

*“230 acres located near the heart of Cincinnati,
surrounded by thriving retail and commercial developments.”*



A DEVELOPMENT OF EAGLE REALTY GROUP

MARYDALE

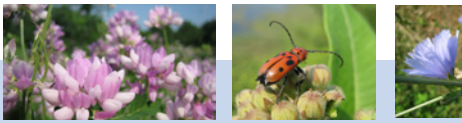
BOONE COUNTY, KENTUCKY



Eagle Realty Group

A member of Western & Southern Financial Group®

EXECUTIVE SUMMARY



Overview:

The Marydale Property is a coveted oasis of real estate strategically located in the heart of Boone County, Kentucky's commercial development area. The property carries a long and respected history in the Northern Kentucky community. For over 50 years it has been a vital part of the Catholic Diocese of Covington, serving as a seminary, a summer camp for children, a retreat center and as the administrative offices of the Diocese. In 2006, Western & Southern Financial Group purchased and assembled approximately 230 contiguous acres of land at Marydale for future development of this outstanding site.

Location:

The Marydale Property is located along the southwest quadrant of the intersection of Houston Road and Donaldson Highway in Boone County, Kentucky, within the Cincinnati, OH-KY-IN Metropolitan Statistical Area. Cincinnati is a dynamic city with many popular civic and educational attractions as well the headquarters for national firms such as Procter & Gamble, The Kroger Company and Fifth Third Bank.

Marydale sits approximately eight miles south of the Cincinnati CBD and enjoys outstanding visibility and access from Interstate 71/75. Located just north of the city of Florence, KY, this superior property has direct access to Greater Cincinnati Northern Kentucky International Airport from Donaldson Highway and all retail, commercial and residential amenities within the immediate area.

Property Description:

The property features gently rolling topography, heavily wooded areas, a 10-acre lake and 1,800 feet of frontage along Houston Road, one of the prime retail corridors in Northern Kentucky. Frontage along Donaldson Highway approximates 3,400 feet and features a signaled intersection into the site. The property is zoned for various uses and has the benefit of being subject to a county sponsored Planned Development District which allows for increased density over standard development guidelines in the county. The area surrounding the property has been fully developed for over a decade, making Marydale a true in-fill location.

Sponsorship:

Eagle Realty Group is a subsidiary of the current property owner and will guide master planning efforts and development of the property. Development opportunities exist through partnership with Eagle, or through private land acquisition and subsequent development.

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