



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

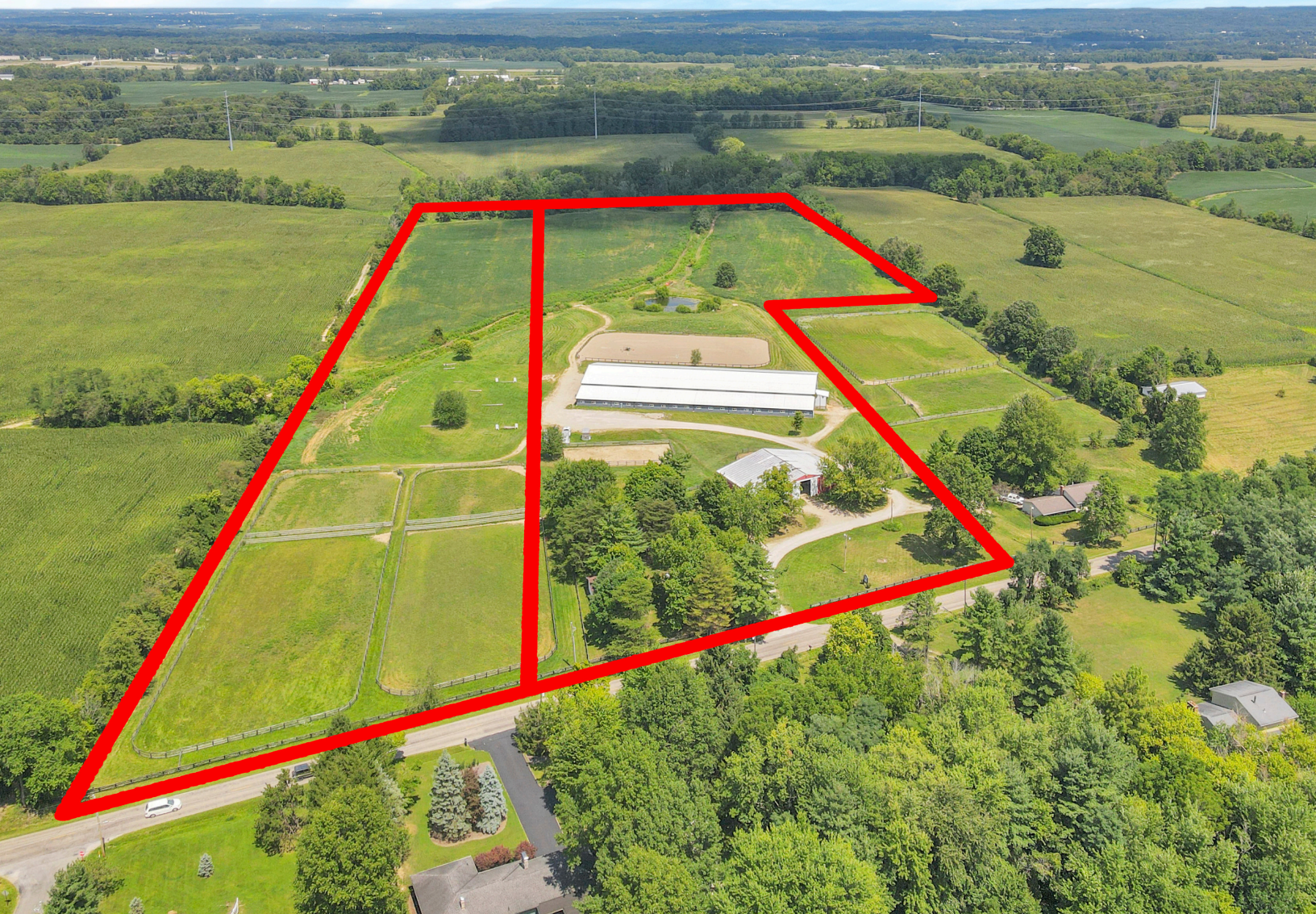
Contact:

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614.496.4477



PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY



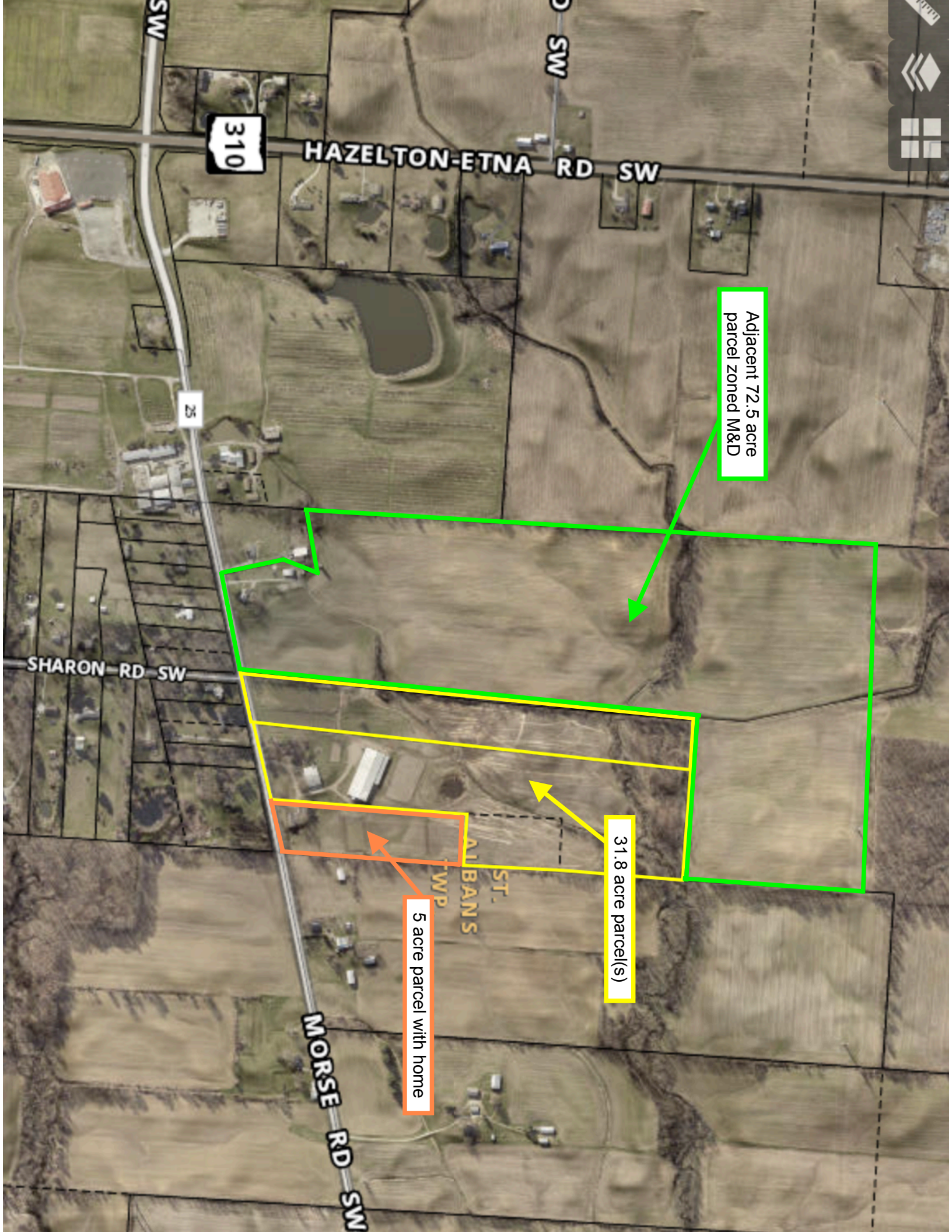
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- Just under 32 acres, 626' of road frontage, this property is currently zoned Agricultural and operating as an Equestrian Facility. St Albans Twp Future Land Use map preferred zoning for this area is Manufacturing, and adjacent 72 acres to the west 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.





Adjacent 72.5 acre
parcel zoned M&D

31.8 acre parcel(s)

5 acre parcel with home

310

HAZELTON-ETNA RD SW

25

SHARON RD SW

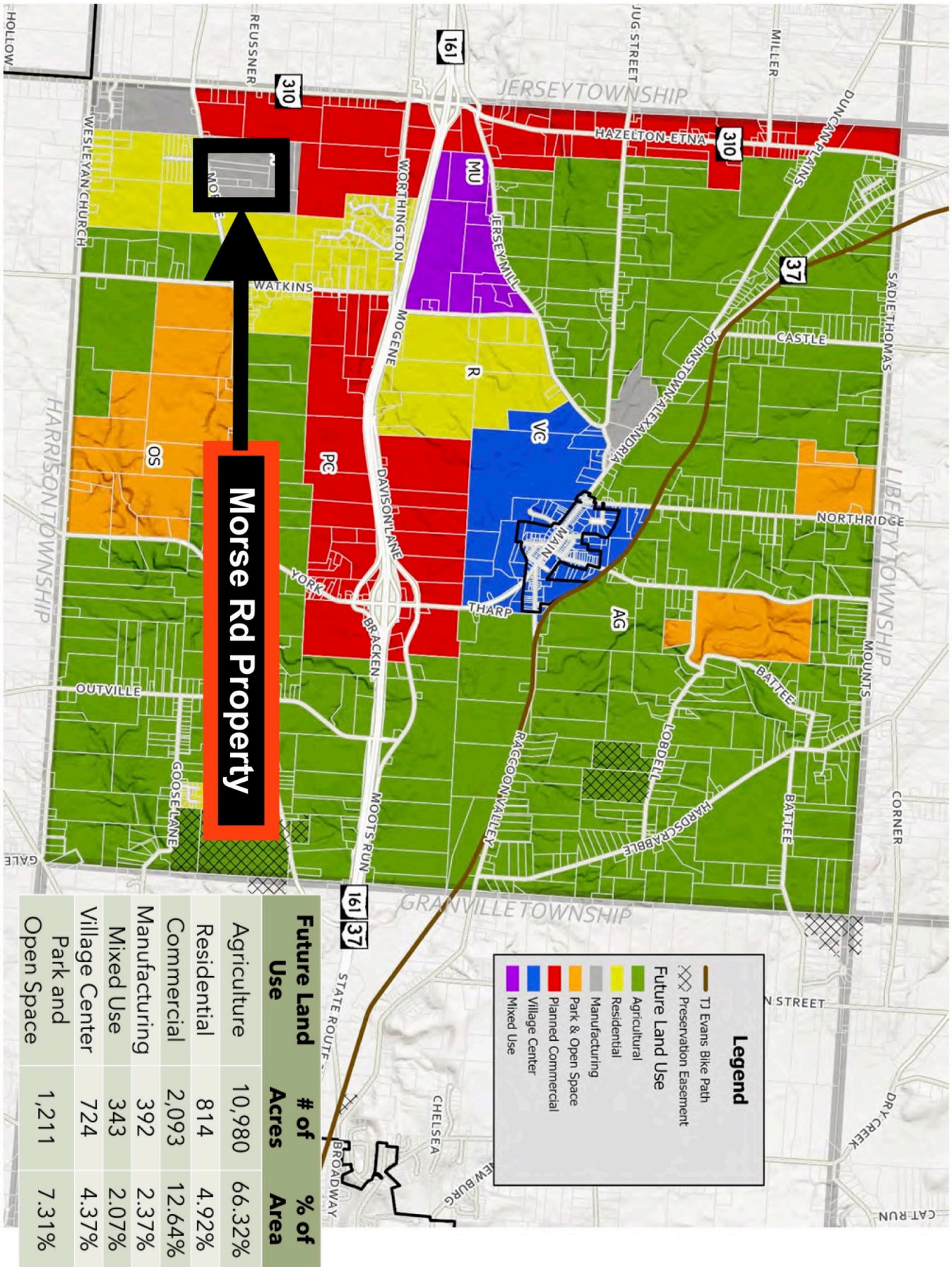
MORSE RD SW

ST.
ALBANS
TWP

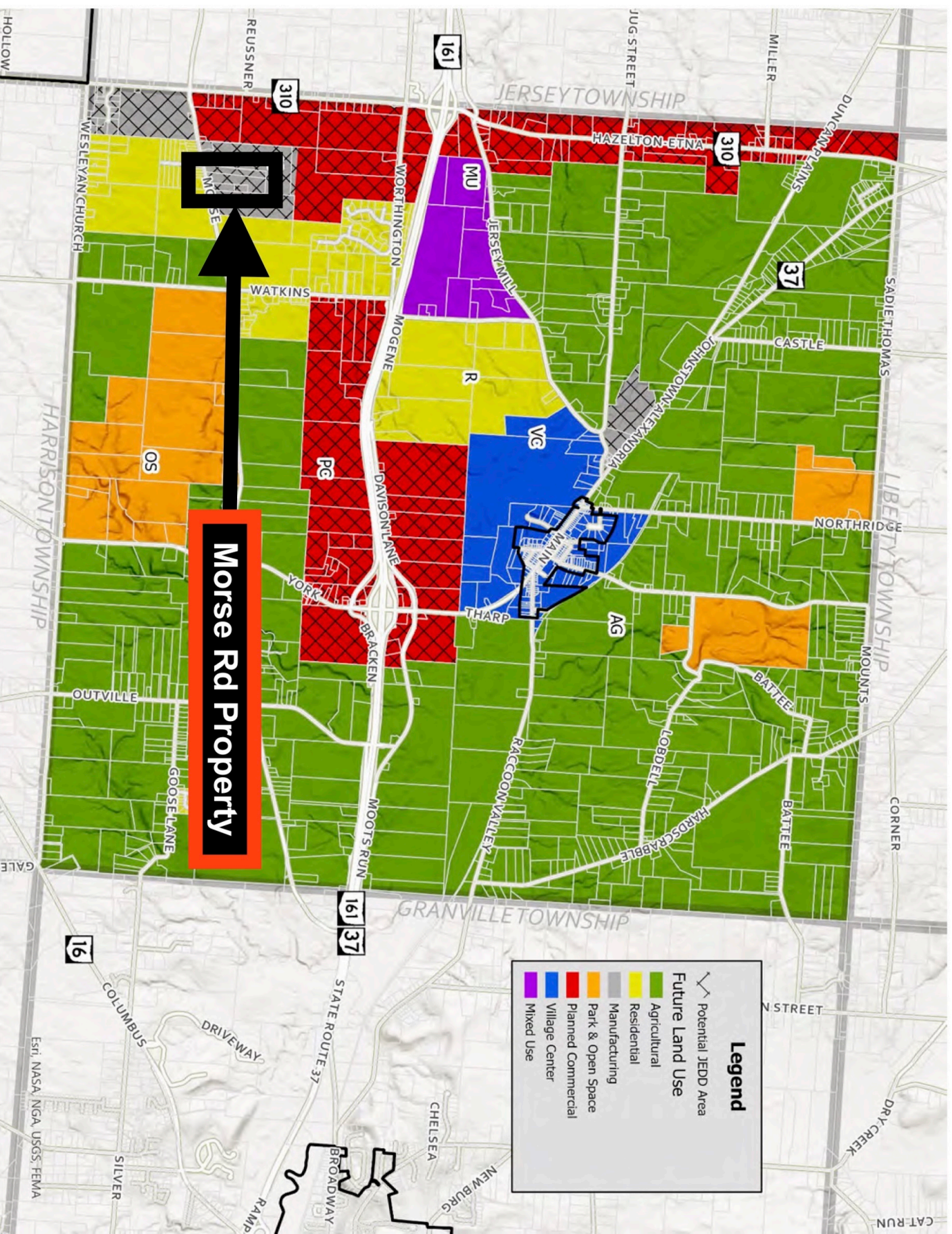


Parcels For Sale

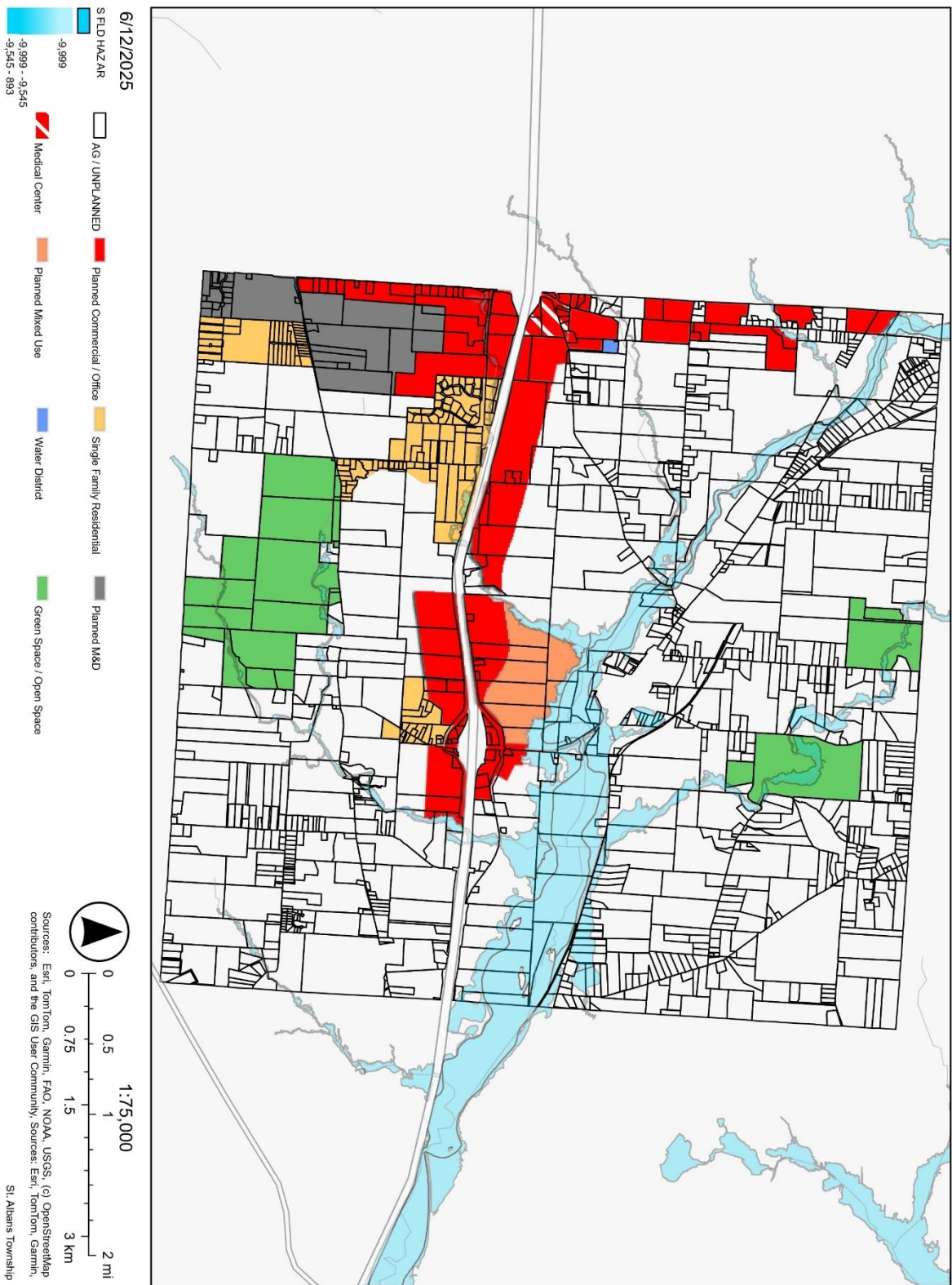
MAP 3 FUTURE LAND USE MAP



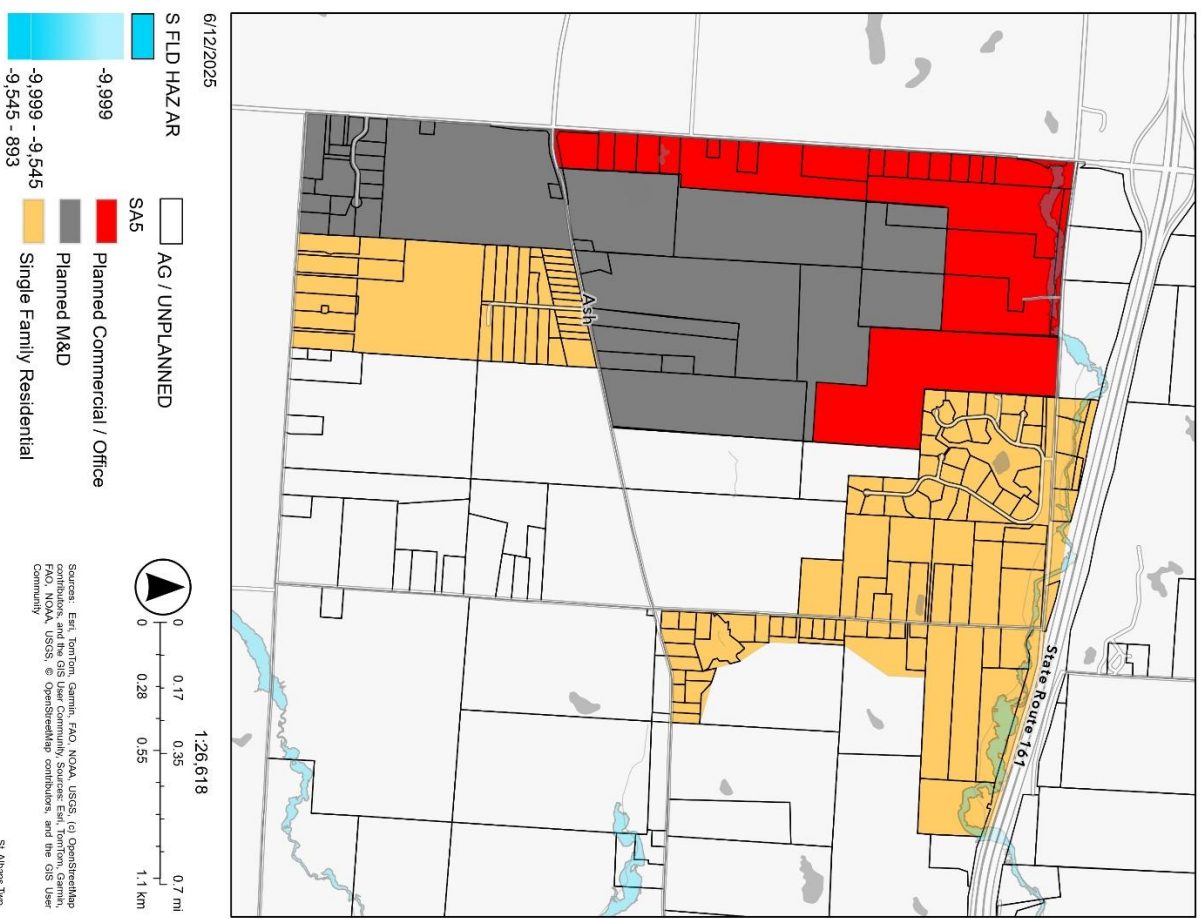
MAP 14 PROPOSED JOINT ECONOMIC DEVELOPMENT DISTRICT AREA

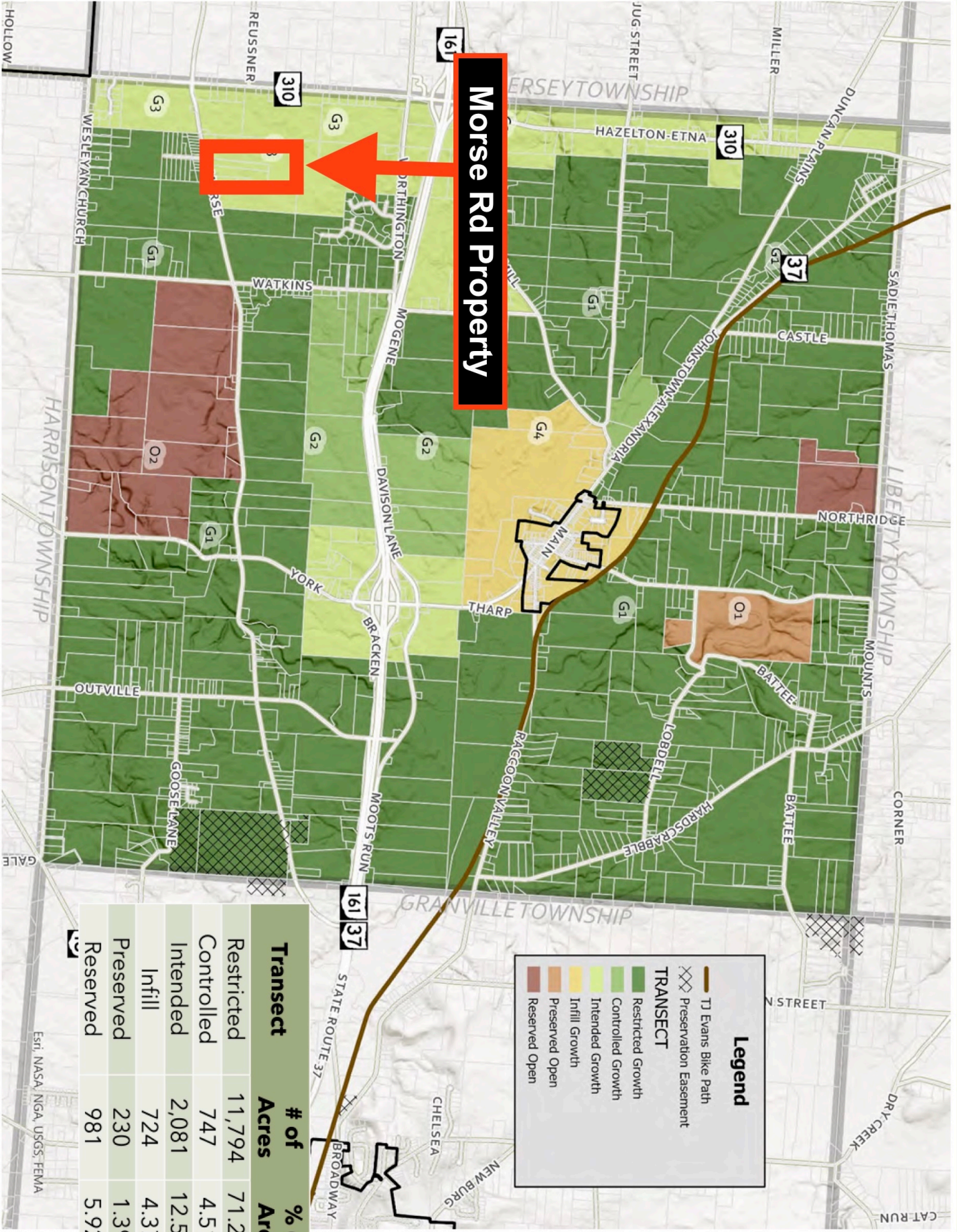


2025 Future Land Use - St. Albans Township



St. Albans Twp. - Sub Area 5 Map





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% |

MAP 5 CURRENT WATER INFRASTRUCTURE

