

Bradley Smith Drive: Becoming a regional "Center for Services":

The existing Walgreen store on the same side of 162 as Bradley Smith should be an attraction to other businesses, especially medical.

The intersection of Bradley Smith Drive and Ill 162 is decreed by IDOT to be the first signalized intersection east of the interstate. So shall it remain a focus intersection, and it's completely finished.

Both the City of Troy and the owners of the tract to our west have determined that the major access to this tract from the north will be via Bradley Smith Drive. They don't want to bring traffic to the tract on the frontage road past the rear view of the truck stop, and they feel \$ for roads would be best spent elsewhere, all good for us.

An extension of Dorothy Drive into this major parcel to our west, would become the major access to this land from the north.

Walgreen
Learn2Grow Daycare
Morningside Assisted Living
Site for "Serenade"
Tri-Township Park
SRA Bradley Smith Drive
Aspen Creek of Troy

Meanwhile, existing Spring Valley Road and Old Collinsville Road carry traffic from Bradley Smith to Illinois Highway 40, even now.

Bradley Smith Drive has already become a major north-south connector for Troy, which can only become more important with time!

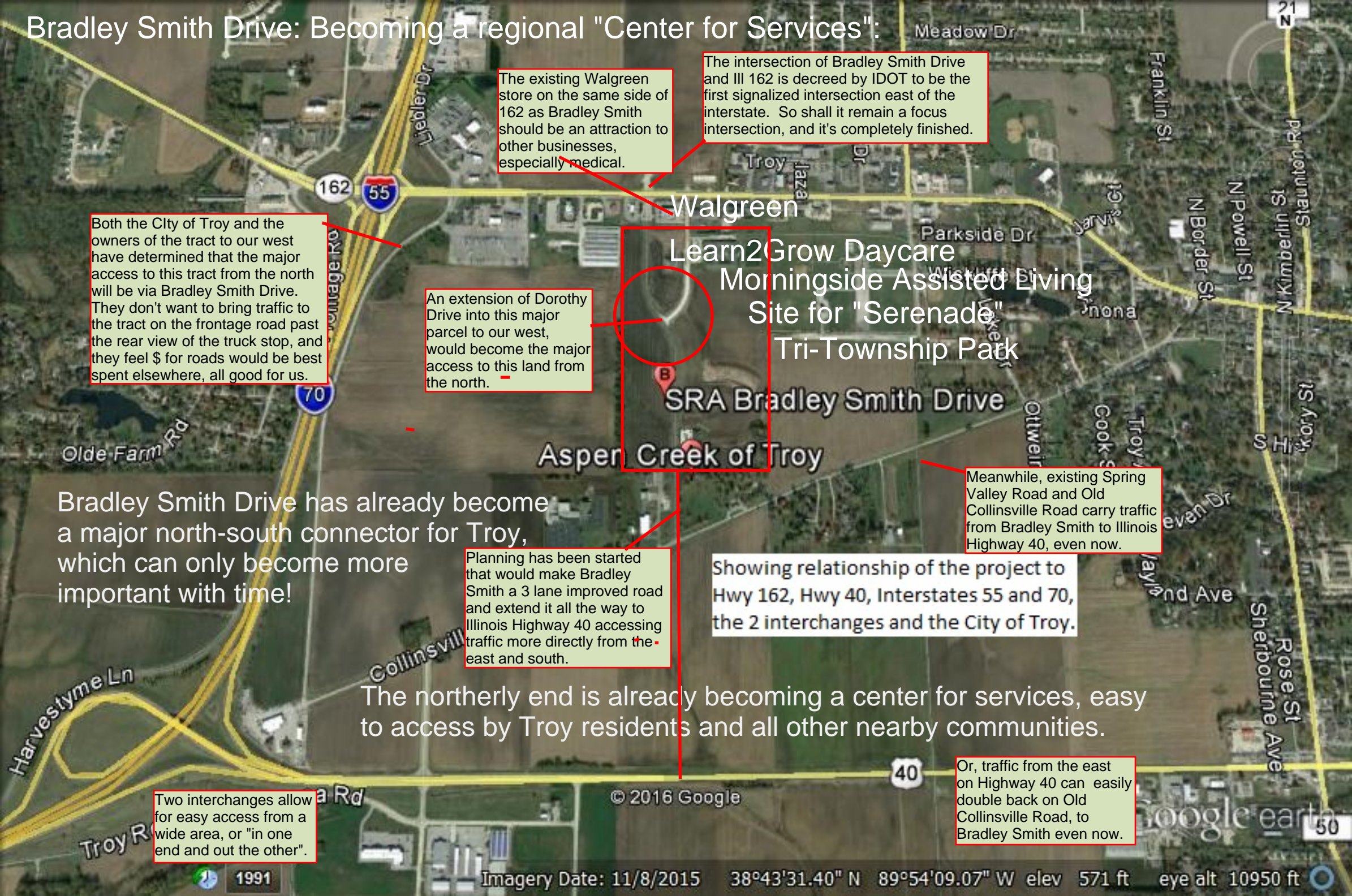
Planning has been started that would make Bradley Smith a 3 lane improved road and extend it all the way to Illinois Highway 40 accessing traffic more directly from the east and south.

Showing relationship of the project to Hwy 162, Hwy 40, Interstates 55 and 70, the 2 interchanges and the City of Troy.

The northerly end is already becoming a center for services, easy to access by Troy residents and all other nearby communities.

Two interchanges allow for easy access from a wide area, or "in one end and out the other".

Or, traffic from the east on Highway 40 can easily double back on Old Collinsville Road, to Bradley Smith even now.



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