

# Build to Suit Lot - Greensburg, KY



- ◆ **Retail neighborhood** includes IGA, Subway, Dollar General Market, McDonald's, Fred's
  - ◆ Approximately **1.12 Acre**
- ◆ **Signalized** corner of US HWY 68 and US HWY 61
  - ◆ Approximately **285' Frontage**
  - ◆ Hospital plans to relocate near site
- ◆ Site fronts on planned US 68 by-pass

# Build to Suit Lot - Greensburg, KY

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# Retail Neighborhood

To Campbellsville



To Schools

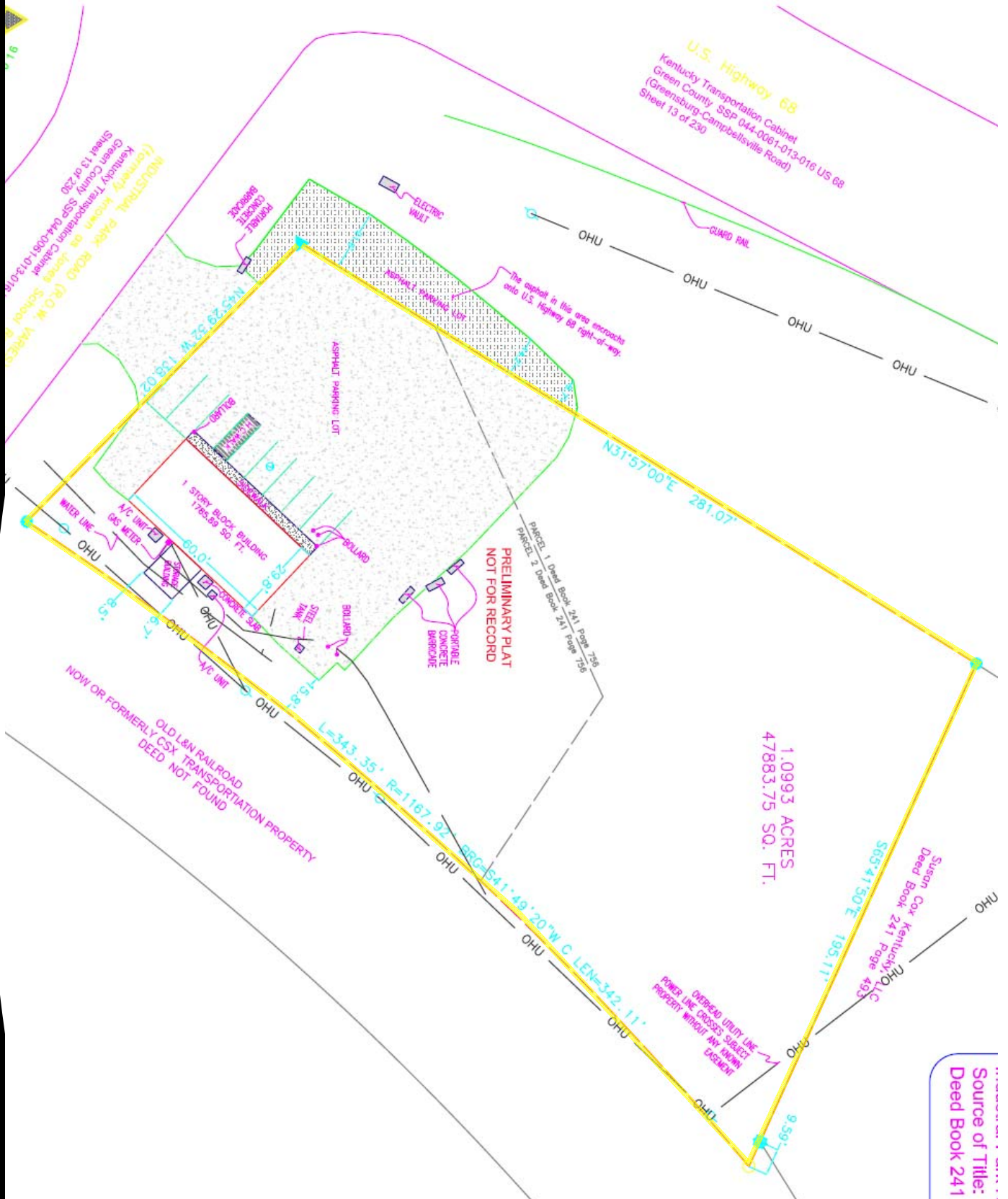
To CBD



# Street View + Aerial



# Site Plan (existing)





# About Crossroads Developers

Crossroads Developers has been aggressively involved in commercial real estate since 1985. We have developed or acquired well over 1,500,000 square feet of commercial real estate in several states, most notably Kentucky, Indiana, Ohio, Tennessee, North Carolina, South Carolina and Louisiana. Our projects have included a number of grocery anchored shopping centers as well as free standing built to suit projects.

We have developed locations for many credit tenants, including: Rite Aid, Food Lion, Houchen's Industries (a KY based grocery chain with over 300 stores - branded as IGA, Save-a-Lot, Houchen's), CVS, Save A Lot, Family Dollar, Heilig Meyers Furniture, Auto Zone, Advance Auto Parts, Rent A Center, Rent Way, YUM! Brands, Movie Gallery, Domino's and Shoe Sensation.

## **Dale Thompson**

dthompson@xrddev.com

## **Alyson Thompson**

alyson@xrddev.com

## **Shaun Abell**

sabell@xrddev.com

For more information go to:

[www.crossroadsdevelopers.com](http://www.crossroadsdevelopers.com)

# Planned US68 By Pass (from KYDOT website)

GREEN	2010	04	.158.10	KY-61	COLUMBIA TO GREENSBURG PRIORITY SECTION 1B: KY-61 FROM KY-487 AT GRESHAM, NW TO 5000' SE OF US-68 IN GREENSBURG. TO CONSTRUCT INTERSECTION IMPROVEMENT AT KY61-KY487; (SEE ITEM #8-128.12)(2005HPP-KY125)(2005HPP-KY161). Milepoints: From:3.9 To: 4.25 Purpose and Need: RELIABILITY / RECONSTRUCTION(O)	FUNDING	PHASE	YEAR	AMOUNT	
			Parent No.: 2010 08 . 128.12			HPP	R	2016	\$200,000	
						HPP	U	2016	\$100,000	
						HPP	C	2017	\$1,490,000	
Total									\$1,790,000	
GREEN	2012	04	.398.00		CONSTRUCT NEW CONNECTOR FROM VAUGHN CURVE ON US-68 BYPASS EAST OF GREENSBURG CROSSING KY-61 AND KY-417 AND CONNECTING WITH KY-3535 NORTH OF GREENSBURG.(SEE ITEM #8-8711)(12CCN)(14CCR) Milepoints: From: To: Purpose and Need: RELIABILITY / NEW ROUTE(O)	FUNDING	PHASE	YEAR	AMOUNT	
			Parent No.: 2012 08 . 8711.00			SPP	R	2017	\$3,500,000	
						SPP	U	2018	\$2,000,000	
						SPP	C	2019	\$25,900,000	
Total									\$31,400,000	
GREEN	2010	04	.8603.00	US-68	.045	CORRECT GEOMETRIC DEFICIENCIES AND IMPROVE SAFETY CONCERN AT THE US-68/KY-61 INTERSECTION. (10CCN) Milepoints: From:11.519 To: 12.2 Purpose and Need: SAFETY / SAFETY-HAZARD ELM(P)	FUNDING	PHASE	YEAR	AMOUNT
			Parent No.: 2010 04 . 8603.00			SB2	C	2016	\$2,970,000	
Total									\$2,970,000	
GREEN	2012	04	.8712.00	KY-61	.390	CONSTRUCT A TRUCK CLIMBING LANE, SHOULDERS, AND TURN LANE AT KY-323.(12CCN) (PROJECT MOVED FROM DISTRICT 8 UNDER ITEM NO.8-8712)(14CCR) Milepoints: From:11.379 To: 14.093 Purpose and Need: RELIABILITY / MAJOR WIDENING(O)	FUNDING	PHASE	YEAR	AMOUNT
			Parent No.: 2012 08 . 8712.00			SPP	R	2016	\$2,310,000	
						SPP	U	2017	\$3,790,000	
						SPP	C	2018	\$9,000,000	
Total									\$15,100,000	
GREEN	2014	04	.8853.00	KY-88	2.236	SPOT IMPROVEMENTS & IMPROVE EXISTING ALIGNMENT ON KY 88 FROM 0.20 MILES WEST OF AKIN NARROWS OF PITMAN RD (MP 8.996) TO KY 61 (MP 11.232). (14CCN) Milepoints: From:8.996 To: 11.232 Purpose and Need: RELIABILITY / SPOT IMPROVEMENTS(O)	FUNDING	PHASE	YEAR	AMOUNT
			Parent No.: 2014 04 . 8853.00			SPP	R	2017	\$1,600,000	
						SPP	U	2017	\$900,000	
						SPP	C	2018	\$5,100,000	
Total									\$7,600,000	



<http://transportation.ky.gov/Planning/Pages/Official-Highway-Map.aspx>