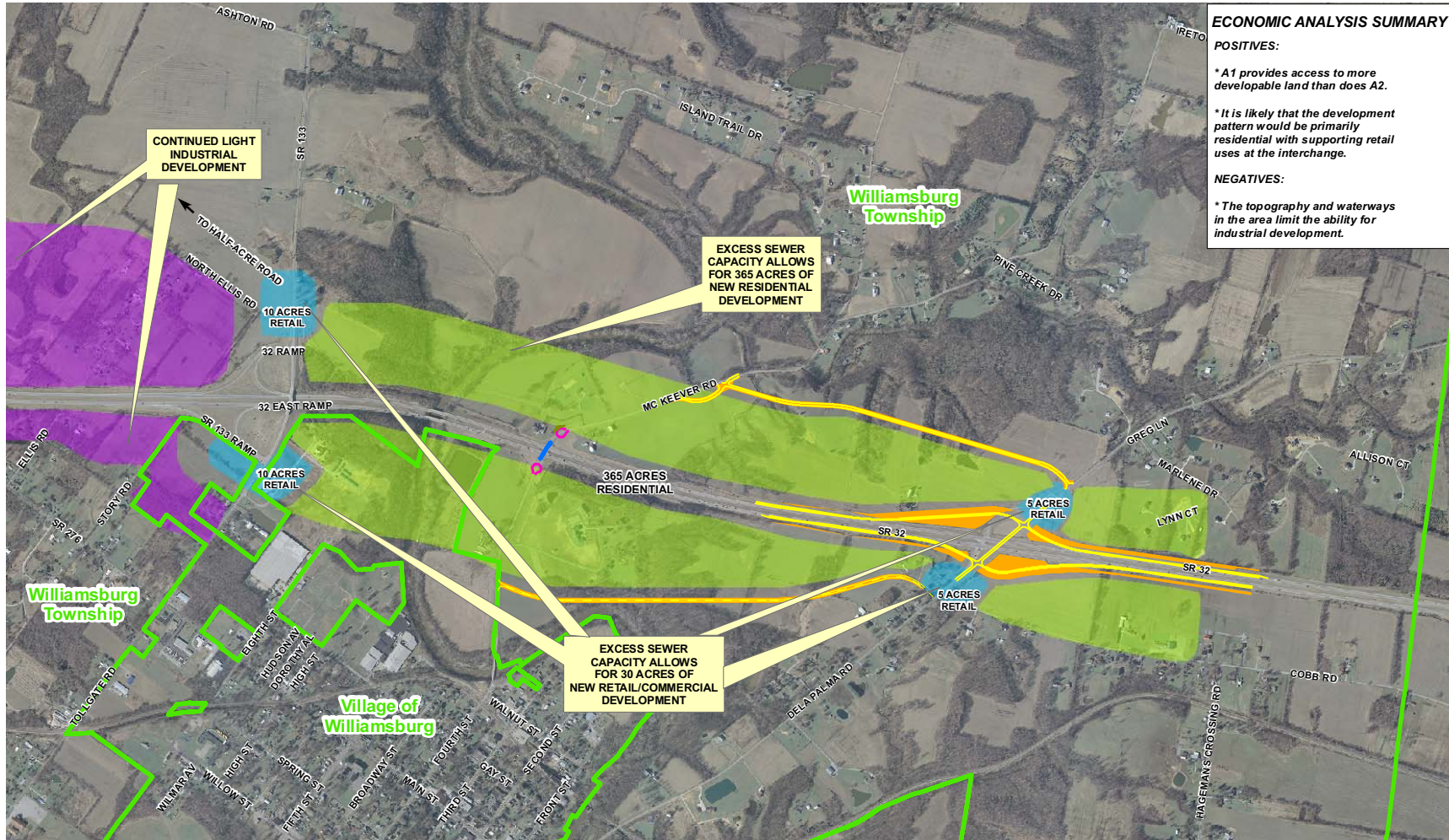


SR 32 East Corridor Study

SR133-McKeever-Dela Palma A1 Alternative



ECONOMIC ANALYSIS SUMMARY

POSITIVES:

* A1 provides access to more developable land than does A2.

* It is likely that the development pattern would be primarily residential with supporting retail uses at the interchange.

NEGATIVES:

* The topography and waterways in the area limit the ability for industrial development.



POTENTIAL TOTAL PROPERTY VALUE*

Residential: \$210 Million

Retail: \$40 Million

Commercial/
Light Industrial: -
Industrial: --

* Assumes Complete Build-out

LEGEND

Economic Development Growth & Equity Zones (Edge)

- Retail
- Light Industrial/ Commercial
- Residential
- Industrial
- Proposed Right of Way
- Township Boundary
- Proposed Williamsburg 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.

