopment of the Ford Plant will have a major impact on the future of this section of SR 32 and will likely influence the development of surrounding parcels.

TRANSPORTATION IMPROVEMENT DISTRICT
CLERMONT COUNTY, OHIO

NOTE: THE ECONOMIC DEVELOPMENT GROWTH AND EQUITY ZONES ILLUSTRATE THE AREA OF LAND THAT COULD BE SERVED BY EXISTING EXCESS SEWER CAPACITY. WHILE THE AREAS ARE SHOWN IN A SPECIFIC LOCATION, THEY COULD BE PLACED IN A NUMBER OF LOCATIONS ALONG THE CORRIDOR. THE DEVELOPMENT CAN OCCUR IN ONE AREA OR BE SPLIT INTO SEVERAL LOCATIONS, BUT THE OVERALL ACREAGE MUST REMAIN CONSTANT.

