SR 32 East Corridor Study

Bauer-Herold A3 Alternative

ECONOMIC ANALYSIS SUMMARY

POSITIVES:

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

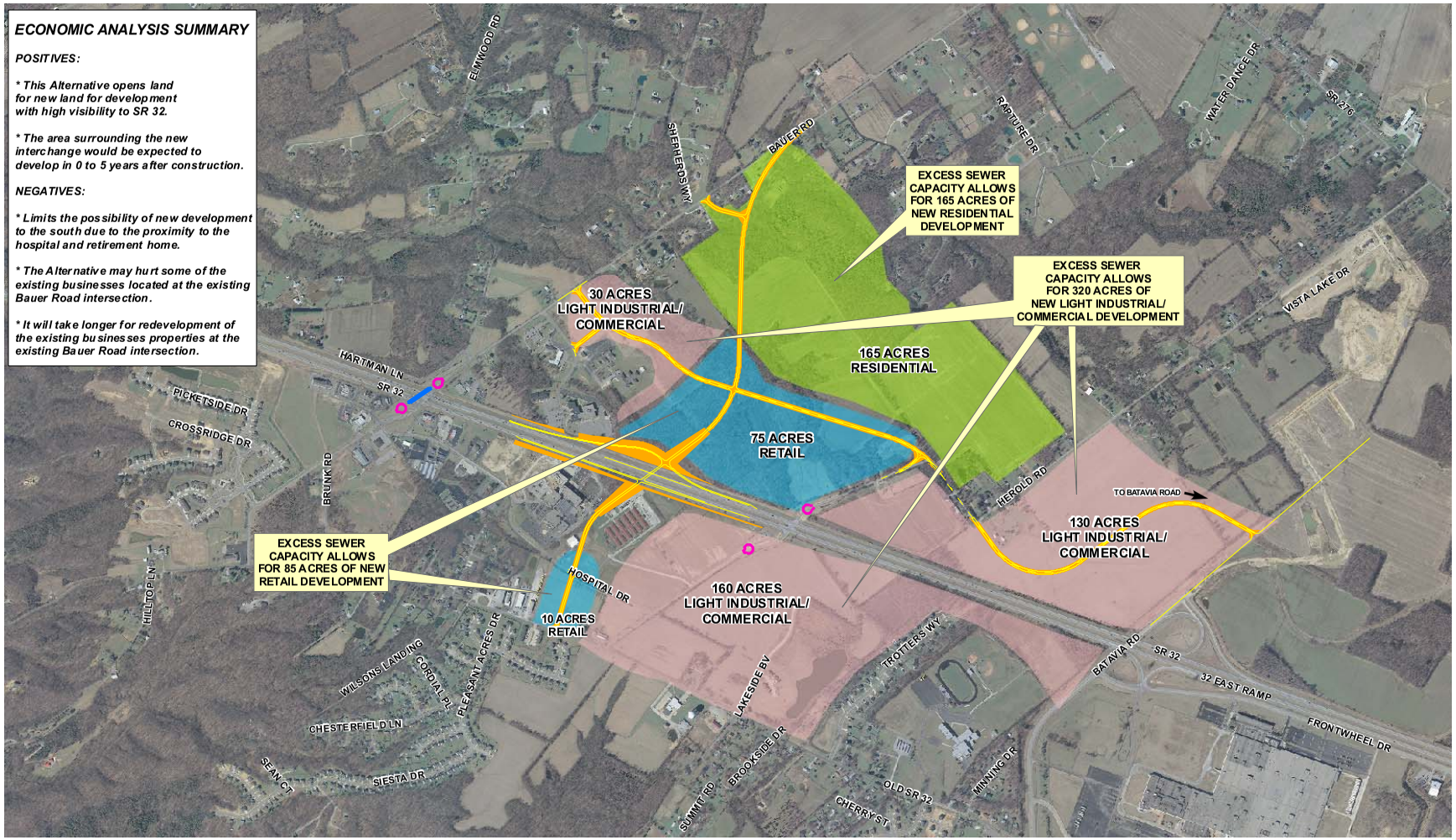
** The area surrounding the new interchange would be expected to develop in 0 to 5 years after construction.*

NEGATIVES:

** Limits the possibility of new development to the south due to the proximity to the hospital and retirement home.*

** 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.*



CLERMONT COUNTY

ME COMPANIES

POTENTIAL TOTAL PROPERTY VALUE*

Residential: $94 Million

Retail: $109.9 Million

Commercial/Light Industrial: $264.8 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.

0 600 1,200 2,400 Feet

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