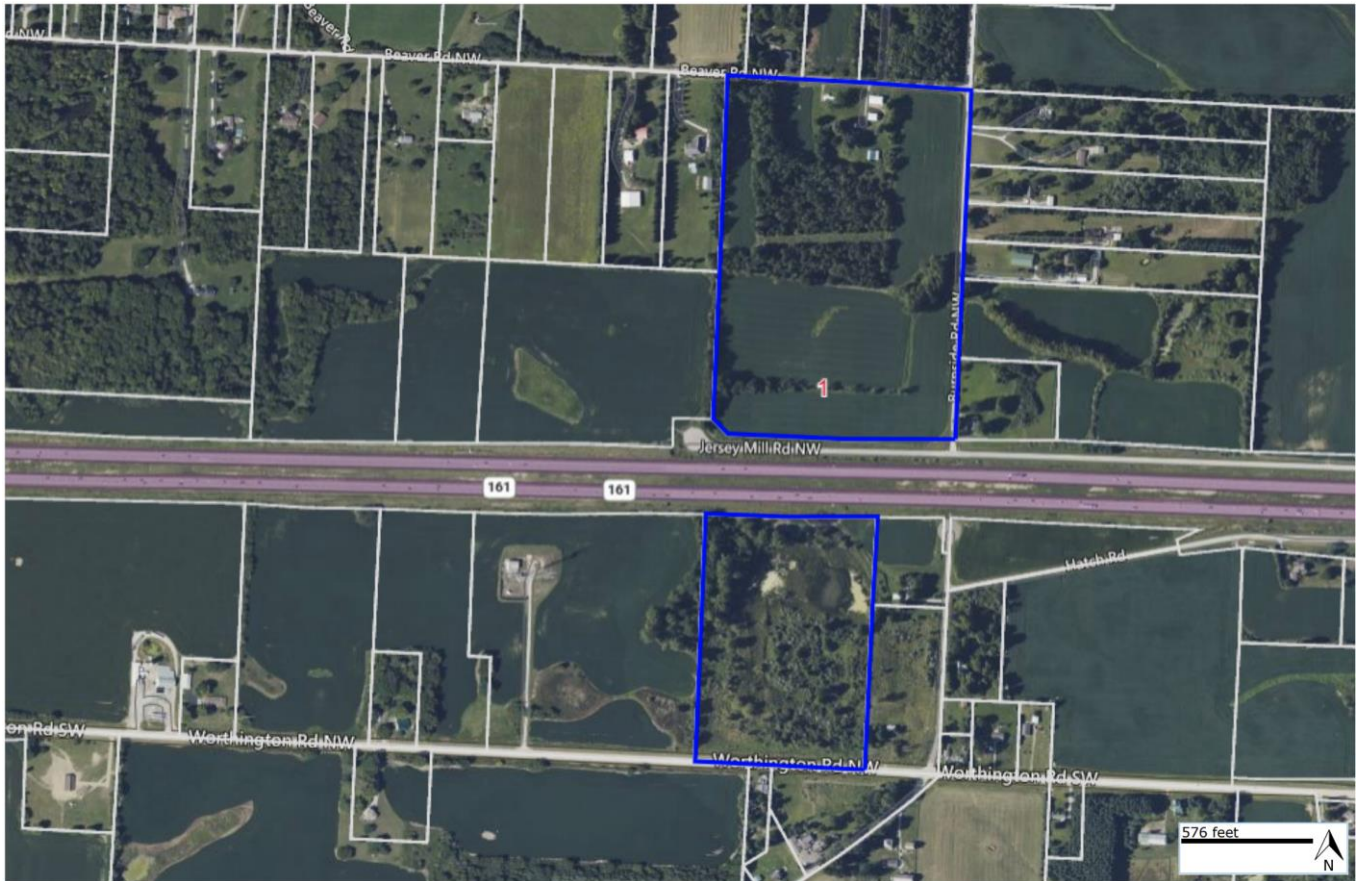


**FOR SALE**



## **56.32 +/- Acres – Currently Zoned Residential/Farm**

**Future Jersey Township Land Use Designation:  
North of 161 (37+/- Acres) – Innovation Employment**



**South of 161 (19+/- Acres) – Commercial Professional Office**

**Total Asking Price: ~~\$6,500,000~~ **\$5,900,000****

**10621 Beaver Road NW, Pataskala OH**

Tim Weber | [timweber@hannacre.com](mailto:timweber@hannacre.com) | 614.374.5600

Greg Hrabcak | [greghrabcak@hannacre.com](mailto:greghrabcak@hannacre.com) | 614.374.5600

<b>Asking Price:</b>	<b>\$6,500,000</b>
<b>Total Acreage:</b>	<b>56.32 +/- Acres</b>
<b>Road Frontage:</b>	<b>1,000' +/- (161 northern land)</b>
<b>Road Frontage:</b>	<b>750' +/- (161 southern land)</b>
<b>Address:</b>	<b>10621 Beaver Rd. NW, Pataskala OH</b>
<b>City/Township:</b>	<a href="#"><u>Jersey Township, Licking County, Ohio</u></a>
<b>Municipality:</b>	<b>Pataskala</b>
<b>County:</b>	<b>Licking</b>
<b>Tax Parcel Number(s):</b>	<b>036-110334-00.000</b>
<b>Tax District:</b>	<b>036 – Jersey T-Nridge LSD</b>
<b>School District:</b>	<b>Northridge LSD</b>
<b>Traffic Count:</b>	<b>36,000 +/- (161)</b>
<b>Current Site Zoning:</b>	<b>Residential</b>
<b>Current Land Use:</b>	<b>111 – CAUV general farm</b>
<b>Planning &amp; Zoning:</b>	<a href="#"><u>Zoning Department - Jersey Township</u></a>
<b>Comprehensive Plan:</b>	<a href="#"><u>Comprehensive Plan Adopted 5.1.23</u></a>
<b>Future Land Use (N):</b>	<b>Innovation Employment</b>
<b>Future Land Use (S):</b>	<b>Commercial Professional Office</b>
<b>Intel Info:</b>	<a href="#"><u>WELCOME INTEL!</u></a>



### Jersey Township

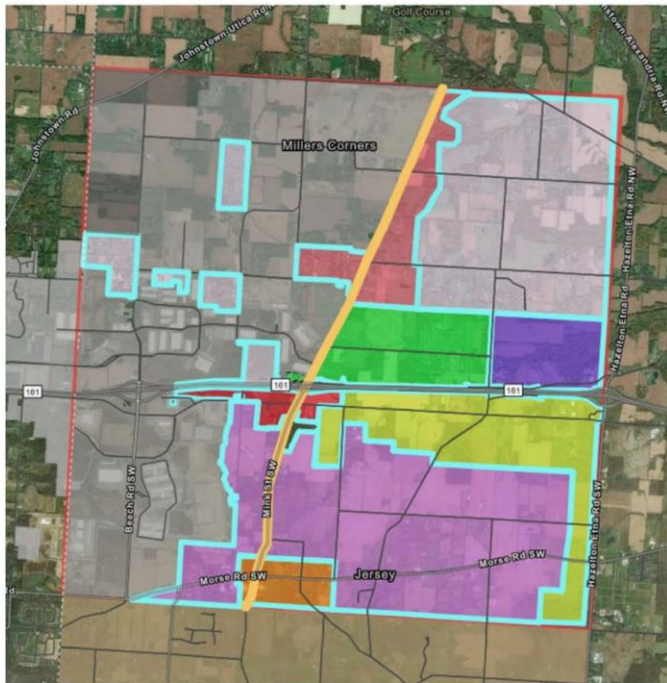
Established in 1820, Jersey Township is located on the western edge of Licking County. The township is defined by a largely rural and agricultural development pattern that is interspersed by large lot, single-family homesites (25% of the total). Over 70% of the township area participates in the Current Agricultural Use Valuation (CAUV) program for tax purposes. In 2020, the township had a population of 2,557 and a land area of 27.2 square miles, which contains a portion of the City of New Albany within its boundaries. The Intel development is located within the township and a significant portion has been annexed into New Albany.



# 10621 Beaver Rd. NW, Pataskala OH

## Future Land Use Plan

### Jersey Township Future Land Use Map



The map above shows several use categories. First are the uses in the recently approved overlay, which are as follows:

- Innovation Employment – This district allows technologically advanced manufacturing, research, and design.
- Commercial Professional Office – This district allows small to medium-sized offices and retail, commercial, residential, and senior housing.
- Mixed Use – This district allows a variety of mixed uses, including residential, commercial, and office. It can include multiple uses in a single building.





### SR 161 and Worthington Road Corridor Overlay District (WCOD)

Jersey Township – Worthington Corridor Overlay District

**Section 14.05.F.1** Within the individual subareas of the Worthington Corridor Overlay District, the following uses shall be permitted within the subarea as noted with an “X” when developed in strict compliance with the approved Development Plan and the standards of this Resolution. The precise use or type of use of the tract shall be specified in the plan as submitted and approved. No change in approved use shall be permitted without obtaining approval of a new/ revised Development Plan.

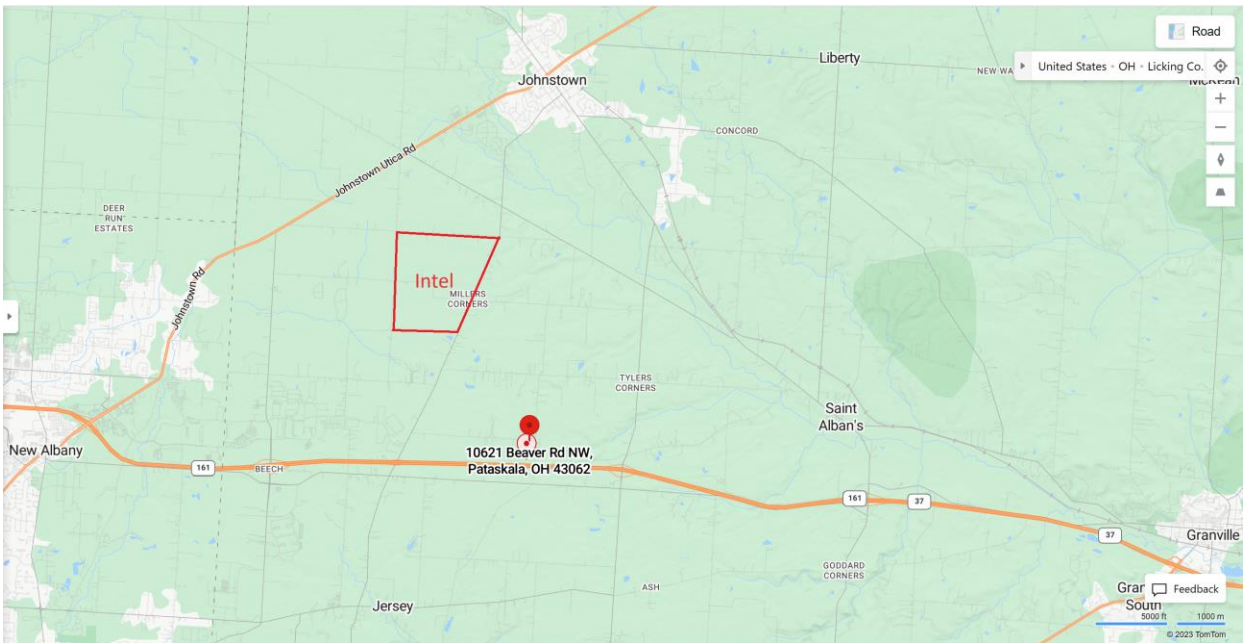
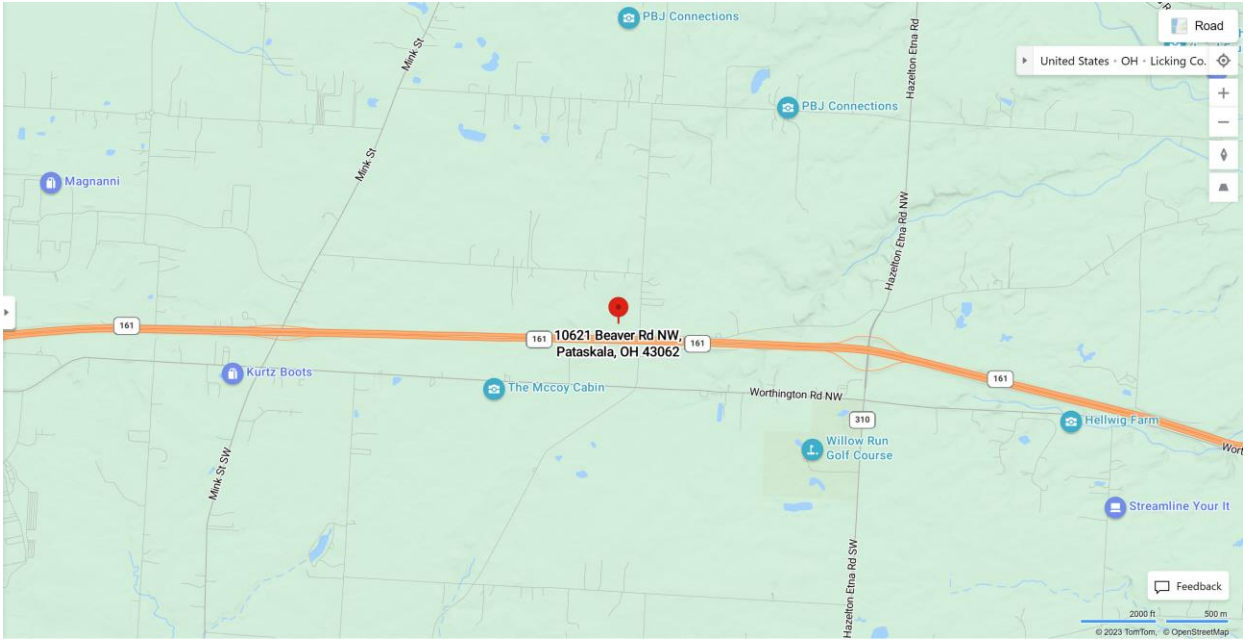
Uses	CPO	MU	IE*
Advanced Manufacturing			X
Assisted Living Facilities	X	X	X
Automobile Oriented Uses -No oil changing facilities	X		X
Bank, with Automobile Oriented Uses	X		X
Bank, without Automobile Oriented Uses	X	X	X
Bed and Breakfast Establishments	X	X	
Beverage Sales, Alcoholic	X	X	X
Beverage Sales, Micro Brewery	X	X	X
Brewery			X
Business, Retail Small (No Automobile Oriented Uses)	X	X	X
Business, Retail Medium	X		X
Business, Retail Large	X		X
Commercial Recreational Facilities, Small	X	X	X
Commercial Recreational Facilities, Large	X		X
Commercial Recreational, Outdoor	X		X
Communication Facilities and Utility Sub Stations	X		X
Commercial Residential	X	X	X
Data Processing Centers			X
Day Care Centers	X	X	X
Equipment Repair, Small			X
Equipment Repair, Large			X
Flex Office – Warehouse			X
Flex-Retail/Office Small Warehouses	X	X	X
Flex Office - Laboratory/Research/Development	X		X
Food Cart	X	X	X
Food Trailer	X	X	X
Health Care Facilities	X		X
Home Occupations	X	X	X
Hotels and Motels	X	X	X
Institutional - Art Galleries, Libraries, and other similar uses	X	X	X
Logistics (No Truck Service Centers)			X
Maker Space, Small (Entrepreneurial Centers)	X	X	X
Maker Space, Large (Entrepreneurial Centers)			X
Manufacturing			X
Mixed Use Buildings (see definitions)	X	X	X
Movie Theater		X	
Nursery School	X	X	X
Nursing Home	X	X	X
Offices, Small administration, business, medical or professional	X	X	X
Offices, Large administration, business, medical or professional	X		X
Outdoor Service Facilities	X	X	X
Park, Neighborhood	X	X	X
Park, Community or Regional	X	X	X
Personal Services	X	X	X
Pet Grooming Services	X	X	X
Places of Assembly, Small	X	X	X
Places of Assembly, Large	X		X
Research and Development			X
Residential Facility, Large	X		
Restaurants with Auto Oriented Use	X		X
Restaurants without Auto Oriented Use	X	X	X
School, Technical and Post Secondary	X		X
Wineries	X	X	X

\*All uses in the IE Subarea must comply with Sections 16.16 – 16.26 of this Resolution



# 10621 Beaver Rd. NW, Pataskala OH

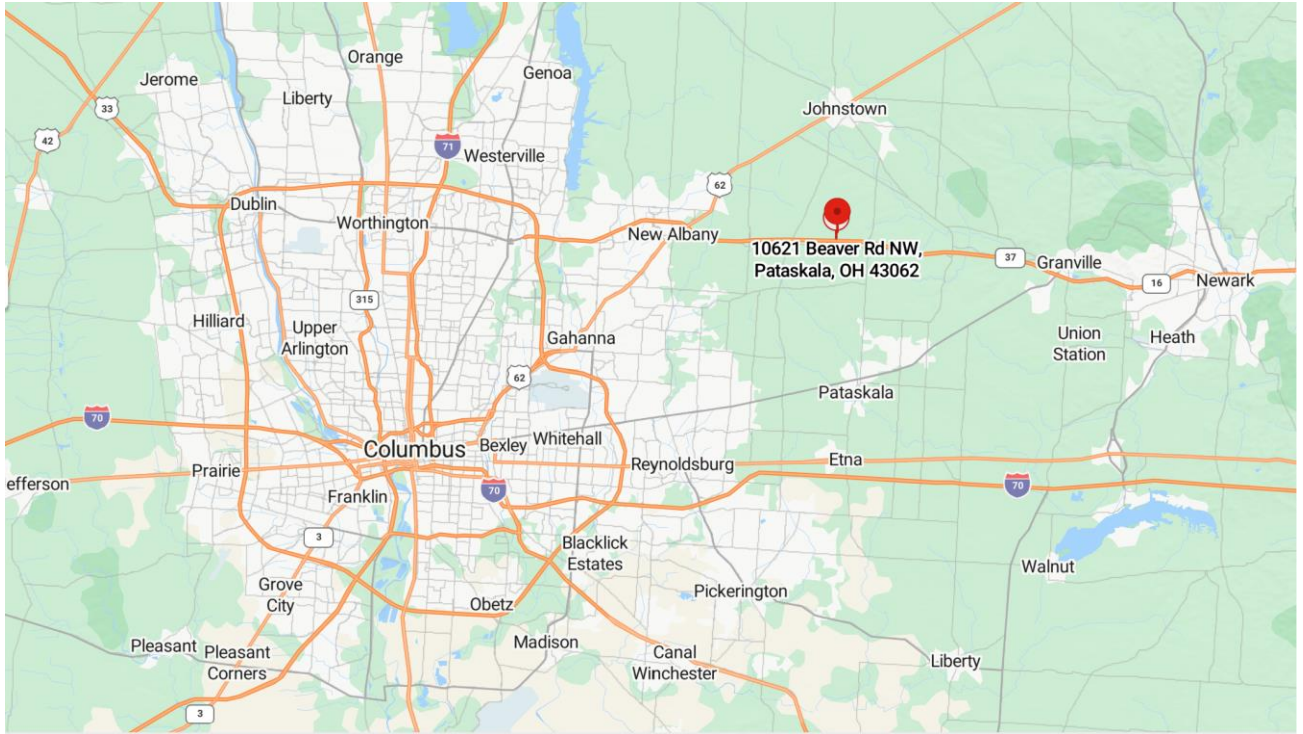
## Maps



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

# 10621 Beaver Rd. NW, Pataskala OH

## Maps

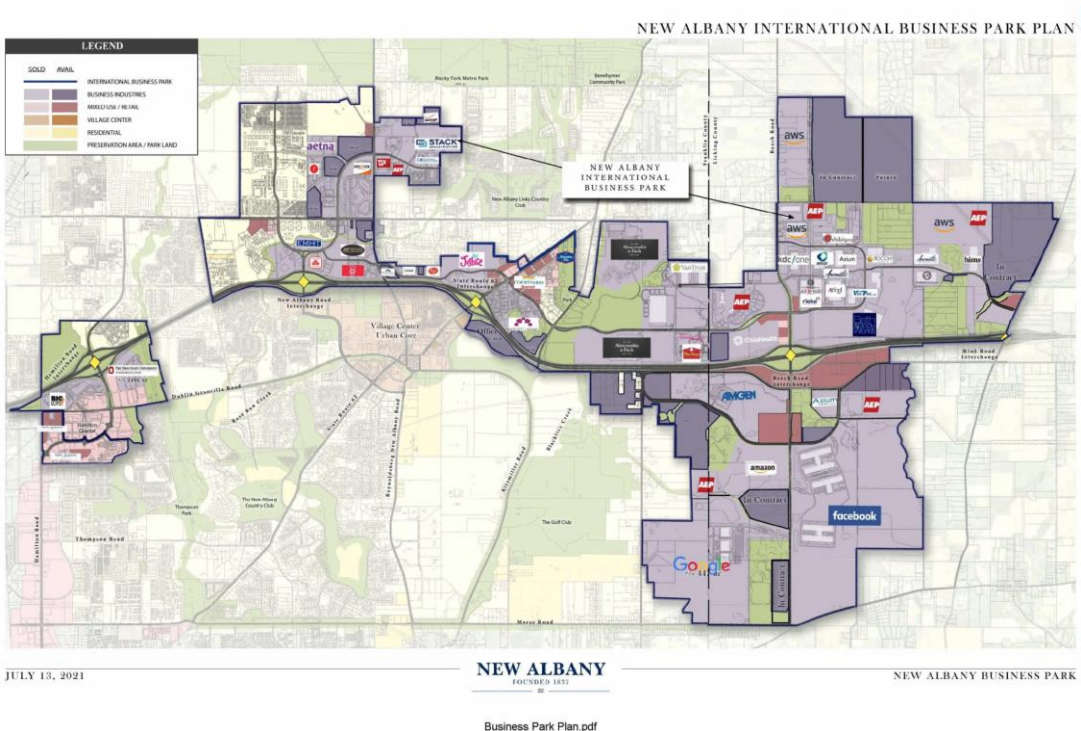


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# 10621 Beaver Rd. NW, Pataskala OH

## Maps | New Albany Business Park

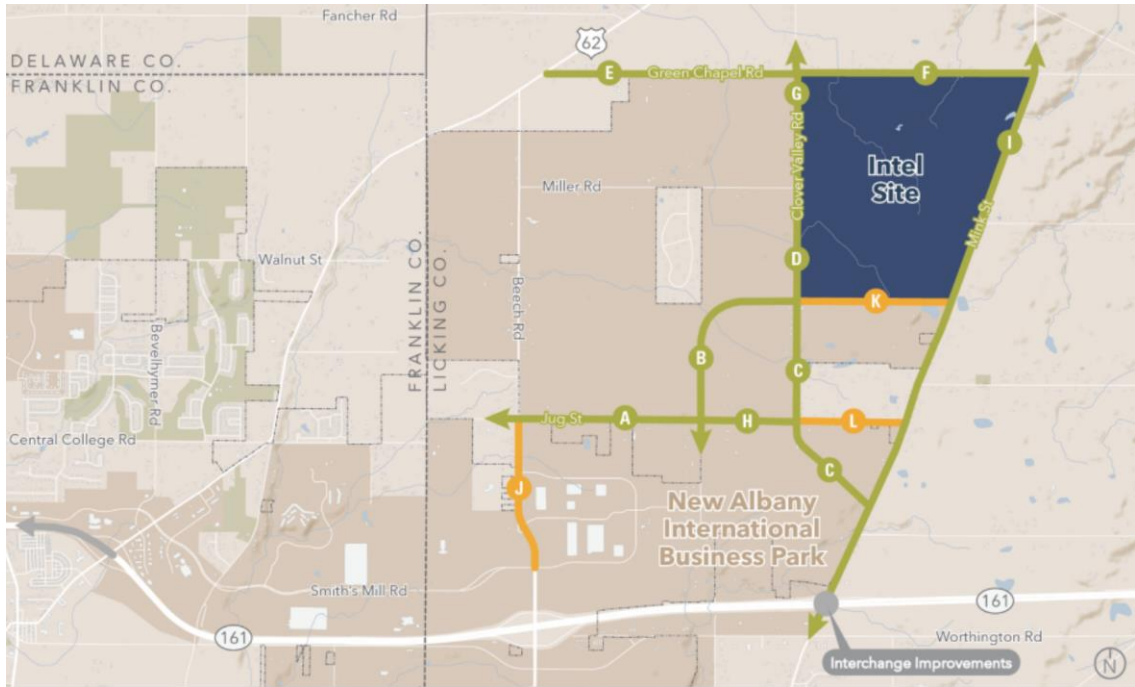
This business park is just west of 10621 Beaver Road NW



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Intel location | 2 miles away | 4-mile drive

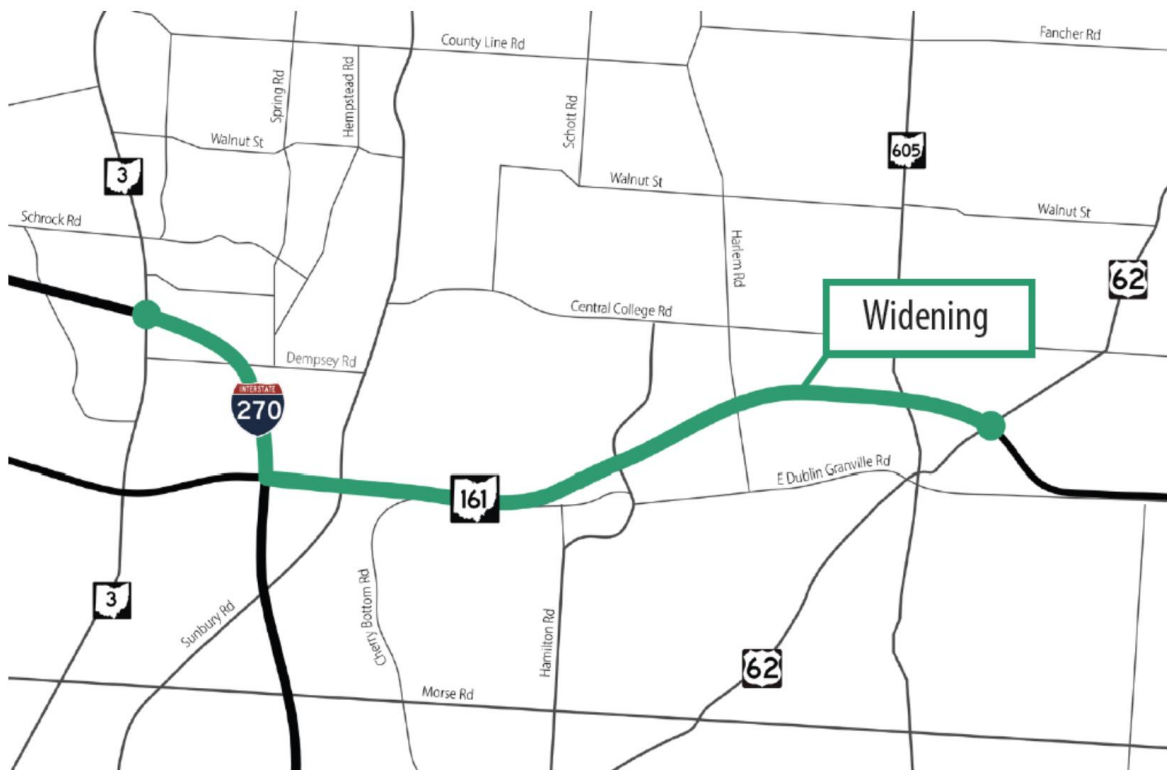


# 10621 Beaver Rd. NW, Pataskala OH

## Local Transportation Improvements

 WHAT IS ODOT? ABOUT US    ALL ABOUT TRAVELING    ODOT PROJECTS    KNOW OUR PROGRAMS    DOING BUSINESS

Add a lane in each direction and widen bridges on SR 161 from I-270 to U.S. 62. Project also includes widening the ramp from SR 161 west to I-270 north. Construction is scheduled to begin in July 2023, with the additional lanes opening by November 2024, and all other construction activities completed in August 2025.



\*ODOT



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# 10621 Beaver Rd. NW, Pataskala OH

## Local Transportation Improvements

### SILICON HEARTLAND

Local Transportation Improvements



#### OVERVIEW

Local transportation improvements will be necessary to support the expansion of New Albany's International Business Park. These roadway improvements will happen over the course of several years in a phased approach. The map below illustrates which roadways will be improved and when.

- A Jug Street Part 1** (Beech Road to Clover Valley Road) - 3 lanes, 8/1/22 completion
- B Green Chapel Road** (US 62 to Clover Valley Road) - 3 lanes, 12/24/23 completion
- C Green Chapel Road** (Clover Valley Road to Mink Street) - 5 lanes, 12/4/23 completion
- D Mink Street** - 5 lanes, 4/22/2024 completion
- E Jug Street Part 2** (Clover Valley Road to Mink Street) - 2 lanes, 5/10/24 completion
- F Harrison Road Extension** (Clover Valley Road to Mink Street) - 3 lanes, 9/26/24 completion
- G Clover Valley Road** - 3 lanes, 10/1/24 completion
- H Beech Road** (Innovation Corridor Way to Jug Street) - 5 lanes, 9/11/25 completion
- I Beech Road** (Jug Street to US 62) - 3 lanes, 12/1/25 completion
- J Miller Road** - 3 lanes, 12/25/25 completion

#### TIMELINE

##### Construction Access Route

##### Phase 1:

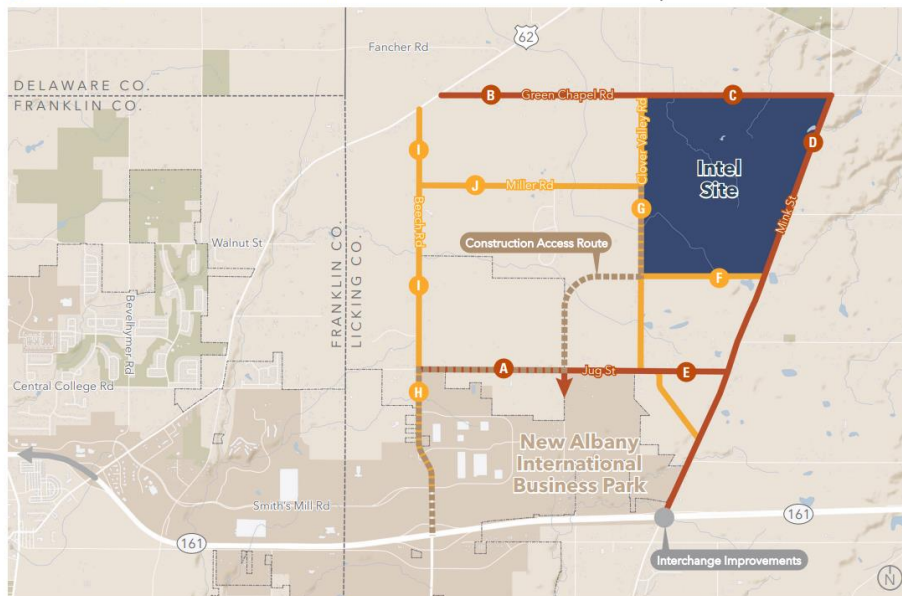
**Primary Improvements**  
2022 - 2023

##### Phase 2:

**Secondary Improvements**  
2024 - 2025

##### ODOT Improvements

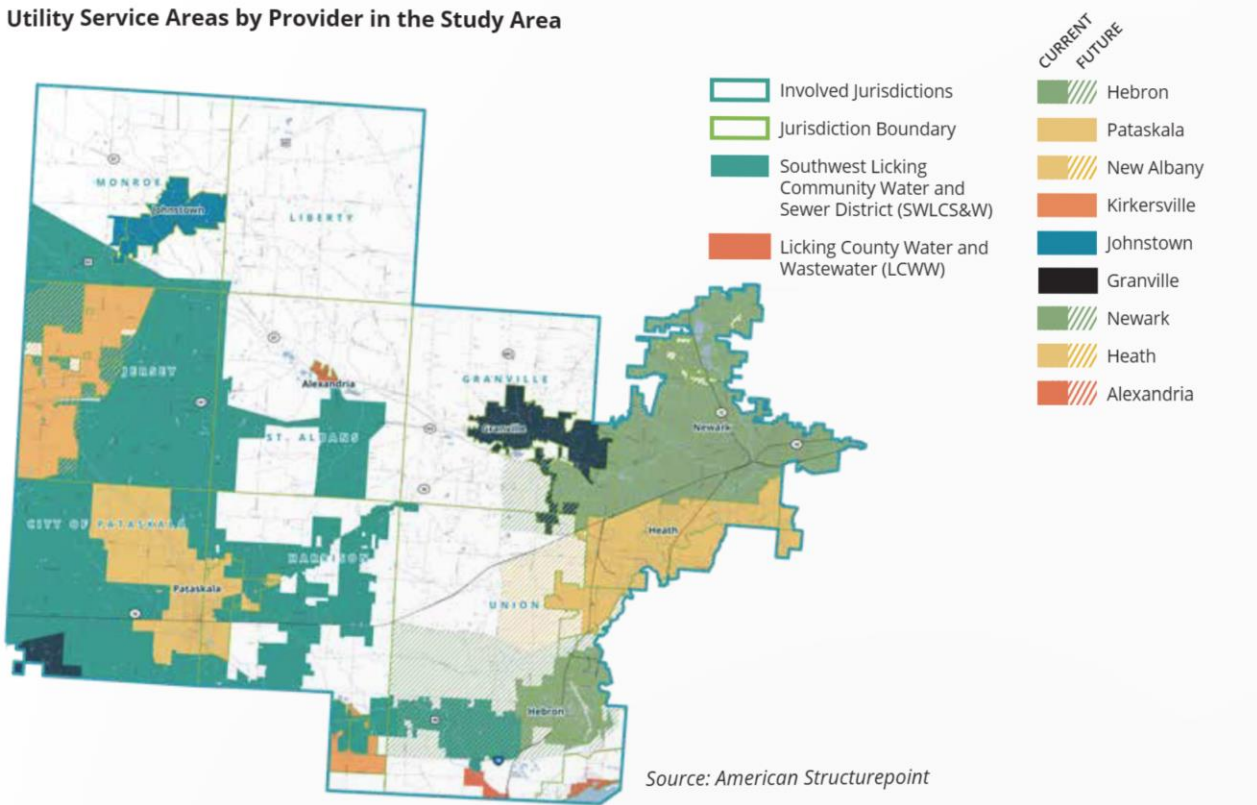
Refer to the URL at the bottom of the page for more information



[\\*newalbanyohio.org](http://*newalbanyohio.org)

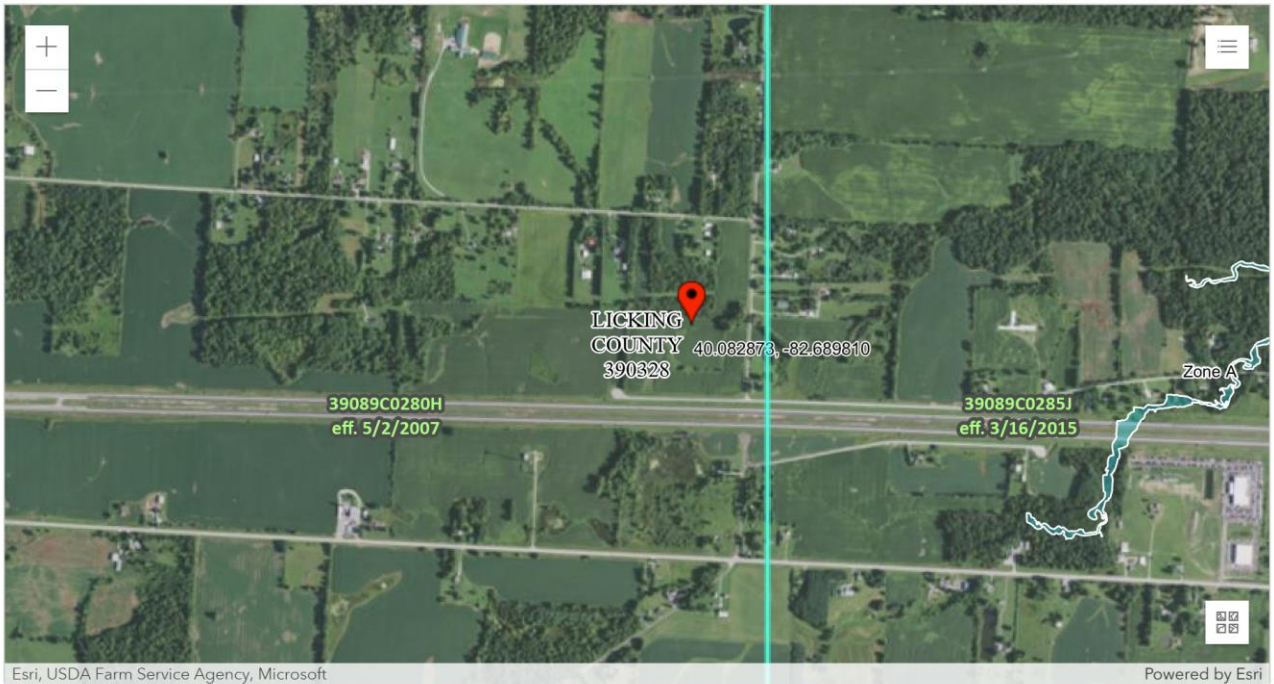


### Utility Service Areas by Provider in the Study Area



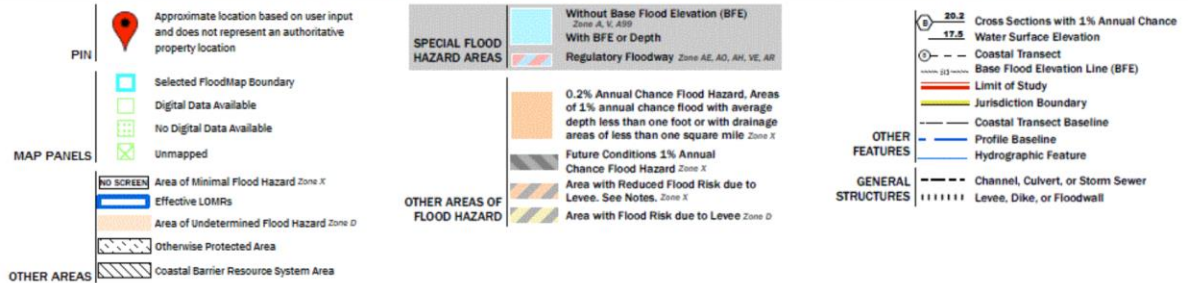
# 10621 Beaver Rd. NW, Pataskala OH

## Maps | FEMA Flood Map



Esri, USDA Farm Service Agency, Microsoft

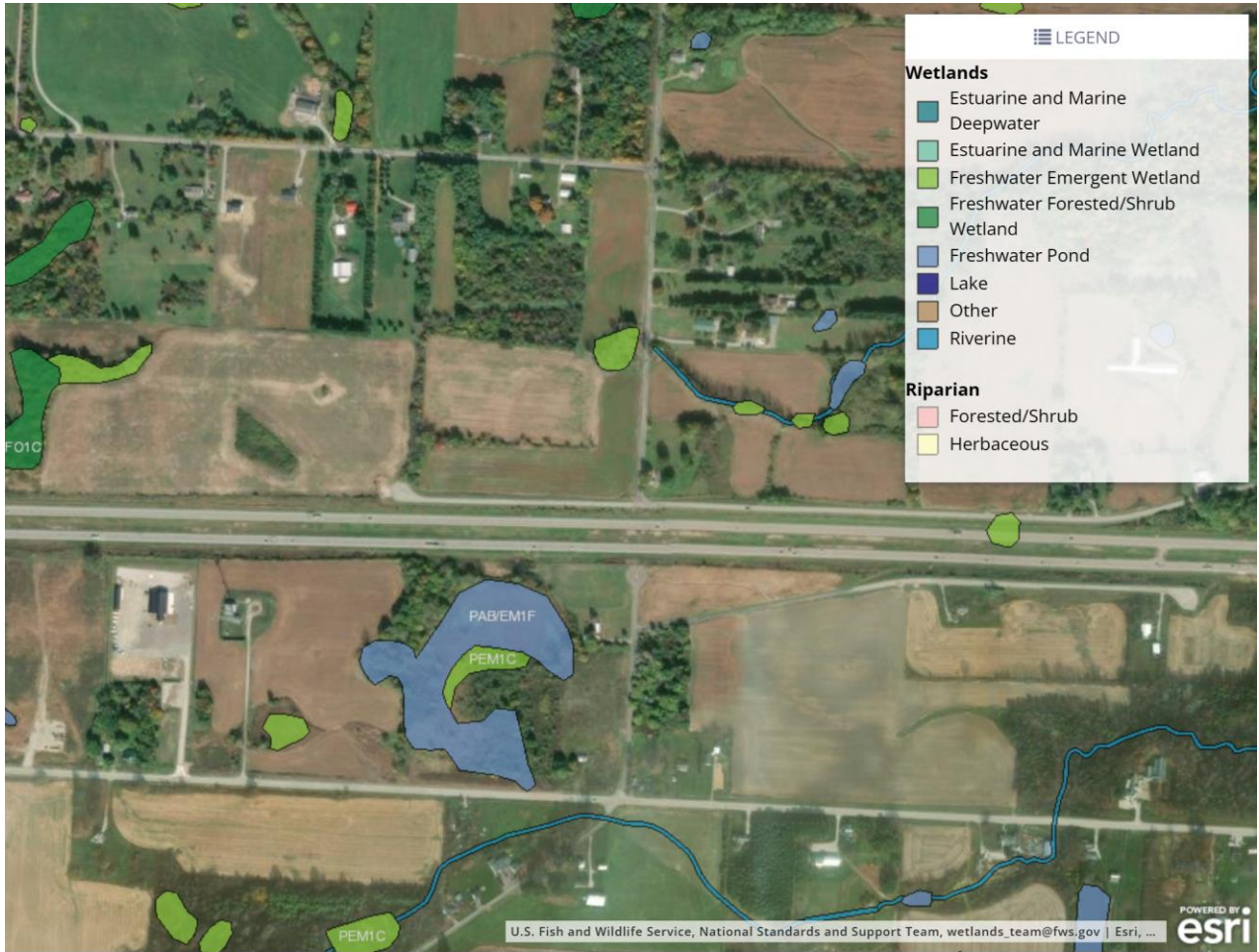
Powered by Esri



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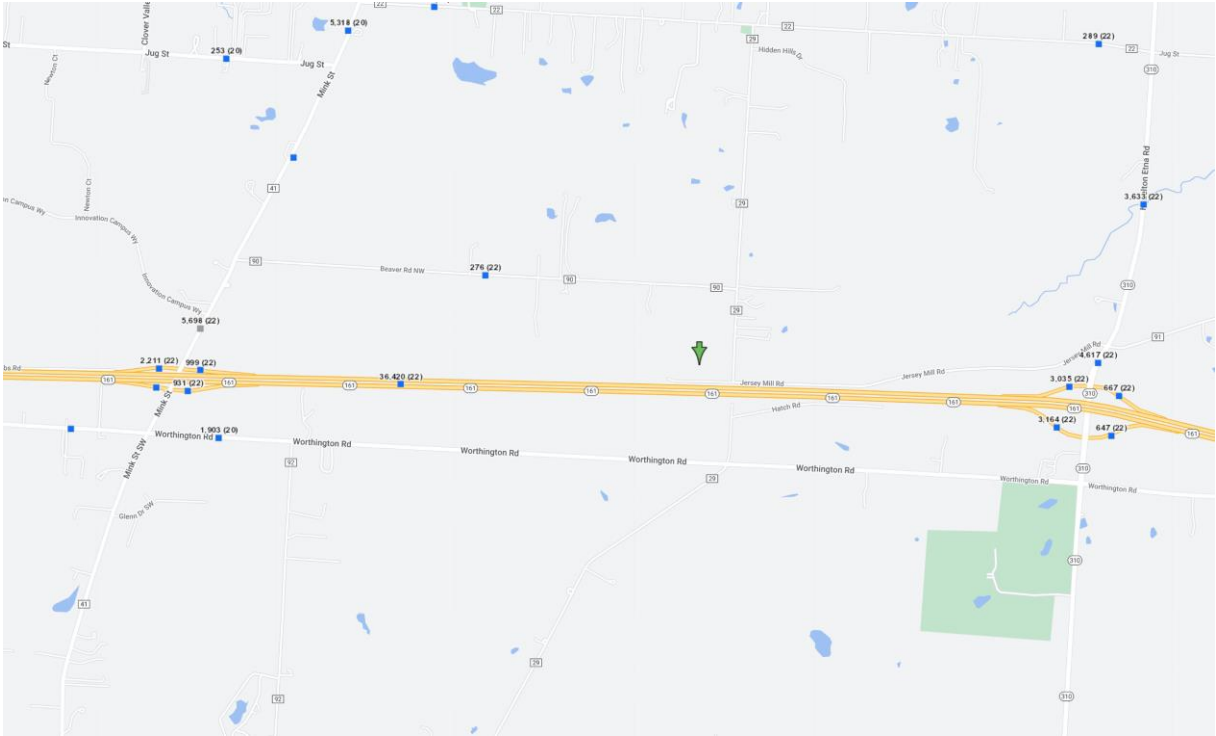
## Maps | National Wetlands Inventory



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## Traffic Counts – 36,000 +/- (161)



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