



## Existing Attributes:

### The critical contributions of the setting!

We've long considered this land as the perfect setting for supporting an ideal lifestyle for active adults moving from the hustle of supporting a family, to a higher order of serenity and simplicity in their lives. Some fun years, just (mostly) for them!

- It would cater to the trend of leaving large family homes for less responsibility, (but still near the grandkids).
- It's meant for those who view this next chapter as an opportunity to embrace a new lifestyle like walking and talking with interesting people and seeing interesting things, but having a safe, cozy, economical retreat for downtime.
- There should be opportunity for lots of walking, a bit of flower gardening and even, a vegetable patch on the Village Green...but fun work, not drudge work...optional, not duty.



### Troy's character is already very attractive:



People and businesses move to Troy because of its central location, because of the citizenship

and spirit of its citizens and even, because it's still uniquely small-townish ...friendly, involved and even, Chatty.

And they like the convenience of the 3 interstates and 2 points of access. Every single new business and family cite that as also important. Mostly, they view Troy as a very good place to live!



### And there are these trends to ride:

- City leadership is outstanding...youthful, intelligent and forward thinking, with a "Can-do" attitude.
- Troy is enjoying a healthy growth with increased visibility in the home-marketplace generally. Schools and life-style contribute, but everyone likes the central location and easy access, the smaller town ambience.
- It's attracting people from all over, especially in the \$200,000 to \$300,000 homes market, where it has led all the cities in Madison County for each of the last 5 years.
- The adjacent 192 acre park is a jewel with many activities, and we're connected to their trails. There are concerts in the park's bandstand, and even, a "Senior Citizen" program.
- There are many opportunities for voluntarism in and around Troy; the nearby Anderson Hospital for one.
- It has a fantastic chamber of commerce....incredible long-term leadership, all kinds of community good will, even anticipation for our project.
- It's within a Carefully planned larger, highly compatible development, consistent with Troy's master plan, looking better and better with each new tree!