

SR 32 East Corridor Study

Bauer-Herold A2 Alternative

ECONOMIC ANALYSIS SUMMARY

POSITIVES:

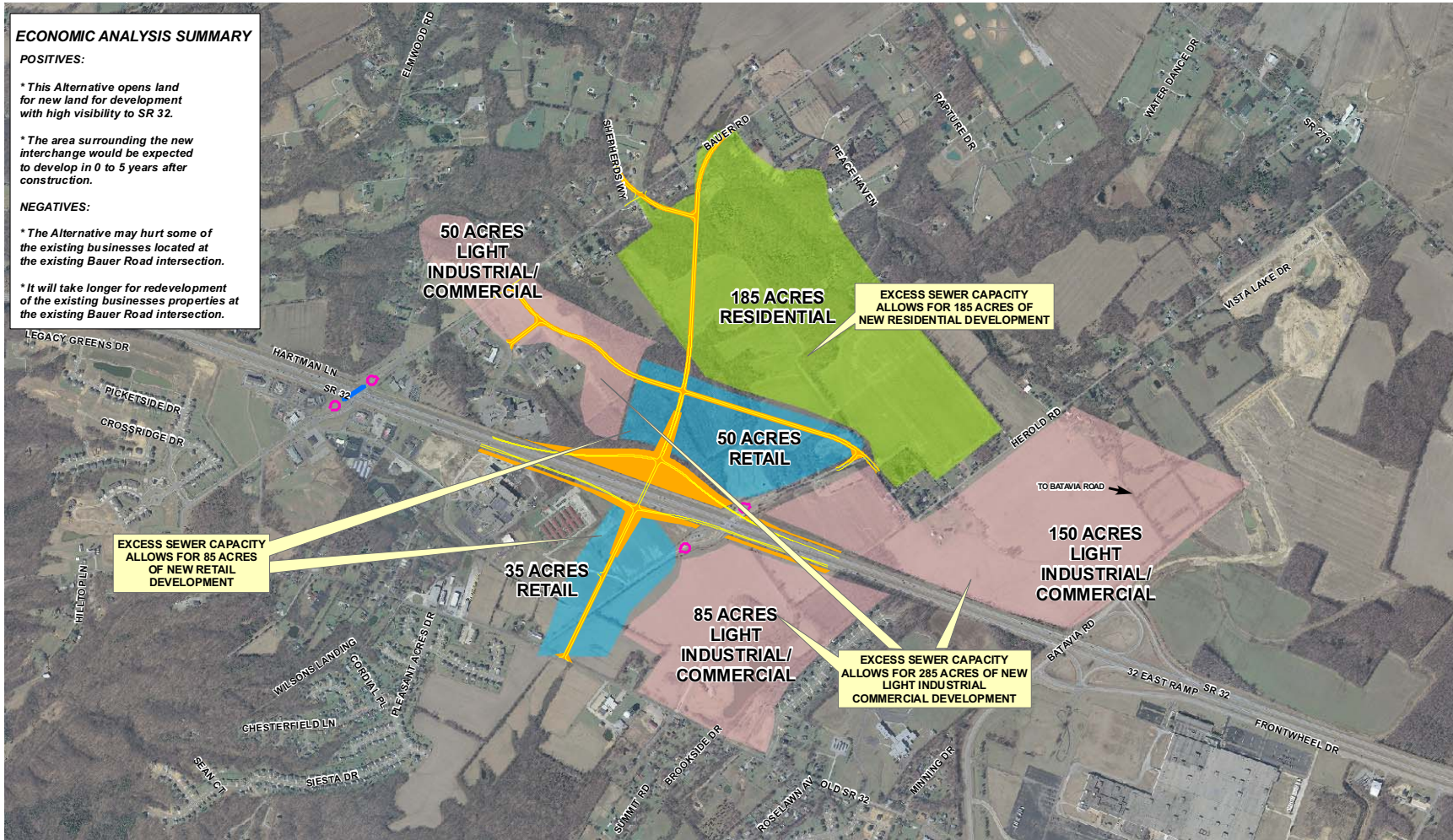
* This Alternative opens land for new land for development with high visibility to SR 32.

* The area surrounding the new interchange would be expected to develop in 0 to 5 years after construction.

NEGATIVES:

* The Alternative may hurt some of the existing businesses located at the existing Bauer Road intersection.

* It will take longer for redevelopment of the existing businesses properties at the existing Bauer Road intersection.



POTENTIAL TOTAL PROPERTY VALUE*

Residential: \$105.45 Million

Retail: \$109.9 Million

Commercial/Light Industrial: \$235.9 Million

Industrial: --

* Assumes Complete Build-out

LEGEND

ECONOMIC DEVELOPMENT GROWTH AND EQUITY ZONES (EDGE)

- Residential
- Retail
- Light Industrial/Commercial
- Proposed Right of Way
- Proposed Bauer Road Improvements

Aerial: 2006

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.

