

**UNION TOWN CENTER
FACT SHEET**

Estimated Population (2016)

Unincorporated Boone County	86,366
Florence	32,460
Union	5,807
Walton	<u>3,903</u>
Total	128,536

County Projected Population

2020 -	139,018
2025 -	150,928
2035 -	177,141
2040 -	191,093

Demographics within:

1 Mile

3 Miles

Population (2017)	5,006	42,787
Average HH Income (2017)	\$123,826	\$100,231
Median Home Value (2017)	\$240,090	\$233,268

Estimated Number of HH (Total Build-Out) within 3 Miles

Cool Springs - 247	Ivy Pond - 71
Hampshire - 186	Hawk's Landing - 68
Hempsteade - 438	Farmview - 519
Orleans - 851	Harmony - 818
Triple Crown - 2,386	Lassing Green - 108
Westbrook Estates - 350	Plantation Pointe - 1,335
Ballyshannon - 886	Villas at Fowler Creek - 78
Pleasant Valley Meadows - 467	Saddlebrook - 575
Alson Place - 51	Hearthstone - 409
Eagle's Landing - 76	Village at Southfork - 256
Gunpowder Pointe - 51	Cheshire Ridge - 124
Gunpowder Trails - 502	Heritage Trails - 221
Hawk's Landing - 48	The Downs - 30
Trellises Apartments - 301	Stratford Place - 48
Evergreen Farms - 153	Brookstone - 155
Horseshoe Trails - 48	Spacious Acres - 132
Haven Hill - 120	Dublin Green Estates - 81
Sunnybrook Farms - 48	Red Stone Village - 84
Mt. Zion Apartments - 432	Estates at Union Reserve - 11
Cedarwood Village - 277	Tamarack Place Apartments - 264
Village of Brigadoon - 226	Southampton Estates - 121
Greens of Brigadoon - 56	StoryPoint - 162
Affinity Apartments - 294	Traemore - 172
Ballyshannon - 886	
	Total - 15,222

Impact of Schools within 3 Miles

	<u># of Students</u>	<u># of Employees</u>
Ryle High School	1,811	158
Cooper High School	1,257	115
Ballyshannon Middle School	750	80
Ockerman Middle School	854	90
Gray Middle School	1,070	93
New Haven Elementary	843	85
Mann Elementary	764	79
Longbranch Elementary	838	87
Erpenbeck Elementary	663	77
Ockerman Elementary	727	87
St. Tim's Grade School	600	50
Totals	<u>10,177</u>	<u>1,001</u>

Amount of Residential Units Built in Union Town Plan Area Since 2005

Villas of Fowler Creek	82
Harmony	332
Harmony Place	44
Westbrook	46
Cool Springs	232
Union Pointe	6
Affinity Apartments	291
Arbor Springs	246
Traemore	0
StoryPoint	<u>0</u>
Total	1,279

Total Amount of Units Allowed in Union Town Plan - 3,650*

* Plus Additional Mixed Use Residential Allowed in Town Center Area (116 acres)

Pizzuti Market Study - Union Town Center

- 1) Initial Phase - 260,000 - 320,000 s.f. of Retail/Business Services
 - 50 to 70 upscale rental units above retail
 - 200 to 255 upscale rental units - mix of stand-alone product
 - Additional support for up to 290 moderately priced apartment units

- 2) Second Phase
 - Annual support of up to 40,000 s.f. of Class A office space
 - Annual support for 36 condo units at \$175,000 and higher

Retail Center Opportunities

	<u>Square Feet</u>	
General Merchandise/Department Stores	115,000 - 130,000	(40%)
Upscale Retailers/Home Furnishings/Furniture/Clothing	60,000 - 70,000	(22%)
Restaurants/Speciality Foods	30,000 - 35,000	(11%)
Gourmet/Organic Grocer	15,000 - 40,000	} (27%)
Business Services/Health & Personal Care	40,000 - 45,000	
Electronics and Appliances		
Totals	<u>260,000 - 320,000</u>	

Note: There is an estimated annual dollar leakage of \$139 million from residents within the Primary Trade Area (7 minute drive time)

UNION TOWN CENTER

KEY PROPERTY OWNERS

Jim Grammas - 22.60 Acres
c/o Grammas Brookfield LLC - 6.17 Acres
513-943-7800 (Office)
513-477-4749 (Cell)

Pat Muldoon - 6.8 Acres
859-394-2252

Jim Collett - 32.0 Acres
4.80 Acres
513-841-4846

Other Property Owners:
Randy Barlow - 10.88 Acres
Bob Newman - 4.6 Acres
(Contact Info through the Planning Commission)

Jim Keller - 5.23 Acres
The Drees Company
513-623-3994

POTENTIAL ECONOMIC INCENTIVES

- 1) Prepared by Taft, Stettinius & Hollister, LLP (December 2011)
- 2) Menu of Economic Incentives
 - Industrial Revenue Bonds
 - Tax Increment Financing Districts
 - Kentucky Business Investment Program
 - Local Incentive Programs

5/2/18