

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

DEVELOPMENT LAND

Hazelton-Etna Road SW, Etna, OH 43062

COMMERCIAL / MIXED-USE DEVELOPMENT LAND – ETNA, OH
3.72 +/- acres of commercial land for sale along Hazelton-Etna Road SW (SR 310), located between Refugee Road and U.S. Route 40 in Etna Township. The property is zoned PMUD – Planned Mixed-Use Development, allowing flexibility for retail, office, service, or mixed-use development, subject to township approval. The site is adjacent to a future single-family residential development to the west and parkland to the east. Surrounding commercial uses include a new Sheetz, bank, learning center, and car wash. Excellent visibility and access along SR-310, with convenient connections to I-70, Pataskala, and the greater Columbus market. Well positioned for future development in a growing corridor.



Property Highlights

Address:	Hazelton-Etna Road SW Etna, Ohio 43062
County:	Licking
Township:	Etna
PID:	010-016854-00.000
Location:	North of I-70 between US 40 and Refugee Rd SW
Acreage:	3.72 +/- ac
Asking Price:	\$1,004,400
Asking Price/Ac:	\$270,000
Tax 2025:	\$1,517
Zoning:	PMUD - Planned Mixed-Use Development District

* Agent is a partner in the ownership entity and a licensed real estate agent in the State of Ohio

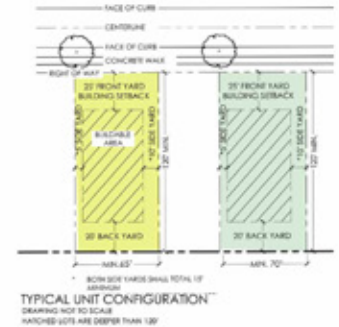


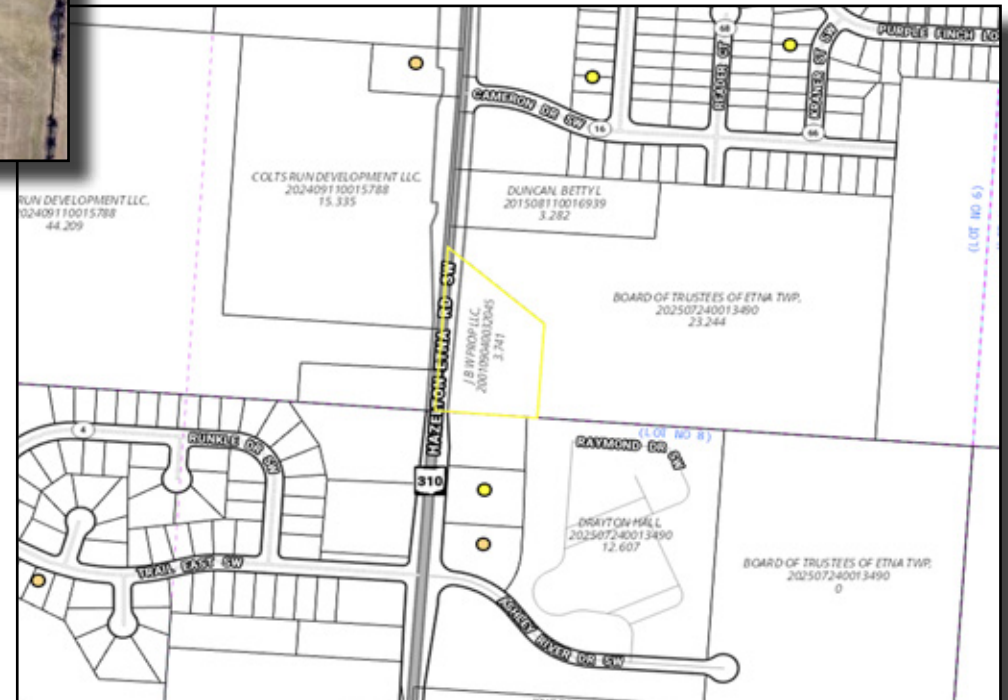
SITE LEGEND

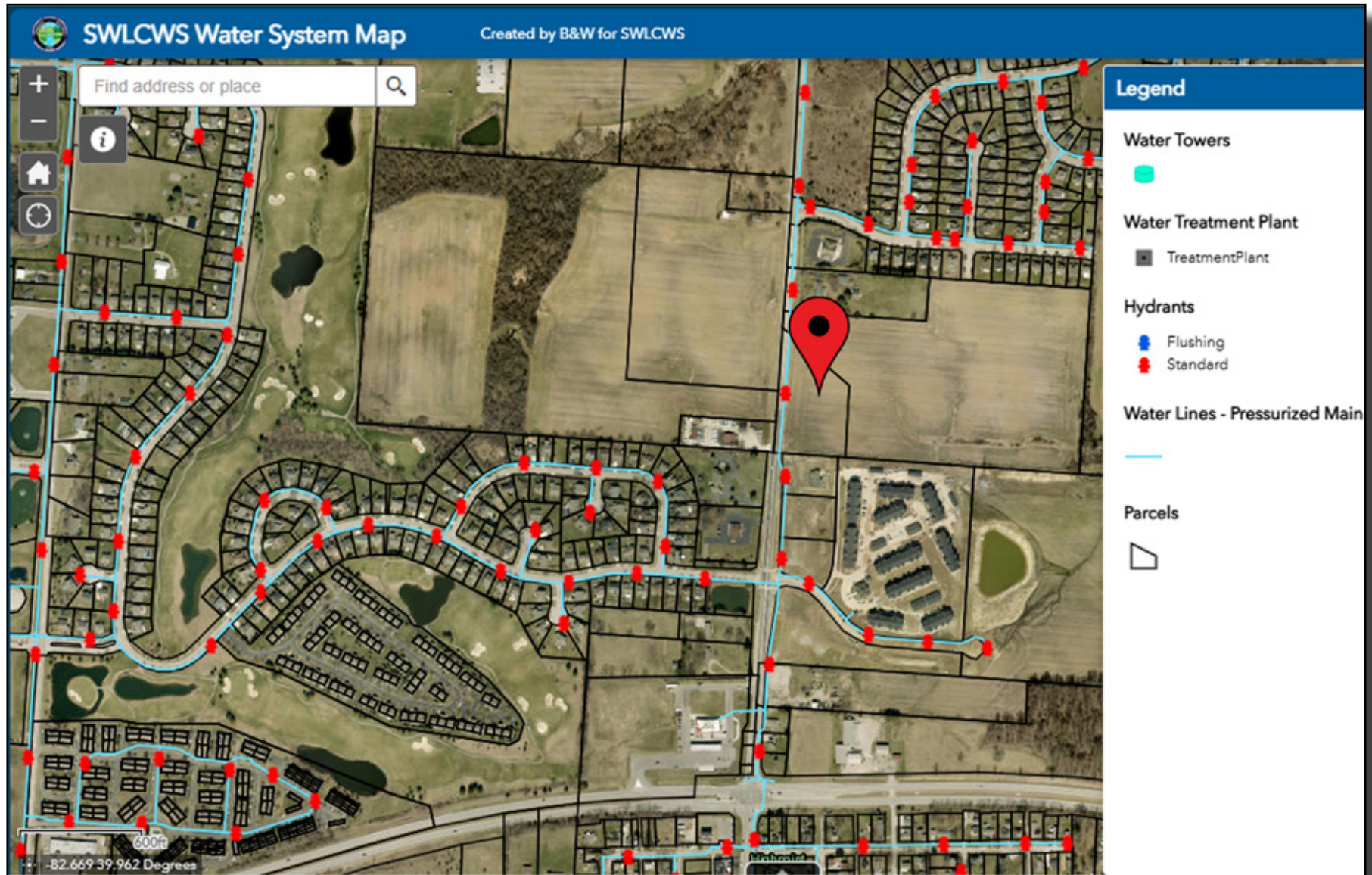
LOT DEPTH	LOT WIDTH
	65' (122 LOTS)
	70' (9 LOTS)
	OPEN SPACE (32.47 ACRES)
	WEST: 8.91 ACRES
	EAST: 8.22 ACRES
	NO-BUILD BUFFER ZONE

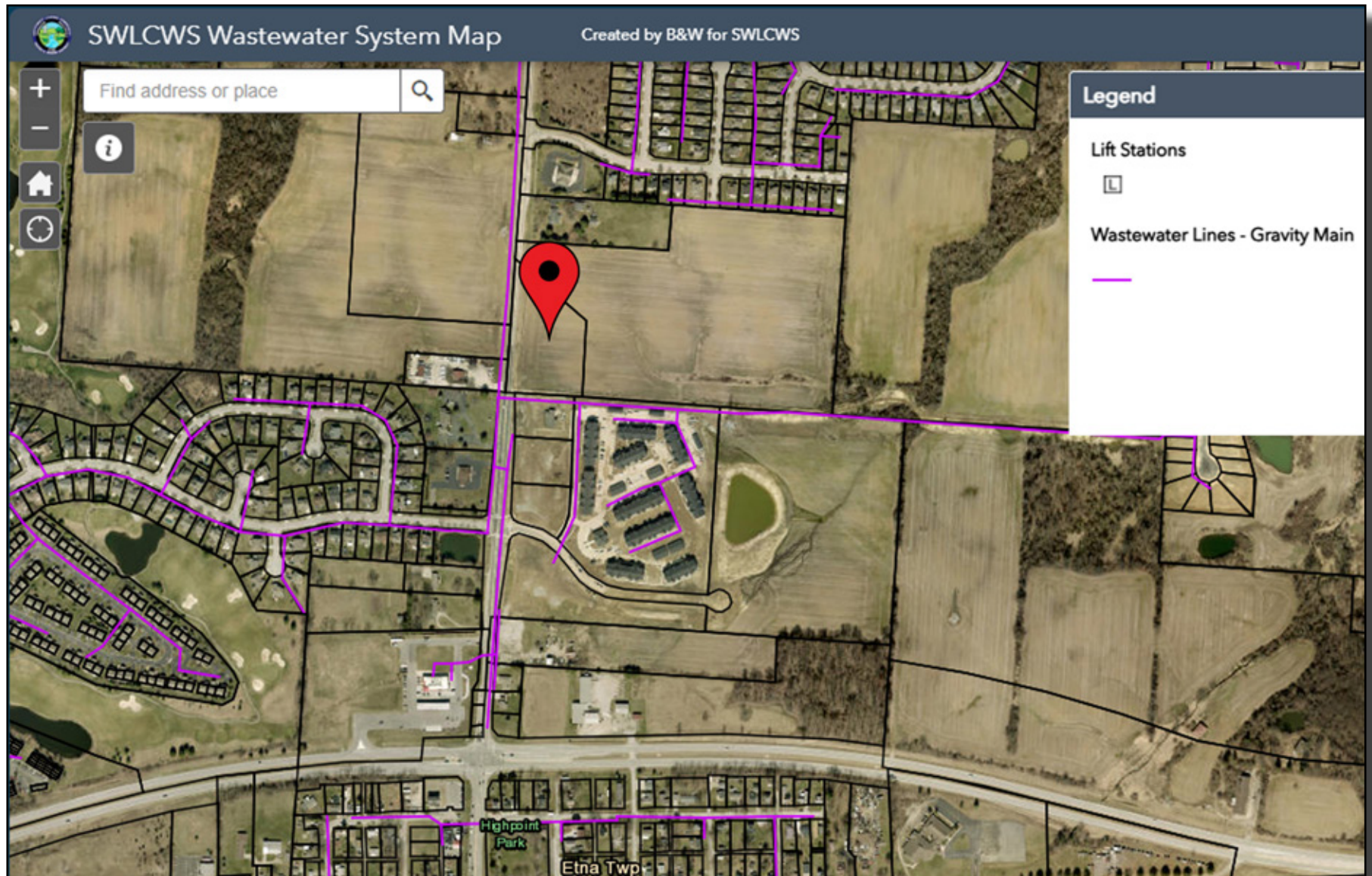
SITE DATA

ACRES	WEST	EAST	TOTAL
	8.91 ACRES	8.22 ACRES	17.13 ACRES
TOTAL NUMBER OF LOTS:	131 LOTS		
OPEN SPACE	WEST: 8.91 ACRES (19.7%)	EAST: 8.22 ACRES	TOTAL: 17.13 ACRES

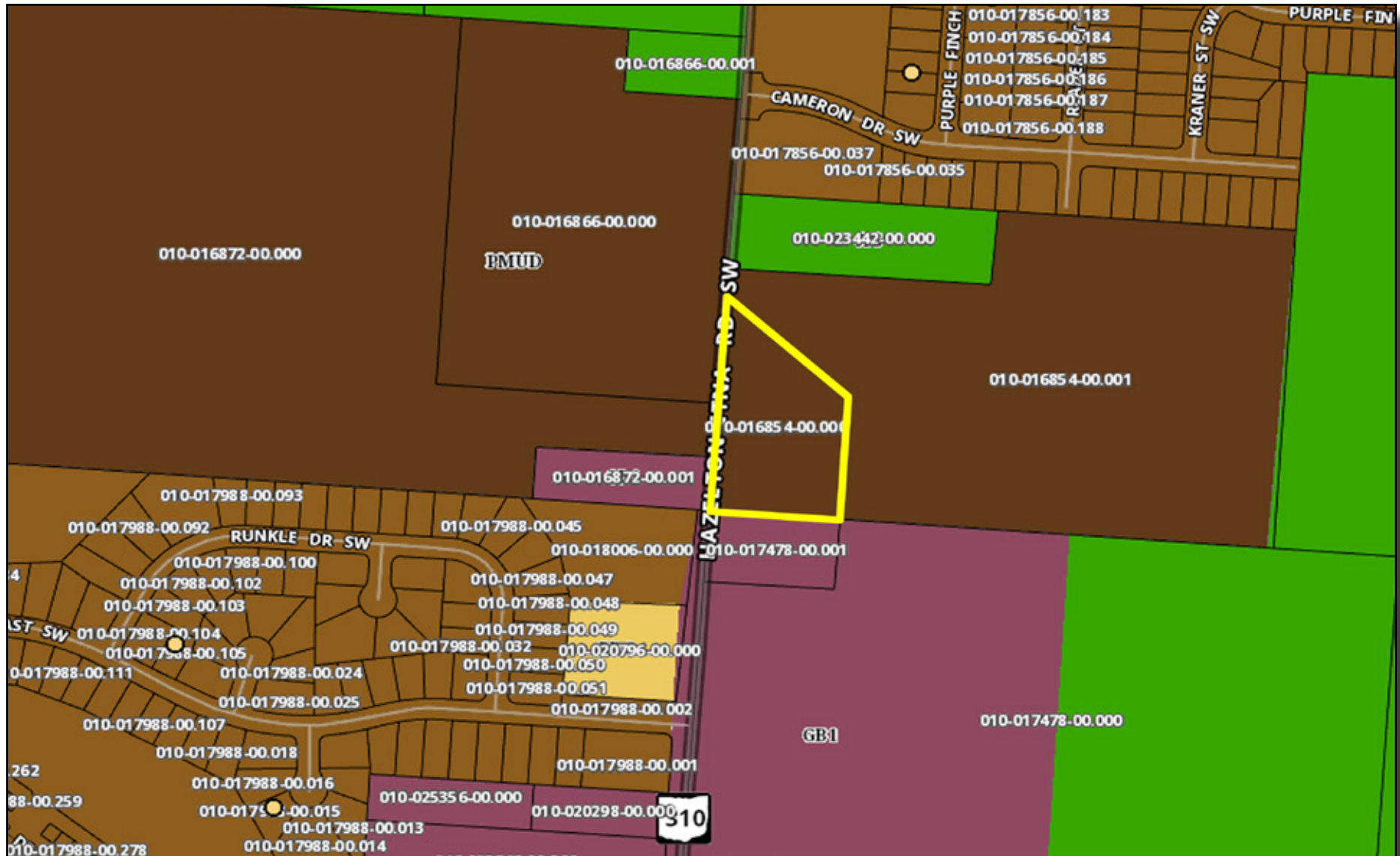




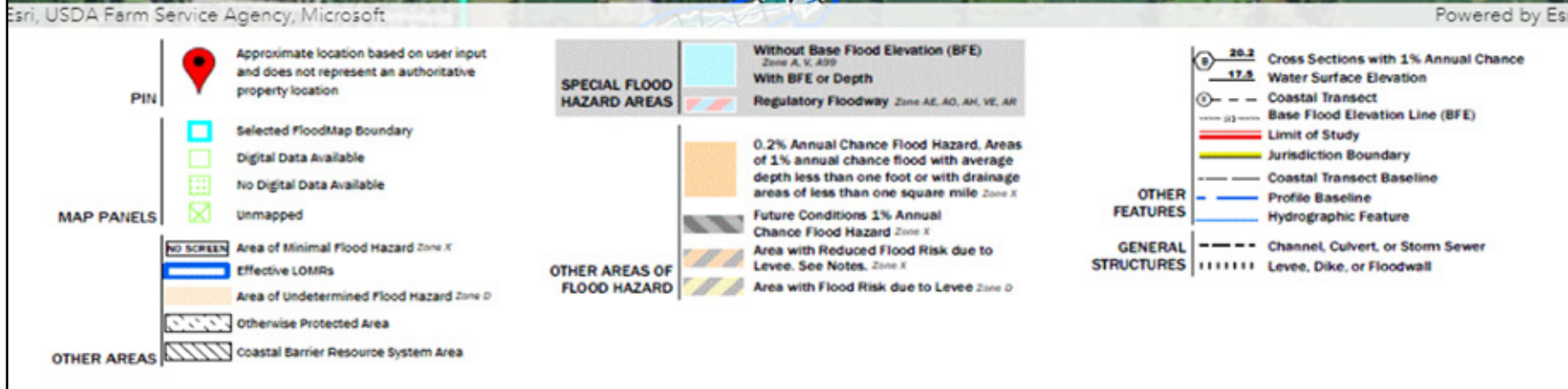
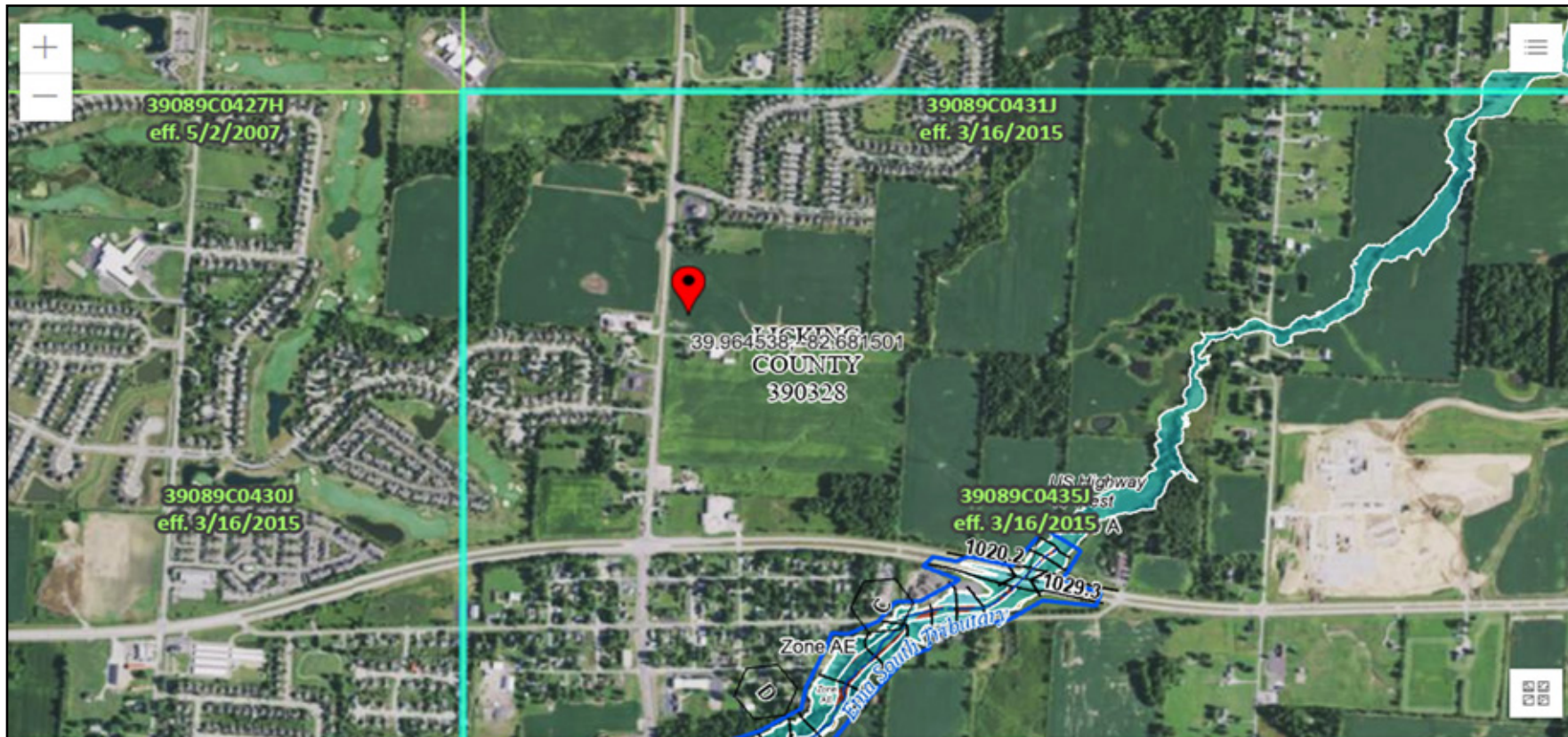




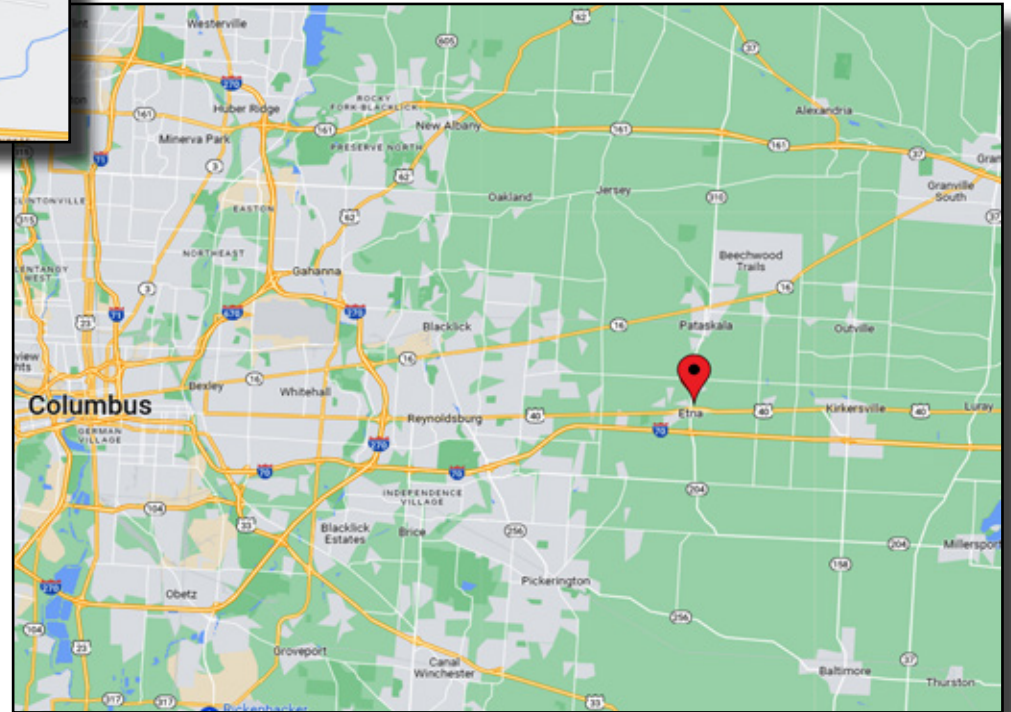
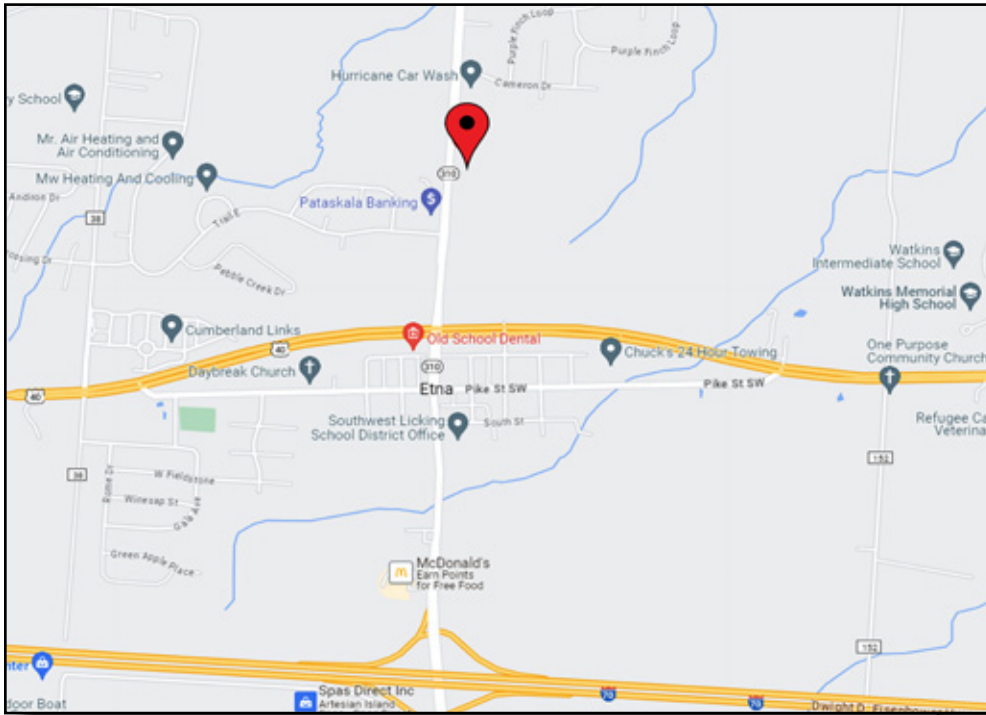




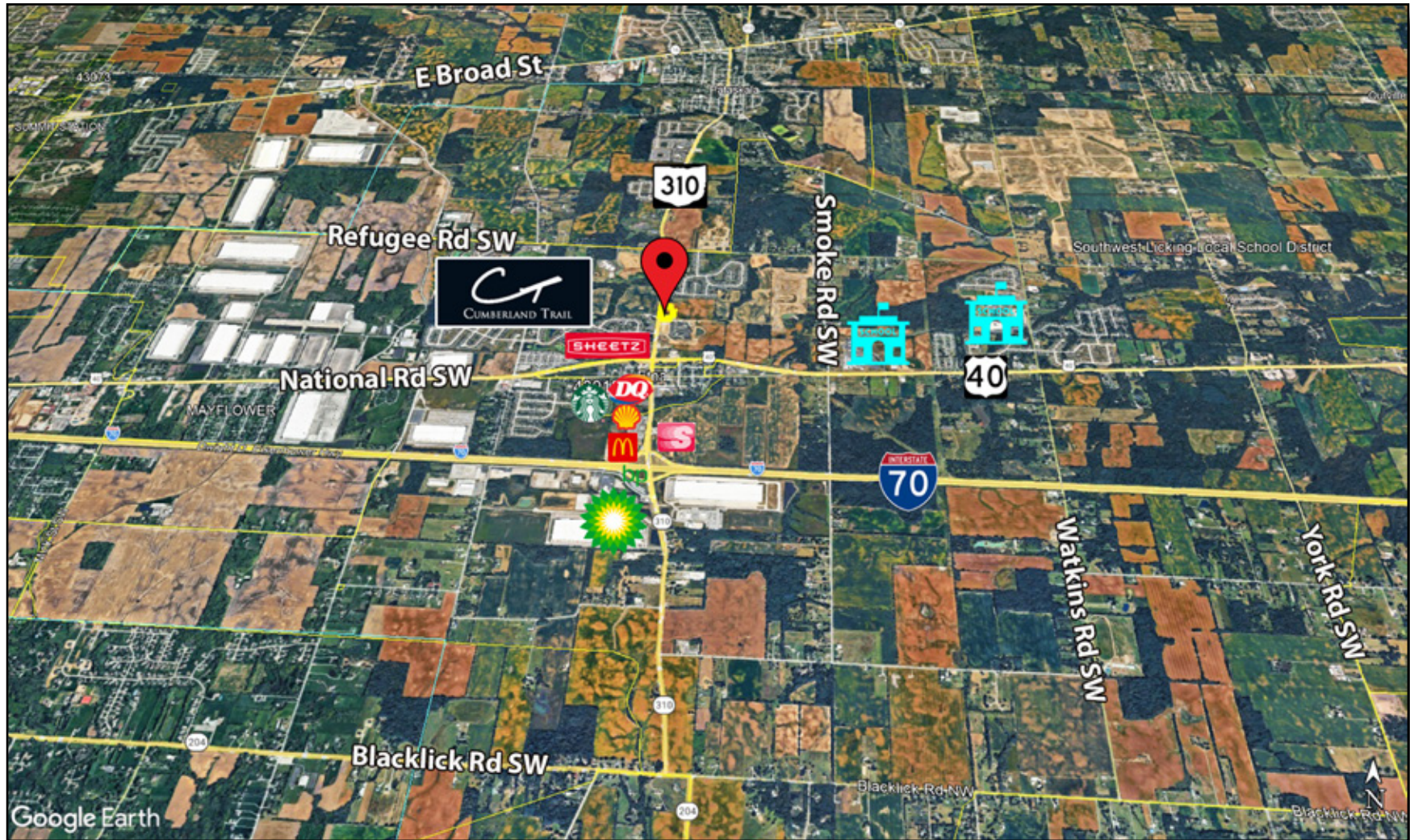
Zoning text available upon request



3.72 +/- ac Commercial Lot
Hazelton-Etna Rd SW, Etna, OH 43062




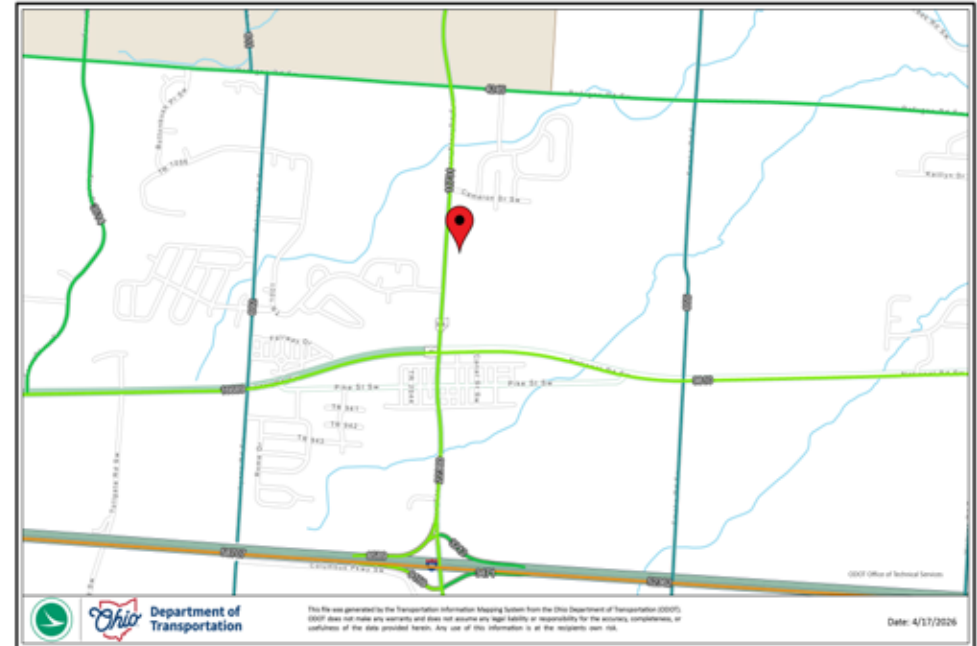
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Great Location!
Easy access to I-70
25 minutes to John Glenn International Airport
and Downtown Columbus

Demographic Summary Report

@ SR 310				
8935 Hazelton Etna Rd, Pataskala, OH 43062				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	3,644	16,324	50,910	
2025 Estimate	3,579	15,876	49,218	
2020 Census	3,578	15,201	46,390	
Growth 2025 - 2030	1.82%	2.82%	3.44%	
Growth 2020 - 2025	0.03%	4.44%	6.10%	
2025 Population by Hispanic Origin				
2025 Population	118	463	1,638	
White	2,801 78.26%	12,738 80.23%	36,080 73.31%	
Black	104 2.91%	638 4.02%	4,159 8.45%	
Am. Indian & Alaskan	1 0.03%	5 0.03%	22 0.04%	
Asian	399 11.15%	1,202 7.57%	4,951 10.06%	
Hawaiian & Pacific Island	1 0.03%	7 0.04%	22 0.04%	
Other	274 7.66%	1,288 8.11%	3,985 8.10%	
U.S. Armed Forces	1	44	53	
Households				
2030 Projection	1,285	5,958	17,904	
2025 Estimate	1,262	5,795	17,316	
2020 Census	1,267	5,565	16,389	
Growth 2025 - 2030	1.82%	2.81%	3.40%	
Growth 2020 - 2025	-0.39%	4.13%	5.66%	
Owner Occupied	963 76.31%	4,432 76.48%	14,415 83.25%	
Renter Occupied	299 23.69%	1,364 23.54%	2,901 16.75%	
2025 Households by HH Income				
Income: <\$25,000	140 11.08%	640 11.05%	1,346 7.77%	
Income: \$25,000 - \$50,000	139 11.00%	778 13.43%	1,755 10.14%	
Income: \$50,000 - \$75,000	273 21.60%	1,019 17.59%	2,864 16.54%	
Income: \$75,000 - \$100,000	103 8.15%	702 12.12%	2,242 12.95%	
Income: \$100,000 - \$125,000	260 20.57%	1,006 17.36%	2,764 15.96%	
Income: \$125,000 - \$150,000	94 7.44%	501 8.65%	1,791 10.34%	
Income: \$150,000 - \$200,000	196 15.51%	688 11.87%	2,239 12.93%	
Income: \$200,000+	59 4.67%	480 7.94%	2,313 13.36%	
2025 Avg Household Income	\$100,419	\$104,511	\$122,707	
2025 Med Household Income	\$94,417	\$91,381	\$104,070	



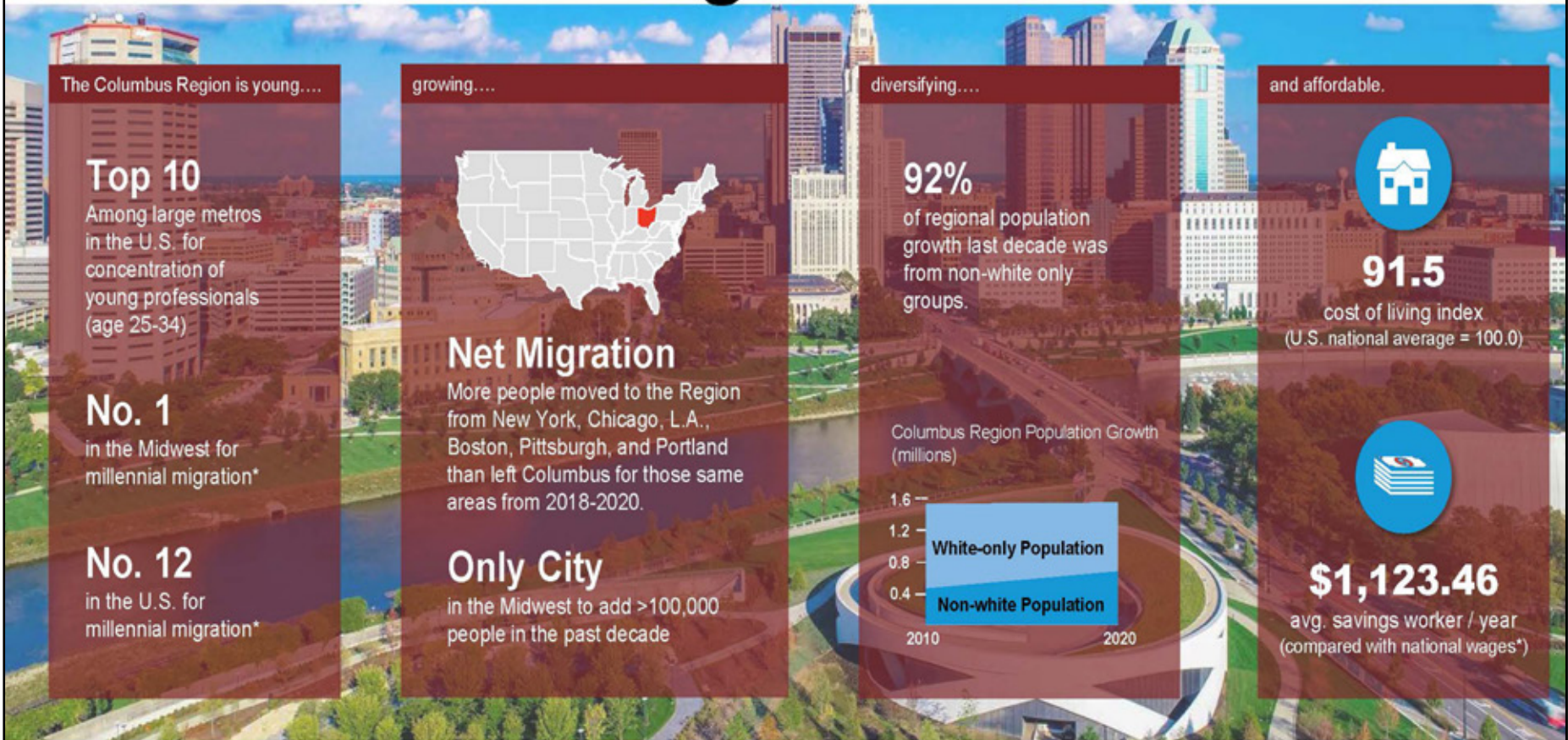
Traffic Count Report

@ SR 310							
8935 Hazelton Etna Rd, Pataskala, OH 43062							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Hazelton-Etna Rd SW	Cameron Dr	0.04 N	2024	11,403	MPSI	.10	
2 Hazelton-Etna Rd SW	Cameron Dr	0.04 N	2025	11,426	MPSI	.10	
3 Hazelton-Etna Rd SW	TriE	0.08 N	2024	13,318	MPSI	.28	
4 Hazelton-Etna Rd SW	TriE	0.08 N	2025	13,200	MPSI	.28	
5 National Road	Hazelton-Etna Rd SW	0.05 W	2025	10,383	MPSI	.39	
6 National Rd	Canal St	0.05 W	2024	9,881	MPSI	.40	
7 US-40	Canal St	0.05 W	2020	9,187	AADT	.40	
8 National Road	Canal St	0.05 W	2020	10,248	MPSI	.40	
9 Hazelton-Etna Road Southwest	Refugee Rd SW	0.09 N	2025	10,975	MPSI	.40	
10 Hazelton-Etna Road Southwest	Columbus St	0.02 N	2025	21,645	MPSI	.46	



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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