



# The Highlands



**CROSSPOINT**

CrsPt.com (859) 484-7080

# The Opportunity:

## Approximately 47 (+/-) Acres



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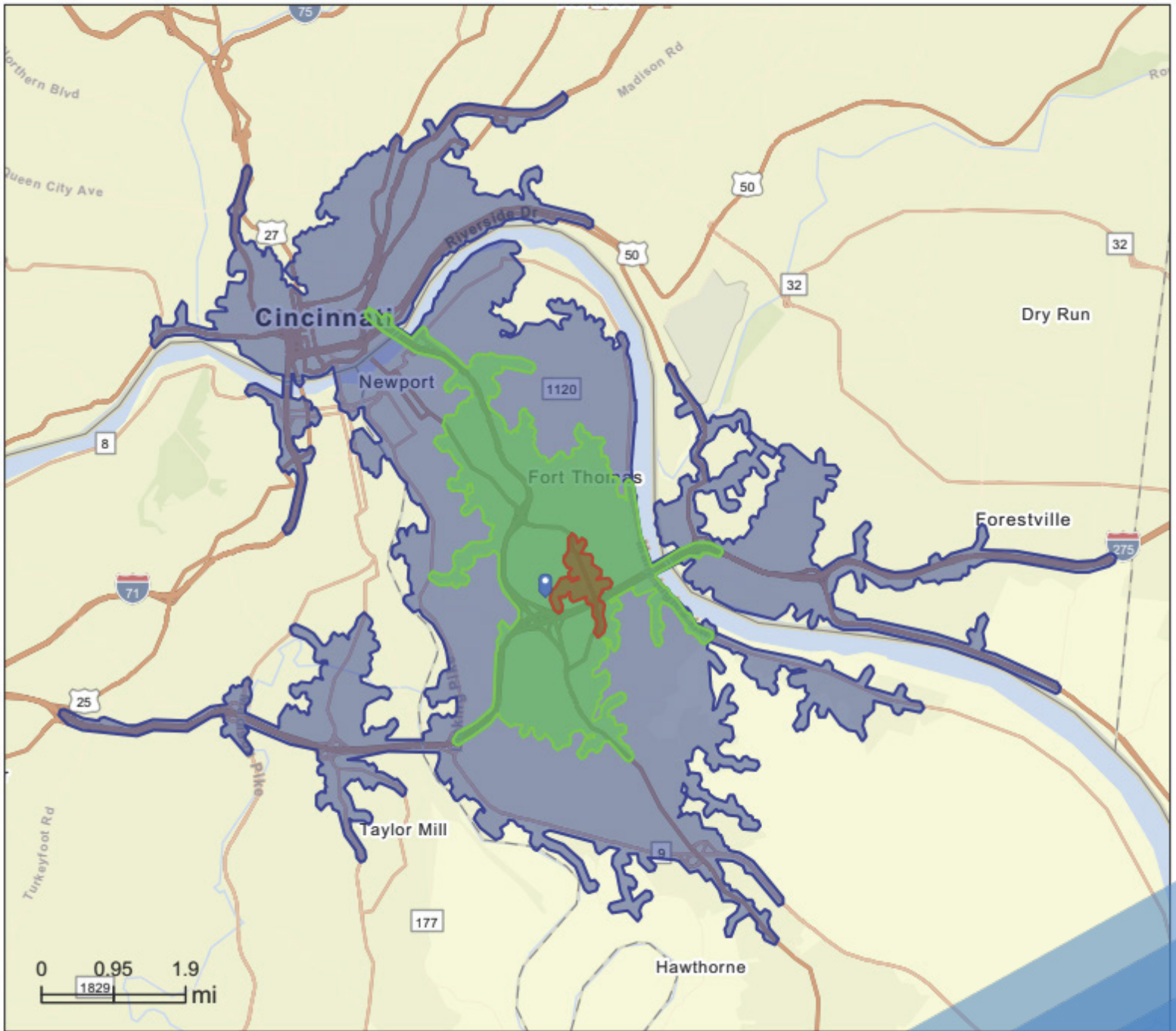
# Drive Time Map: 5 / 10 / 15 Minuets



## CROSSPOINT Site Details Map

41075  
41075, Fort Thomas, Kentucky  
Drive time: 5, 10, 15 minute radii

Latitude: 39.05110  
Longitude: -84.45918



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# Demographics:



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## Executive Summary

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	873	18,701	110,069
2020 Population	897	18,771	112,118
2024 Population	996	18,459	114,715
2029 Population	1,031	18,029	116,024
2010-2020 Annual Rate	0.27%	0.04%	0.18%
2020-2024 Annual Rate	2.49%	-0.39%	0.54%
2024-2029 Annual Rate	0.69%	-0.47%	0.23%
2020 Male Population	49.5%	47.5%	49.7%
2020 Female Population	50.5%	52.5%	50.3%
2020 Median Age	40.0	35.2	35.0
2024 Male Population	50.1%	48.2%	50.6%
2024 Female Population	49.9%	51.8%	49.4%
2024 Median Age	40.6	35.7	35.4

In the identified area, the current year population is 114,715. In 2020, the Census count in the area was 112,118. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 116,024 representing a change of 0.23% annually from 2024 to 2029. Currently, the population is 50.6% male and 49.4% female.

### Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.1.

### Race and Ethnicity

2024 White Alone	89.5%	87.1%	71.4%
2024 Black Alone	1.5%	3.5%	18.5%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	1.1%	2.0%	2.1%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	1.8%	1.6%	1.6%
2024 Two or More Races	5.7%	5.5%	6.0%
2024 Hispanic Origin (Any Race)	3.5%	2.8%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2024 Wealth Index	116	97	79
2010 Households	385	7,633	48,639
2020 Households	410	7,973	52,692
2024 Households	441	7,934	54,278
2029 Households	466	7,866	55,561
2010-2020 Annual Rate	0.63%	0.44%	0.80%
2020-2024 Annual Rate	1.73%	-0.12%	0.70%
2024-2029 Annual Rate	1.11%	-0.17%	0.47%
2024 Average Household Size	2.24	2.17	2.03

The household count in this area has changed from 52,692 in 2020 to 54,278 in the current year, a change of 0.70% annually. The five-year projection of households is 55,561, a change of 0.47% annually from the current year total. Average household size is currently 2.03, compared to 2.04 in the year 2020. The number of families in the current year is 23,738 in the specified area.



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.4%	21.3%	25.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$76,268	\$74,505	\$65,697
2029 Median Household Income	\$86,059	\$83,459	\$77,841
2024-2029 Annual Rate	2.45%	2.30%	3.45%
<b>Average Household Income</b>			
2024 Average Household Income	\$111,481	\$110,069	\$101,685
2029 Average Household Income	\$129,170	\$126,740	\$116,744
2024-2029 Annual Rate	2.99%	2.86%	2.80%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$49,072	\$47,914	\$48,562
2029 Per Capita Income	\$58,018	\$55,980	\$56,359
2024-2029 Annual Rate	3.41%	3.16%	3.02%
<b>GINI Index</b>			
2024 Gini Index	36.3	42.9	45.8
<b>Households by Income</b>			
Current median household income is \$65,697 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$77,841 in five years, compared to \$82,410 for all U.S. households.			
Current average household income is \$101,685 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,744 in five years, compared to \$122,048 for all U.S. households.			
Current per capita income is \$48,562 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$56,359 in five years, compared to \$47,525 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	106	112	89
2010 Total Housing Units	420	8,402	58,174
2010 Owner Occupied Housing Units	281	4,675	22,646
2010 Renter Occupied Housing Units	104	2,958	25,993
2010 Vacant Housing Units	35	769	9,535
2020 Total Housing Units	440	8,518	59,790
2020 Owner Occupied Housing Units	302	4,671	23,620
2020 Renter Occupied Housing Units	108	3,302	29,072
2020 Vacant Housing Units	24	489	7,082
2024 Total Housing Units	469	8,468	62,161
2024 Owner Occupied Housing Units	339	4,925	24,625
2024 Renter Occupied Housing Units	102	3,009	29,653
2024 Vacant Housing Units	28	534	7,883
2029 Total Housing Units	481	8,498	63,021
2029 Owner Occupied Housing Units	362	4,979	25,128
2029 Renter Occupied Housing Units	104	2,887	30,433
2029 Vacant Housing Units	15	632	7,460
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	57.9	56.1	48.7



# Access



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# Site D (12 Acres)



# 120 Units



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# Site C (11 Acres)



## 24 Single Family Homes

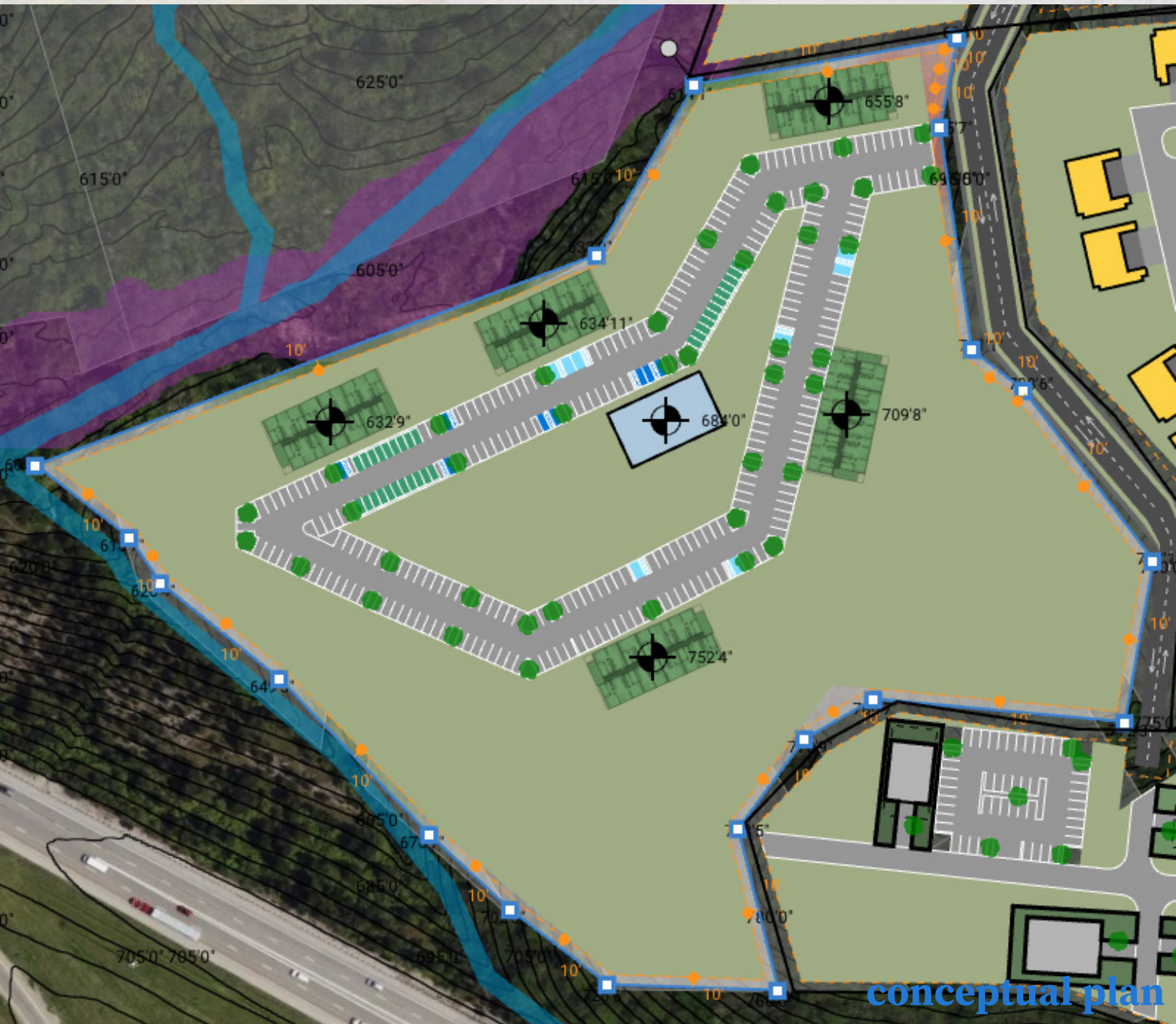


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# 120 Units

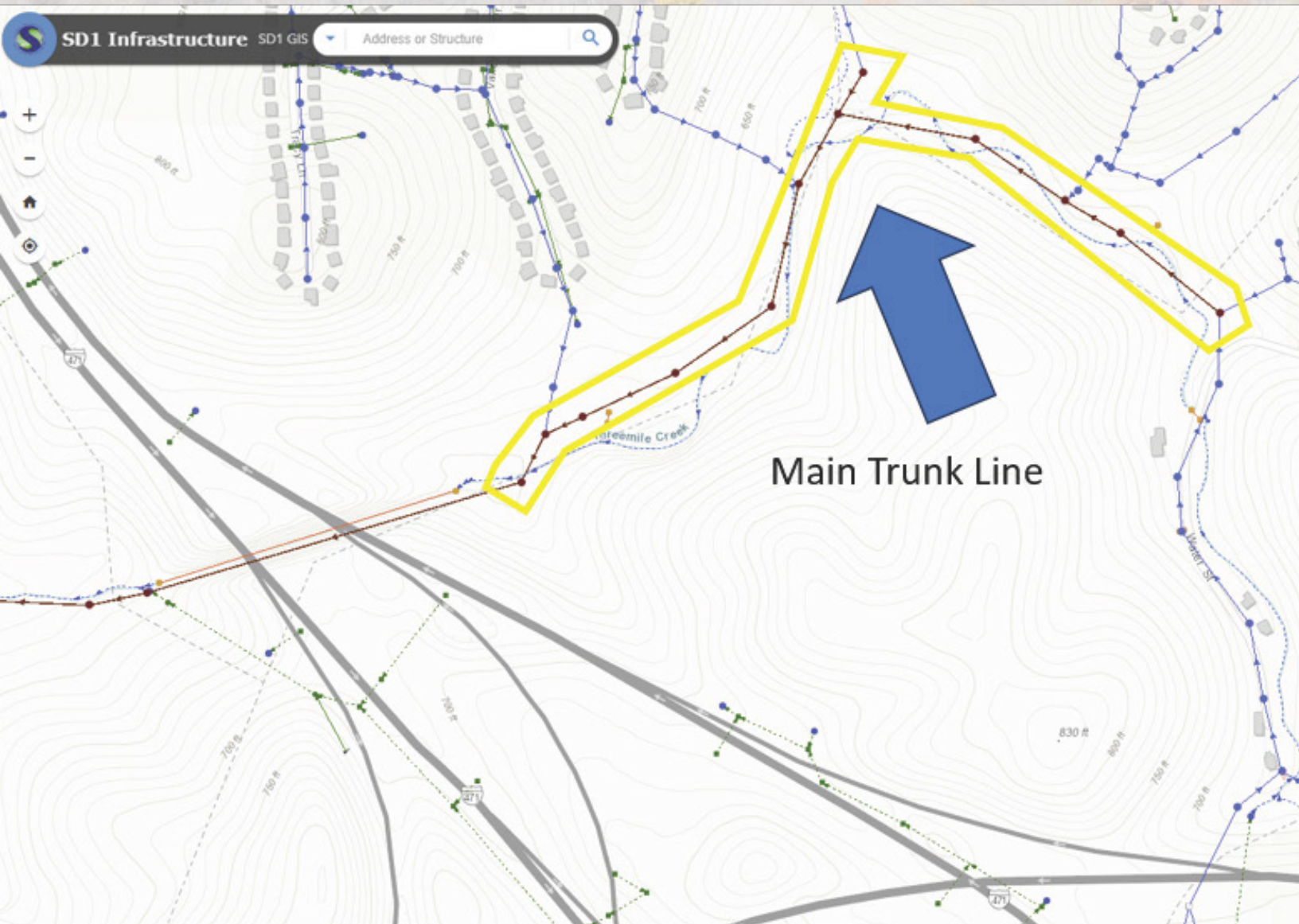


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# Sanitation



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# Water

Records: 23,416



Water Lines	
OBJECTID	10971
PWSID	KY0590220
SYS_NAME	NORTHERN KENTUCKY WATER DISTRICT
PURPOSE	DISTRIBUTION
SIZE	12
TRANUSE	FINISHED
YEARCON	1973
MATERIAL	DUCTILE IRON
AGENCY	NKADD
ADDNAME	NKADD
GEOPROC_DT	March 22, 2016
Shape	undefined

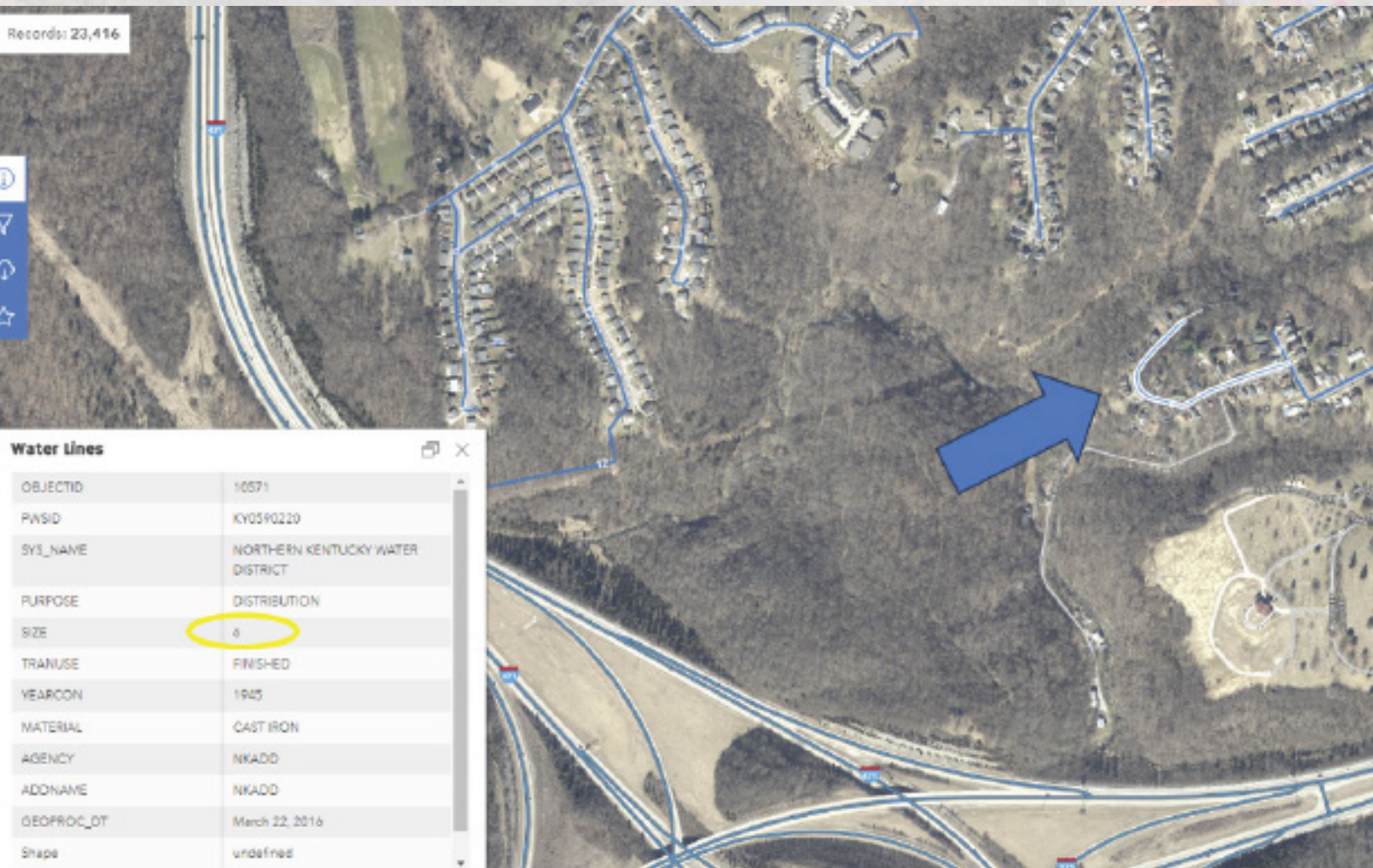


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# Water

Records: 23,416



**Water Lines**

OBJECTID	10571
PWSID	KY0590220
SYS_NAME	NORTHERN KENTUCKY WATER DISTRICT
PURPOSE	DISTRIBUTION
SIZE	4
TRANUSE	FINISHED
YEARCON	1945
MATERIAL	CAST IRON
AGENCY	NKADD
ADDNAME	NKADD
GEOPROC_DT	March 22, 2016
Shape	undefined

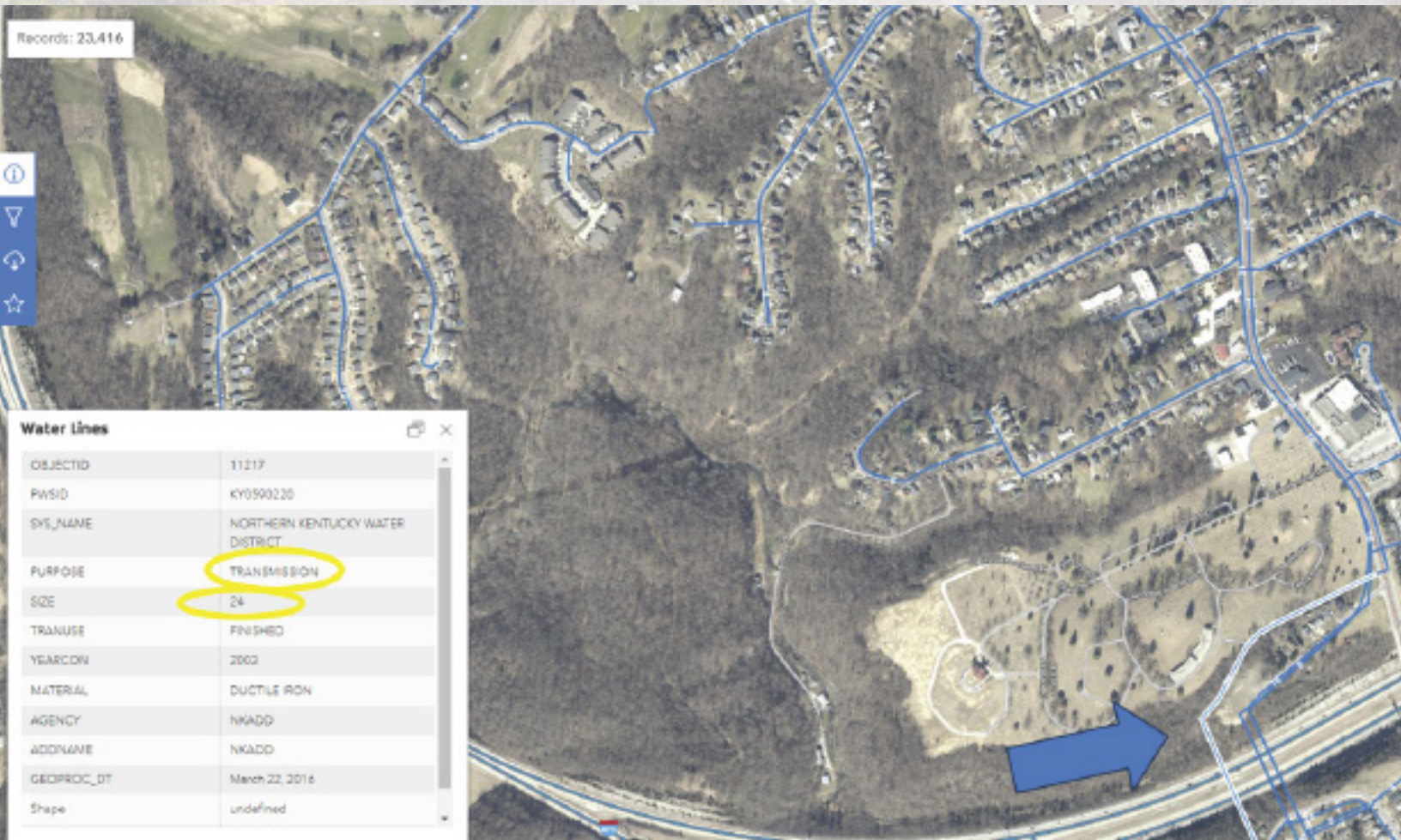


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# About

## Introduction

CrossPoint is a full-service firm that provides a range of commercial real estate services, including development and brokerage. We offer comprehensive solutions and expertise in various aspects of the commercial real estate industry with personalized services based on the individual needs of each client. The team of highly skilled professionals takes a hands-on approach, to ensure a higher level of attention to detail throughout the process.

## Brokerage

CrossPoint leverages its in-depth knowledge of the real estate market, industry connections, and negotiation skills to help clients achieve their objectives, whether it be acquiring or disposing of properties or finding suitable tenants for their spaces.

## Management

CrossPoint takes a comprehensive approach mixed with industry expertise makes them a reliable partner for property owners looking to maximize the value and performance of their commercial real estate assets.

## Development

CrossPoint provides specialized expertise to guide clients through each stage of the development process, ensuring that projects align with the client's goals and maximize their investment potential.

## Investment

CrossPoint investment abilities are grounded in their expertise, thorough market analysis, diligent due diligence, effective asset management, and a commitment to investor satisfaction. Through their strategic approach, they aim to generate attractive returns and create long-term value in the commercial real estate sector.



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# Contact

We have built a strong reputation as professionals who are known for our unwavering honesty and exceptional collaboration skills.

## OUR TEAM

Our organization comprises a dynamic community of individuals, each with their own expertise and drive. Among our ranks, you will find investors, business owners, franchisees, architects, designers, tradespeople, engineers, and real estate agents. These motivated individuals are determined to leave their mark, serving as authoritative figures in their respective fields and prioritizing valuable relationships.

Our dedicated staff members embody reliability, trustworthiness, and expertise. They are not only professionals but also friends and advisers, forming the backbone of CrossPoint and contributing to its versatility and multifaceted nature. We ensure that our team consists of knowledgeable and amiable individuals. In fact, every CrossPoint staff member is required to partake in 60 hours of professional development and training annually, ensuring their continuous growth and competence. We highly value and invest in our staff, fostering an environment that encourages ongoing improvement and innovation.

Moreover, we actively engage with local individuals, subcontractors, and suppliers, demonstrating our commitment to bolstering the local economy and forging strong relationships across the territory. By involving the community, we strive to enrich both our business endeavors and the lives of those we collaborate with.

At the helm of our organization, our management team boasts extensive construction and project management experience. They have accumulated numerous years within the local industry and have built a unique network within the Top End region. Drawing upon this wealth of knowledge, our team offers a diverse and robust range of skills to assist you in making your own mark.



GENERAL MANAGER  
**GARY HARTWIG**

Gary has a longstanding history in the field of innovative corporate real estate and facilities management, Gary's presence in our organization is a testament to his remarkable skills and accomplishments.

Gary's dedication lies in operating, maintaining, and delivering exceptional service and facility solutions to building owners and their valued customers. His extensive experience in this realm has equipped him with an exceptional understanding of corporate real estate dynamics, enabling him to provide new leadership and strategic vision to our team.

In his role, Gary actively seeks opportunities to drive cost reductions and mitigate risks while aligning with organizational mandates to enhance value, sustainability, productivity, and overall growth. By implementing his meticulously crafted solutions, he ensures that our team consistently exceeds its goals and achieves unparalleled success.

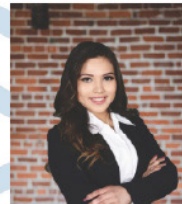


FOUNDER & PRINCIPAL BROKER  
**PATRICK REYNOLDS, CCIM**

From his early days cutting grass in his childhood neighborhood at the tender age of seven to his current ventures in real estate development for esteemed publicly traded companies and highly successful businesses across North America, Patrick has always been driven by a resolute desire to be his own boss. He has thrived on the challenge of achieving success in an often unforgiving economy, making him intimately familiar with the exhilarating highs and arduous pitfalls his clients encounter. Patrick stands alongside his clients, working collaboratively to ensure their triumph.

Patrick's entrepreneurial zeal extends far beyond CrossPoint; he also cherishes quality time spent with his family and actively engages in community service. He firmly believes that giving back is essential for the holistic well-being of the communities he is part of. These investments hold immeasurable value, as their returns transcend monetary measurements. Patrick recognizes the significance of donating substantial resources to fortify our community, with a particular emphasis on supporting children.

Unwavering professionalism and unwavering integrity have been integral to Patrick's character since the days when a handshake held the weight of a written contract. He continues to conduct business with the same level of transparency and respect. Patrick's "open book" approach to leadership has fostered a thriving and supportive culture at CrossPoint, where success is nurtured and celebrated.



RELATIONSHIP MANAGER  
**Nadia Ramkashari**

Nadia Ramkashari oversees our relationships and marketing efforts, she plays a pivotal role in ensuring a consistent and cohesive representation of our brand.

With a keen eye for detail and a deep understanding of effective design principles, Nadia takes charge of crafting visually stunning collateral and marketing materials that captivate our target audience. From creating engaging listings to producing compelling signage and presentations, she showcases our properties and services in the most compelling and professional manner.

Before joining our team, Nadia served as the Director of Marketing for a national preferred developer, where she played a significant role in promoting the company's properties. She excelled at creating impactful marketing materials that effectively conveyed the unique features and benefits of each project. In addition, her expertise extended to assembling persuasive presentations for real estate committees, enabling successful project pitches.

Nadia's passion for design and marketing, combined with her extensive experience in the real estate industry, make her an invaluable asset to our organization.



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