

**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

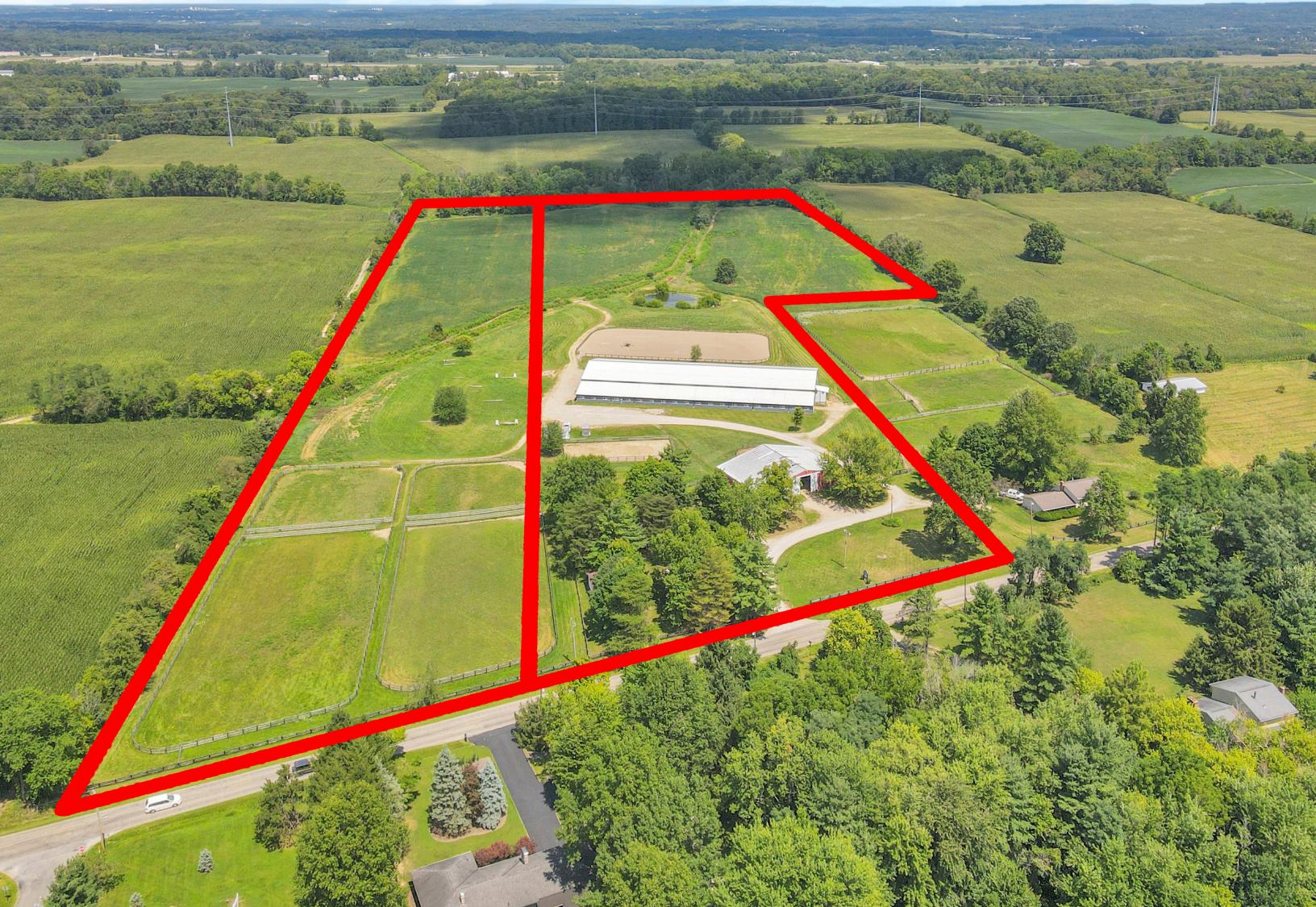
Contact:

Carol Marr
740.616.5749

Debbie Bower
614.496.4477



PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY

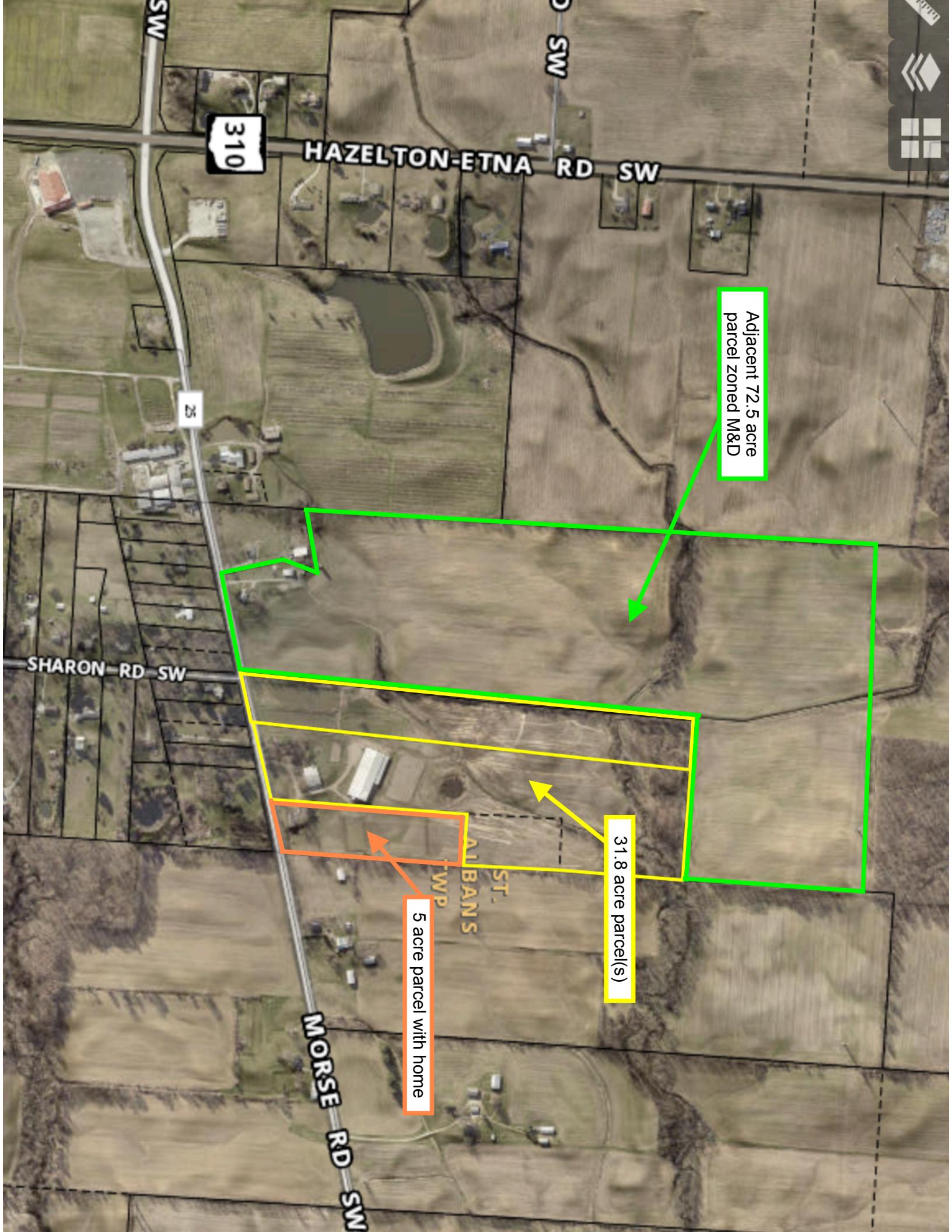


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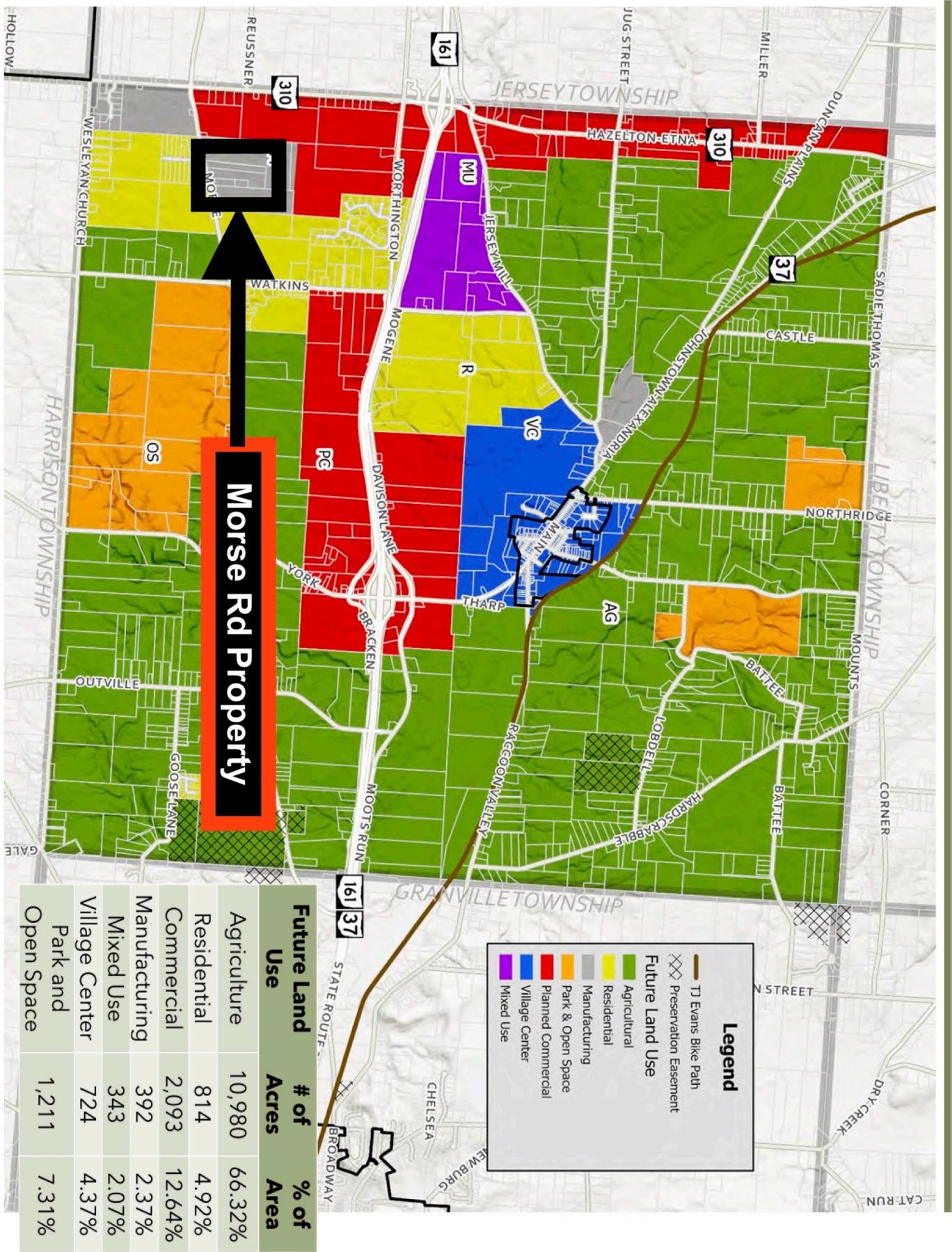
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MARR
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- Just under 32 acres, 626' of road frontage, this property is currently zoned Agricultural and operating as an Equestrian Facility. St Albans Twp Future Land Use map preferred zoning for this 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.

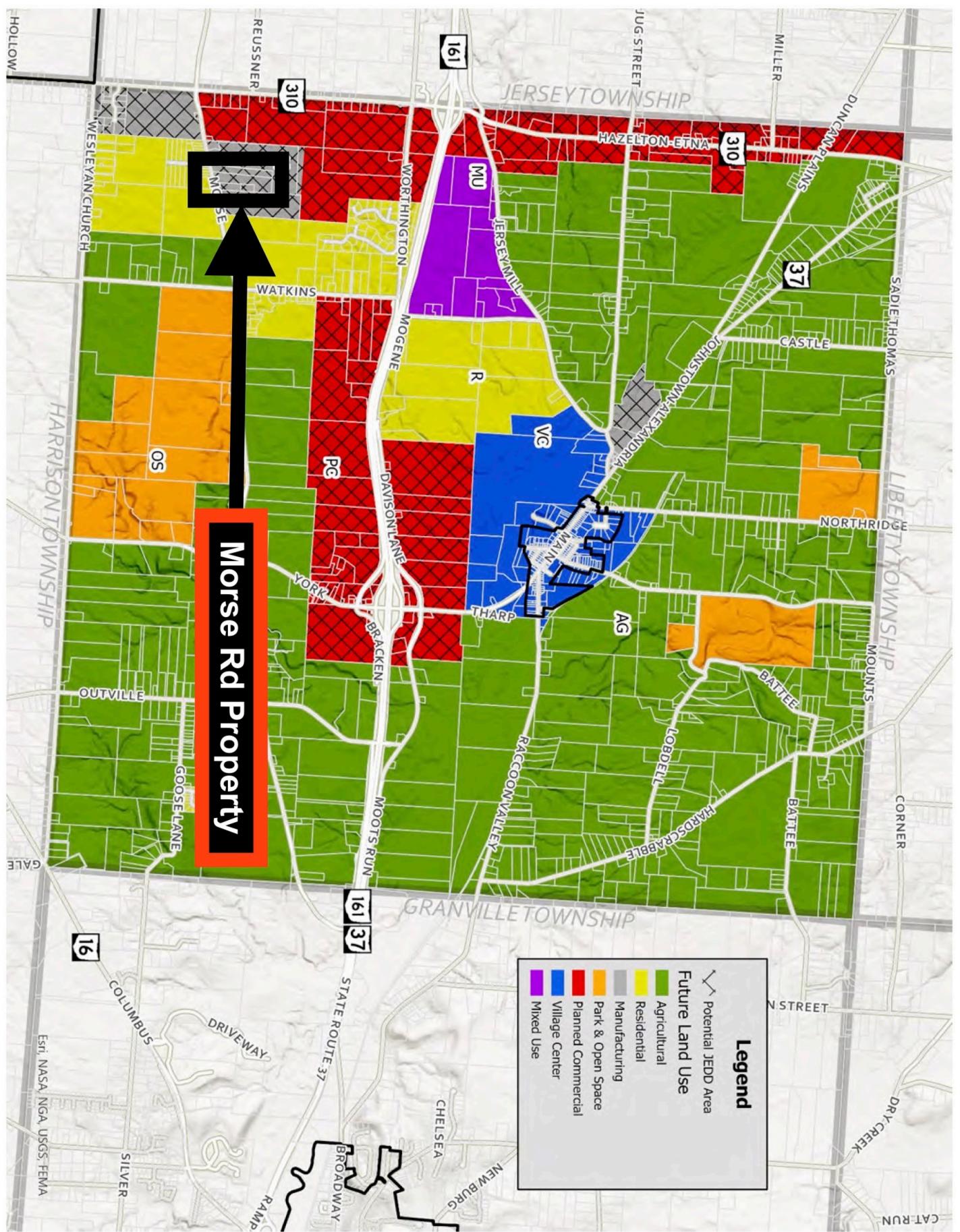




MAP 3 FUTURE LAND USE MAP

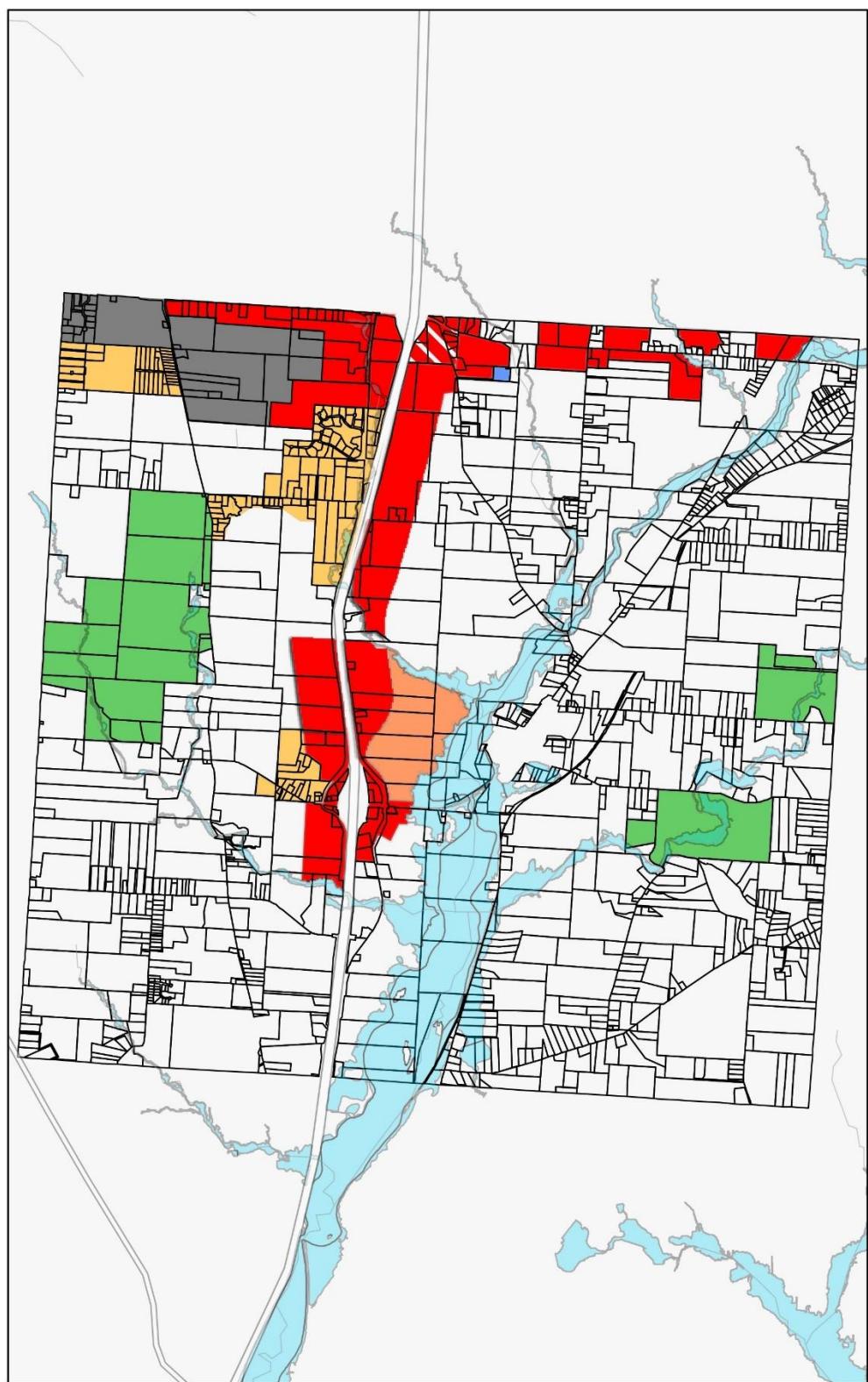


MAP 14 PROPOSED JOINT ECONOMIC DEVELOPMENT DISTRICT AREA



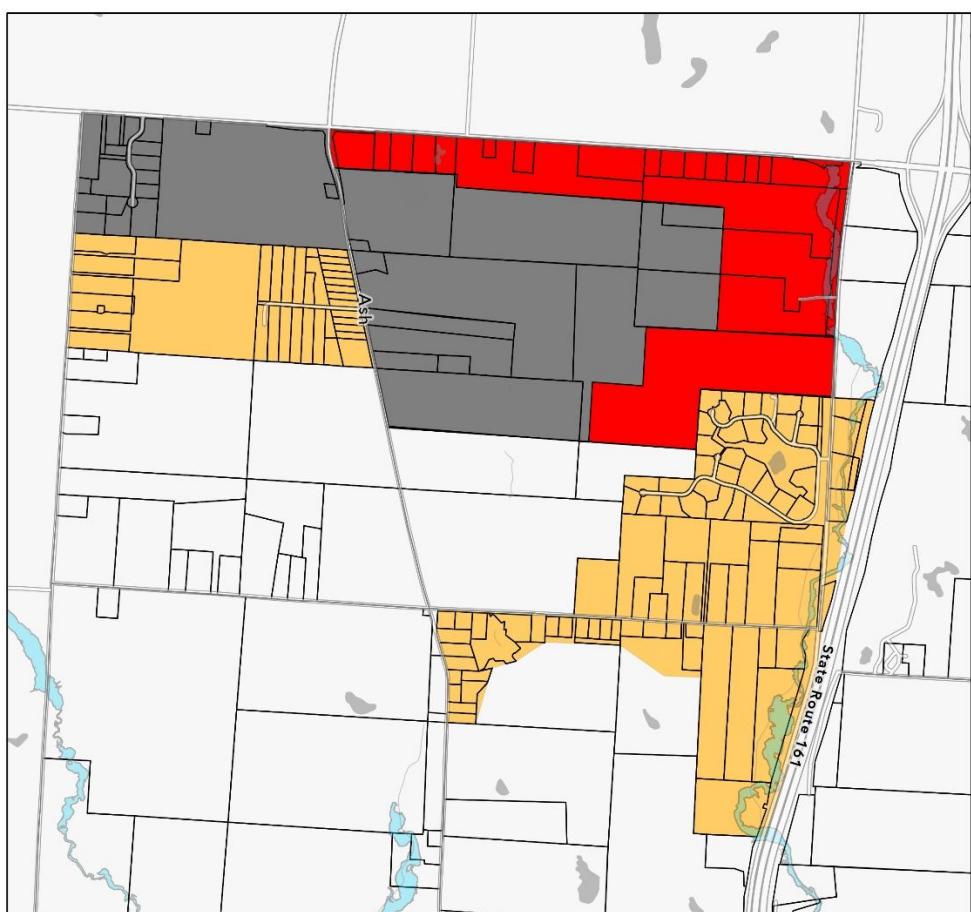
MAP 3 FUTURE LAND USE MAP OVERVIEW (2025 FLUM)

2025 Future Land Use - St. Albans Township

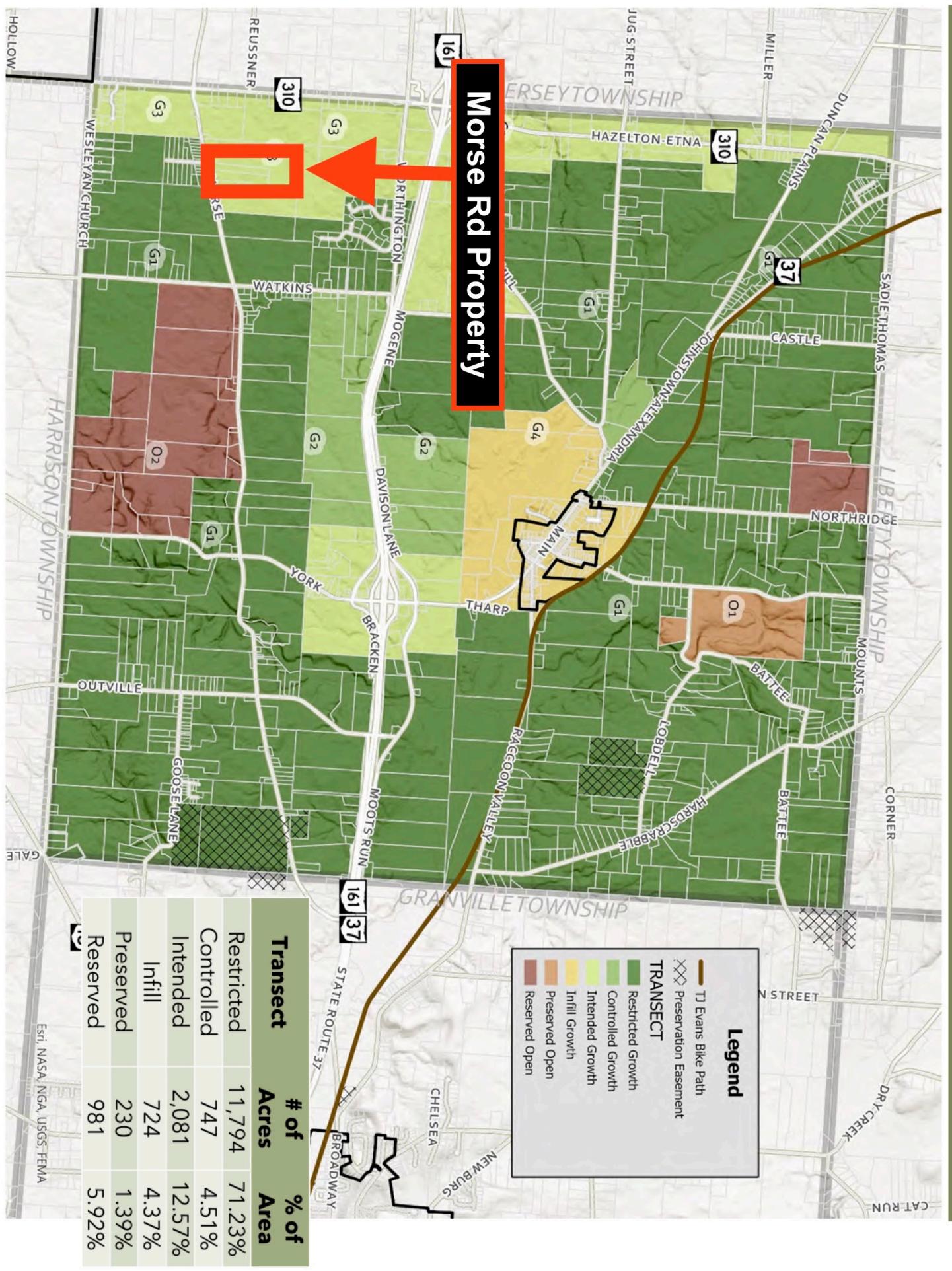


MAP 8 SUB-AREA 5 OVERVIEW

St. Albans Twp. - Sub Area 5 Map



MAP 4 REGIONAL TRANSECT MAP



MAP 5 CURRENT WATER INFRASTRUCTURE

