



8824/8826 Morse Rd
Pataskala, OH 43062

RE/MAX
PREMIER CHOICE

CAROL
MARR
team

- 31.83 Acres
- Zoned Agricultural
- Proposed Future Use M&D
- Adjacent Parcel Zoned M&D
- Current Equestrian Facility

Contact:

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PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY



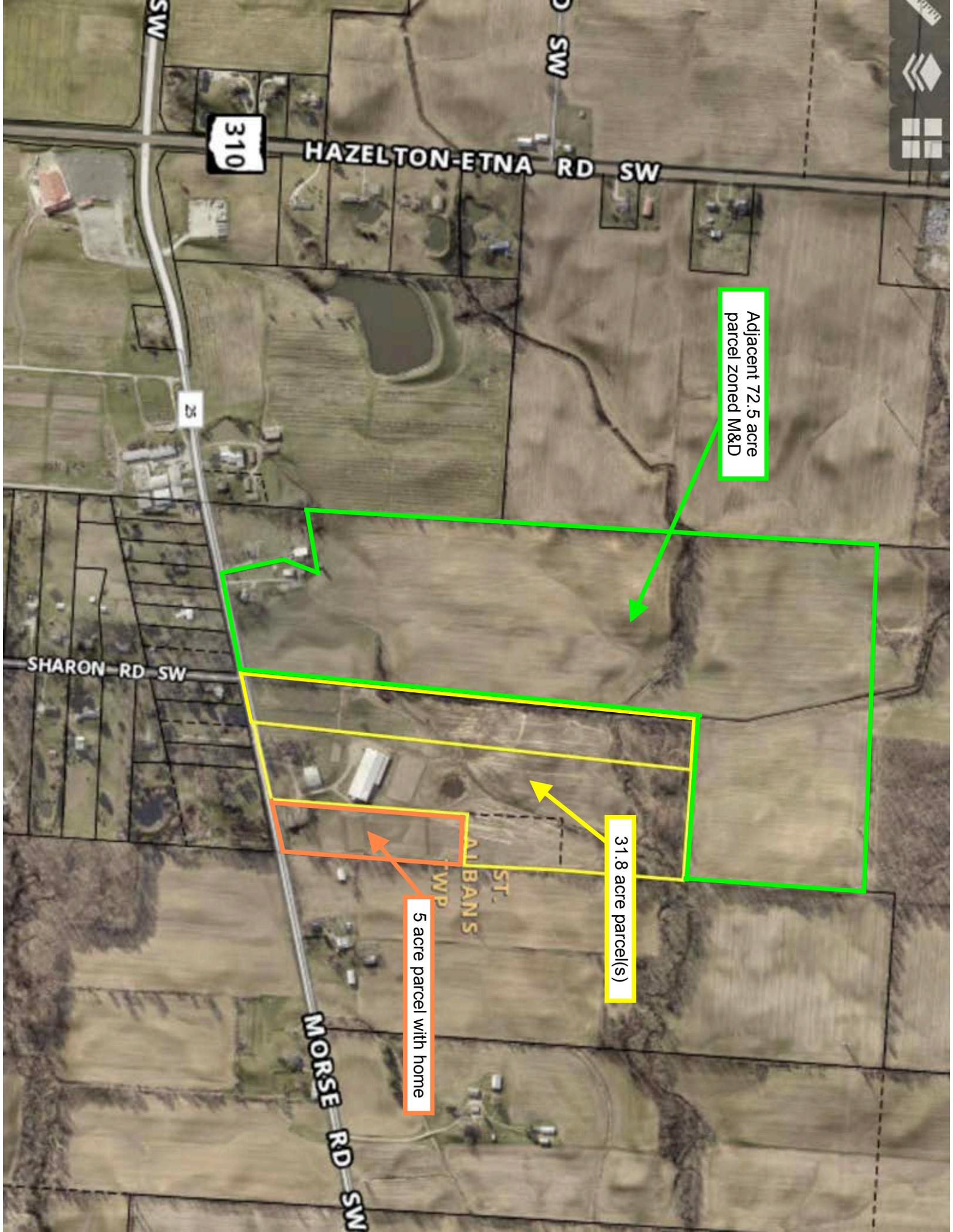
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- Just under 32 acres, 626' of road frontage, this property is currently zoned Agricultural and operating as an Equestrian Facility. St Albans Twp Future Land Use map preferred zoning for this area is Manufacturing, and adjacent 72 acres to the west is now zoned Manufacturing. Located less than 1/2 mile from Hazelton Etna Rd (310), 2 miles from 161, and less than 7 miles from Intel. The Worthington Rd Commercial Overlay District runs along west side of 310. Properties nearby have converted to commercial zoning. Rental income on 1 bed, 1 bath home w/ detached garage. Strong producing well on the property at 30 gallons per minute. Equestrian Facility could be leased out as well for income prior to development.





310

HAZELTON-ETNA RD SW

Adjacent 72.5 acre parcel zoned M&D

SHARON RD SW

31.8 acre parcel(s)

5 acre parcel with home

MORSE RD SW

ST. ALBANS TWP



31.83 Acres
FOR SALE

HAZELTON-ETNA RD SW

WORTHINGTON RD

WATKINS RD SW

MORSE RD SW

STATE ROUTE 161

M&D

GB

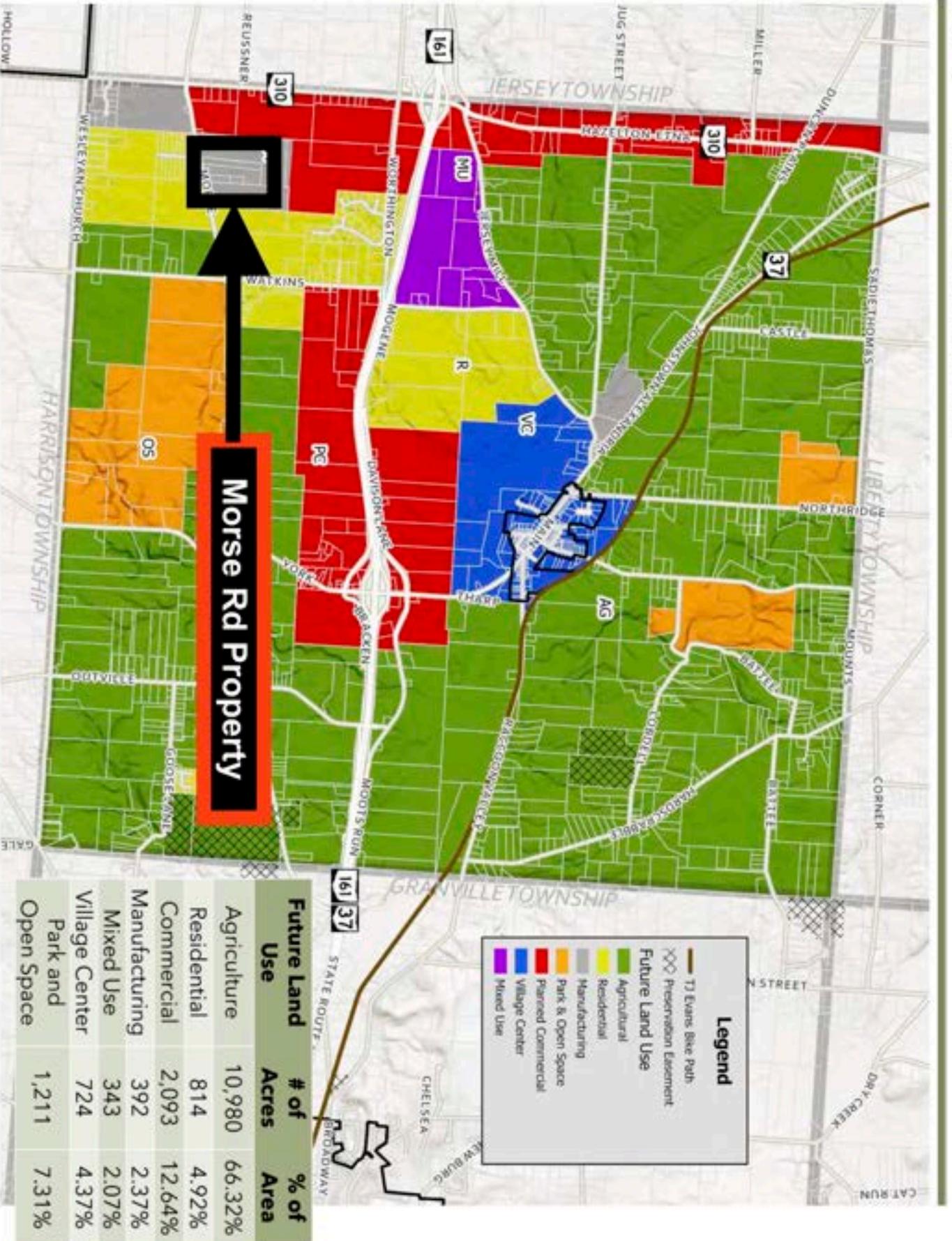
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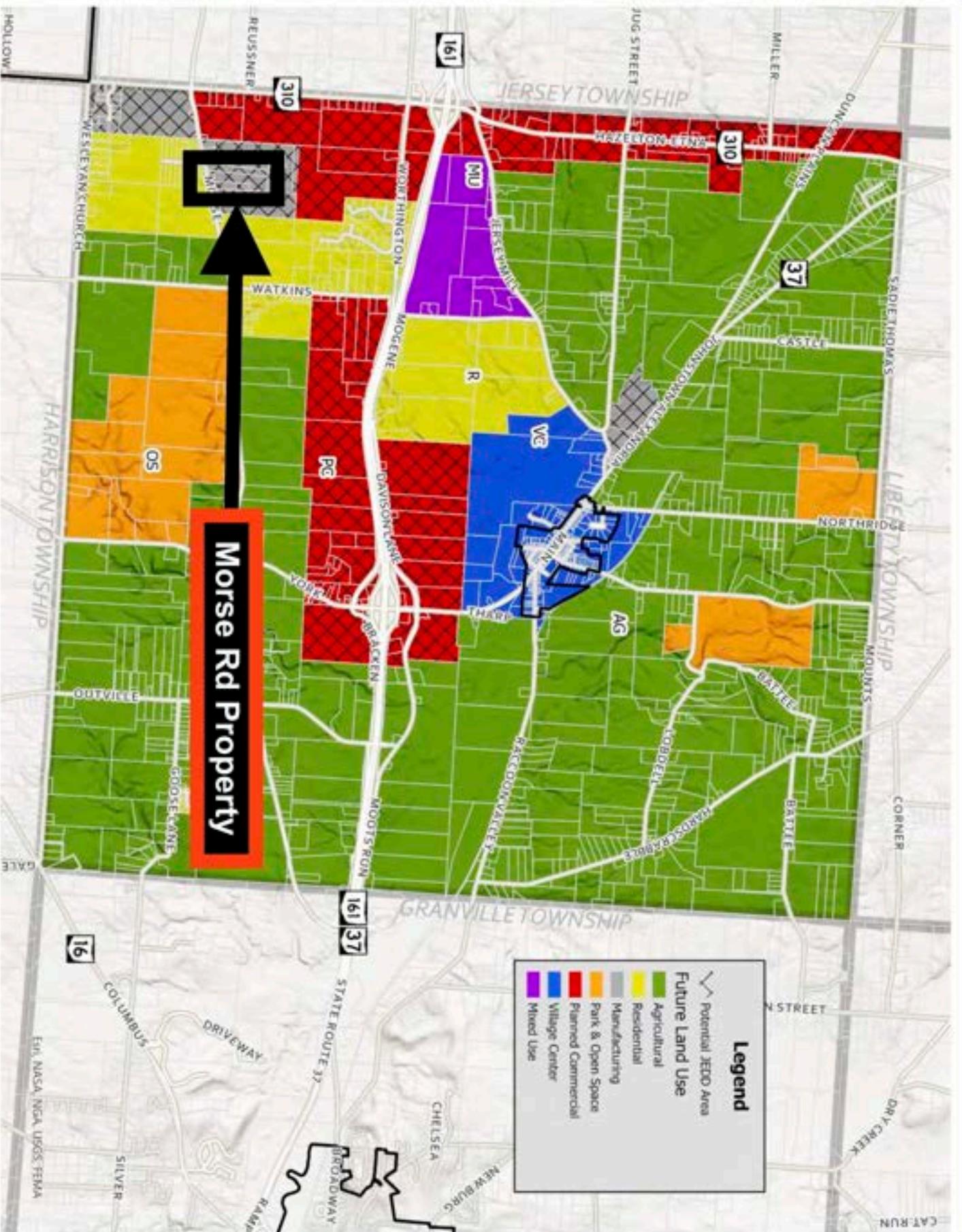
310

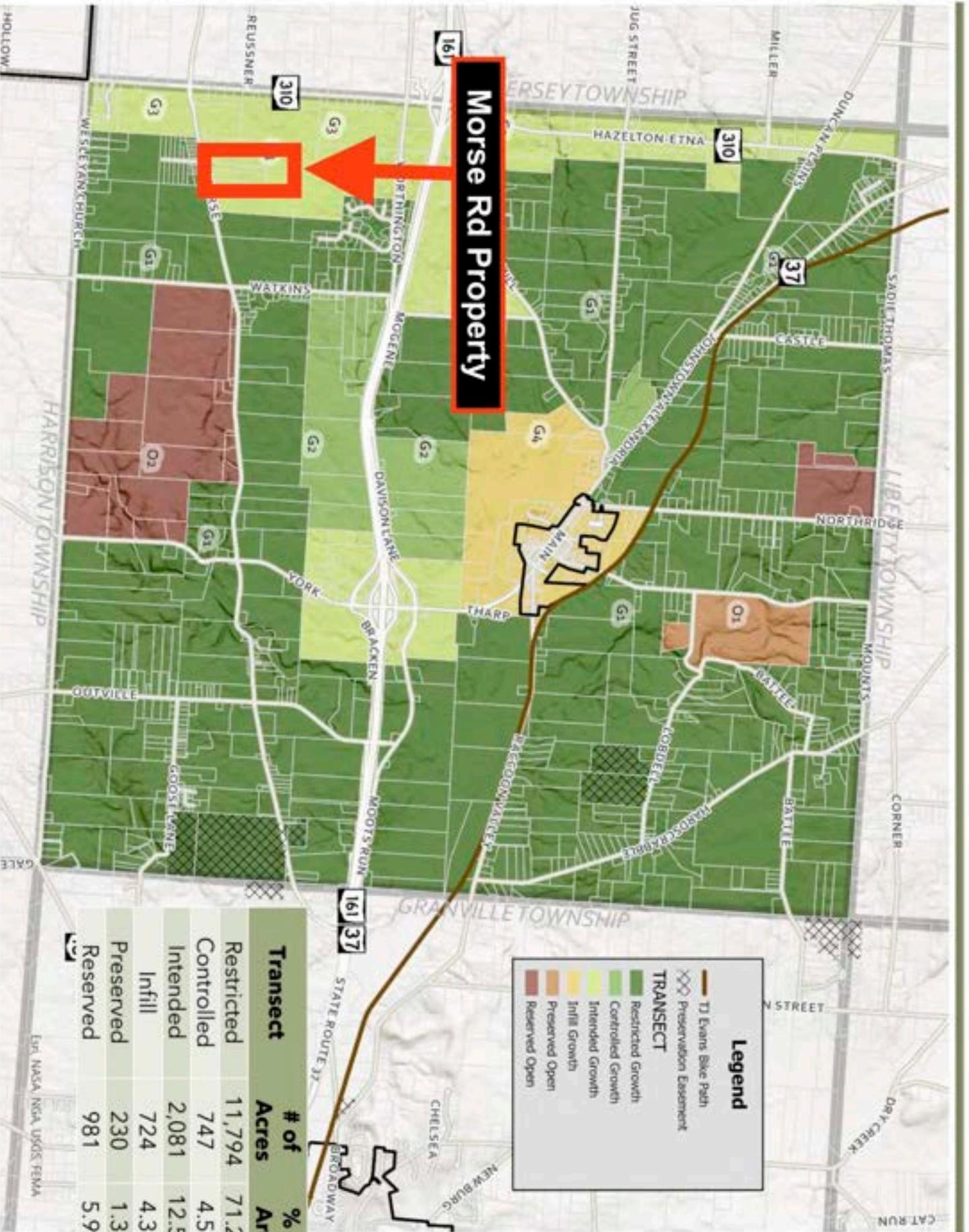
161

MAP 3 FUTURE LAND USE MAP



MAP 14 PROPOSED JOINT ECONOMIC DEVELOPMENT DISTRICT AREA





Legend

- Tj Evans Bike Path
- Preservation Easement

TRANSECT

- Restricted Growth
- Controlled Growth
- Intended Growth
- Infill Growth
- Preserved Open
- Reserved Open

Transect	# of Acres	% of Area
Restricted	11,794	71.23%
Controlled	747	4.51%
Intended	2,081	12.57%
Infill	724	4.37%
Preserved	230	1.39%
Reserved	981	5.92%

Eng. NASA, NGA, USGS, FEMA

