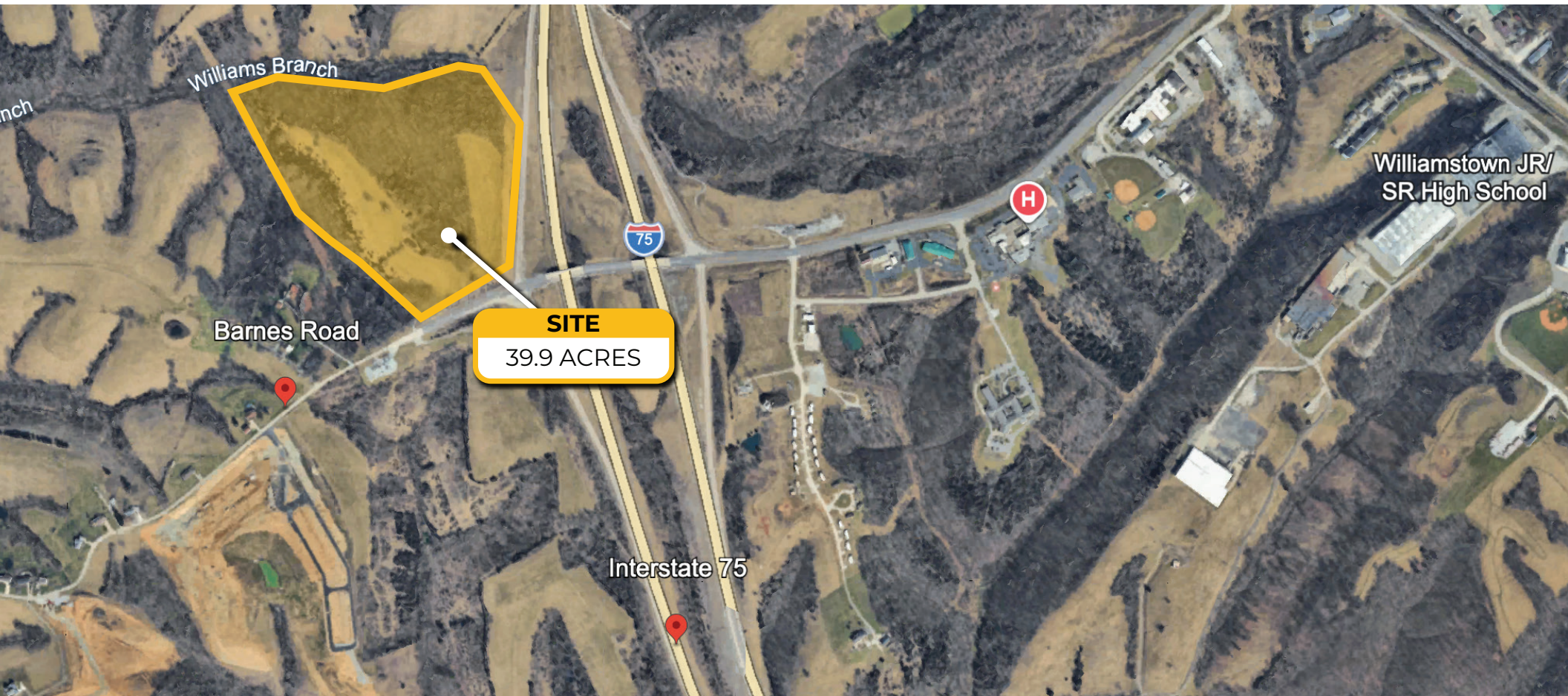


Williamstown Halfway Commons

NW quadrant of Barnes Road/I-75 interchange



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Grant	Land / Parcel ID 0417-00-00-12.01	Highway Commercial	39.9 ACRES	Call for details

Property & Location Highlights:

- The site is the NW quadrant at the Barnes Road/I-75 interchange
- Great access and visibility
- Ideal positioning for retail venture with future commercial zoning
- Located 1.7 miles north of the Ark Encounter Tourist attraction

- All utilities are available
- High-traffic area offering excellent visibility
- Williamstown is the county seat of Grant County, KY
- Located 36 miles from Cincinnati and 45 miles from Lexington
- 55,000+ vehicles per day on I-75

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



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Jeff Eichhorn

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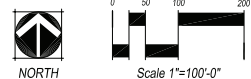


LAND USE CHART					
PARCEL	PARCEL S.F.	ACREAGE	BUILDING S.F.	REQUIRED PARKING	PROVIDED PARKING
PARCEL A	66,173	1.5	10,000	7.1 PER 1,000 S.F. = 71	71 (7.1 PER 1,000)
PARCEL B	60,863	1.4	5,000	7.1 PER 1,000 S.F. = 36	95 (19 PER 1,000)
PARCEL C	74,893	1.7	10,000	7.1 PER 1,000 S.F. = 71	89 (8.9 PER 1,000)
PARCEL D	45,074	1	5,000	5 PER 1,000 S.F. = 25	38 (7.6 PER 1,000)
PARCEL E	85,290	2	10,000	7.1 PER 1,000 S.F. = 71	127 (12.7 PER 1,000)
PARCEL F	77,593	1.8	10,000	7.1 PER 1,000 S.F. = 71	115 (11.5 PER 1,000)
PARCEL G	132,661	3	25,000	5.5 PER 1,000 S.F. = 138	138 (5.5 PER 1,000)
PARCEL H	451,817	10.4	105,000	5.5 PER 1,000 S.F. = 578	577 (5.5 PER 1,000)
PARCEL I	69,272	1.6	10,000	7.1 PER 1,000 S.F. = 71	71 (7.1 PER 1,000)
TOTAL	1,063,636	24.4	190,000	1,132	1,321

TOTAL SITE ACREAGE = 39.9
TOTAL BUILDABLE ACREAGE = 24.4
TOTAL OPEN SPACE/ENTRY DRIVE ACREAGE = 15.5

GENERAL NOTES:

1. THIS IS A CONCEPTUAL DEVELOPMENT PLAN ONLY. USES, SITE LAYOUT, SQUARE FOOTAGES AND PARKING ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDABLE / NON-BUILDABLE ACREAGES ARE APPROXIMATE AND WILL BE CONFIRMED AT SUBDIVISION.
3. ULTIMATE LAND USES MAY VARY, BUT WILL BE IN CONFORMANCE WITH THE CITY OF WILLIAMSTOWN "HIGHWAY COMMERCIAL" ZONE DISTRICT.
4. SIGN LOCATIONS ARE CONCEPTUAL ONLY; INDIVIDUAL TENANT SIGN LOCATIONS AND DESIGN WILL BE DETERMINED IN SUBSEQUENT PLATTING AND DETAILED PLANNING STEPS.



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