

**UNION TOWN CENTER
FACT SHEET**

Current Population (2012)

Unincorporated Boone County	82,870
Florence	31,088
Union	5,586
Walton	<u>3,772</u>
Total	123,316

County Projected Population

2015 -	135,584
2025 -	172,101
2035 -	207,901
2050 -	256,223

Demographics (2008) within 2 Miles

Population	16,316	(20,839 in 2013)
Median HH Income	\$100,875	
Average HH Income	\$119,757	

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

Cool Springs - 247	Farmview - 519
Hampshire - 186	Harmony - 818
Hempsteade - 438	Lassing Green - 108
Orleans - 851	Plantation Pointe - 1,335
Triple Crown - 2,386	Villas at Fowler Creek - 78
Westbrook Estates - 350	Saddlebrook - 575
Kilbelin - 1,287	Hearthstone - 409
Pleasant Valley Meadows - 467	Village at Southfork - 256
Alson Place - 51	Cheshire Ridge - 124
Eagle's Landing - 76	Heritage Trails - 221
Gunpowder Pointe - 51	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 - 170	Southampton Estates - 121
	Total - 13,308

Impact of Schools within 3 Miles

	<u># of Students</u>	<u># of Employees</u>
Ryle High School	1,695	143
Cooper High School	1,098	105
Ockerman Middle School	890	83
Gray Middle School	1,057	95
New Haven Elementary	759	82
Mann Elementary	821	80
Longbranch Elementary	797	70
Erpenbeck Elementary	674	79
Ockerman Elementary	<u>841</u>	<u>88</u>
Totals	8,632	825

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