



4.352 ACRES OF LAND FOR SALE

PATASKALA RIDGE SECTION 2 PHASE 1

7164 HAZELTON-ETNA RD PATASKALA, OH 43062



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY
PRESENTED BY**

ANDY MILLS, SIOR, CCIM
614.582.5521
amills@elfordrealty.com

KRISTY DANIEL, SIOR
614.560.7340
kdaniel@elfordrealty.com

ELFORD REALTY | CORFAC INTERNATIONAL
614.488.0000
Columbus, OH
www.elfordrealty.com

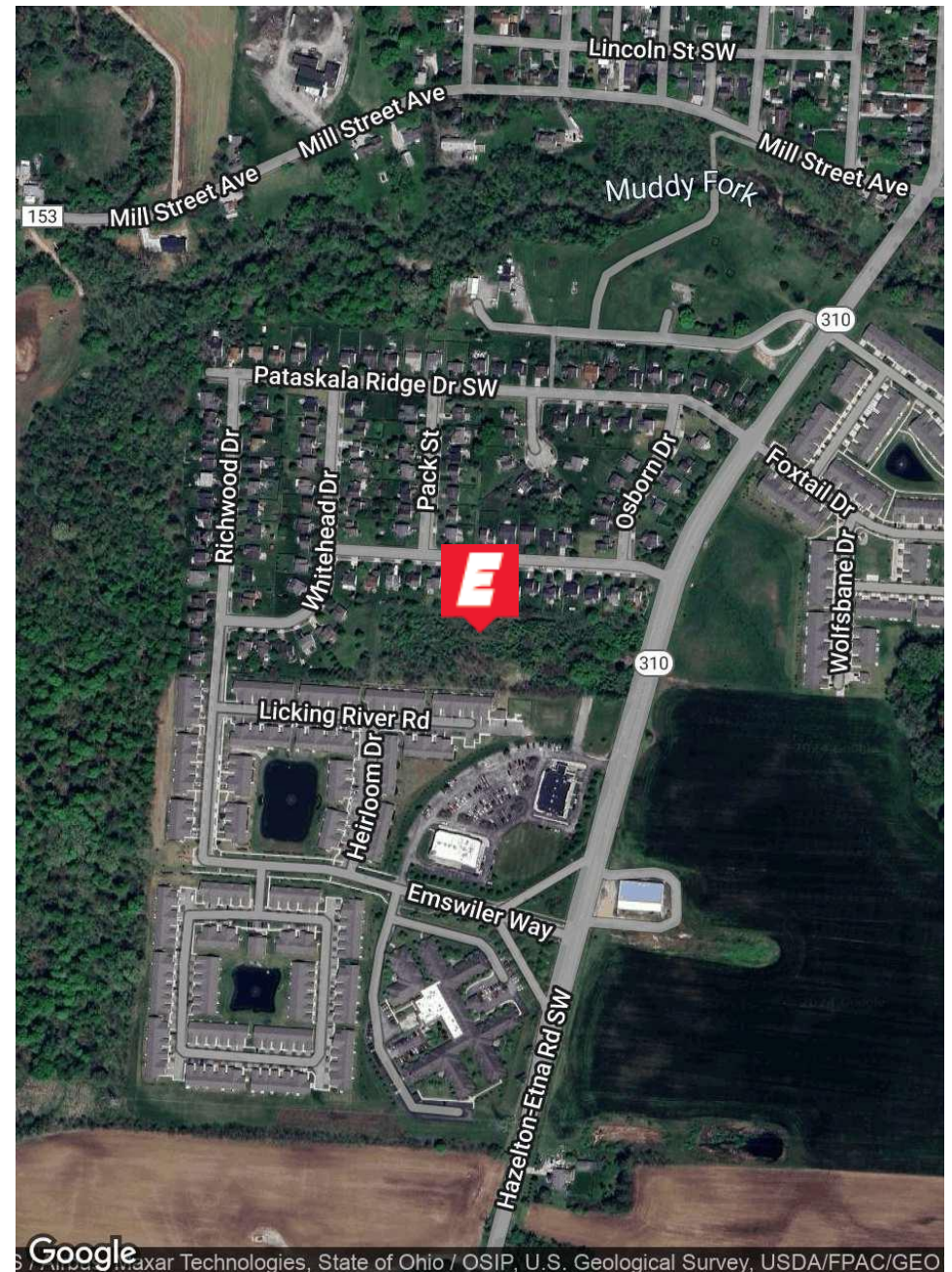


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EXECUTIVE SUMMARY

Great opportunity to own 4.352 acres adjacent to Heritage Town Center in a high-trafficked area (VPD 14,252). This property sits just South of SR-16 and North of SR-40 with great visibility on SR-310 and conveniently located within close proximity to I-70 and downtown Pataskala. The property has access through an REA to the adjacent traffic light making it one of the best ingress/egress parcels available along SR-310. Additionally, utilities have been brought to the parcel as well. This is a unique opportunity for a commercial user or developer to acquire a piece of land at a low price/acre with significant upside in a growing corridor.





INQUIRE WITH AGENT

ASKING PRICE

4.352

TOTAL ACREAGE

14,252

VPD

PATASKALA

CITY

COMMERCIAL: VACANT LAND

ZONING

PROPERTY PHOTOS



ECONOMY OVERVIEW

The Columbus area showcases an economic landscape marked by its wide-ranging diversity, with no single sector accounting for more than 18% of its employment. This region is the birthplace of globally renowned brands such as Scotts, Express, JPMorgan Chase, Nationwide, and Abercrombie & Fitch. It's also set to host Intel's \$20 billion manufacturing facility, alongside data centers for tech giants Google, Facebook, and Amazon, positioning the Columbus Region as a robust platform for business expansion across multiple industries.

The Columbus Region is home to a population of 1.7 million, and a potential workforce of 1.2 million. With one of the youngest and most educated populations in the country – the median age is 35.9 with 36% of residents 25+ holding a bachelor's degree or higher. The region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

UPCOMING PROJECT ANNOUNCEMENTS

Intel's introduction to the Columbus Region is not only the largest manufacturing investment in Ohio history, it is a commitment that will secure the nation's future. As the largest U.S.-based chip manufacturer, Intel sought a location that could support its \$20 billion expansion designed to help the nation close its chip shortage gap. Intel chose the Columbus Region thanks to the high concentration of engineers, the education community's enthusiasm, unmatched site and infrastructure options, and economic incentives. The Region's geographically powerful location further set it apart.

Amgen, one of the world's leading biotechnology companies, invested \$365 million to open a new manufacturing facility in New Albany, Ohio. The facility is slated to be Amgen's most advanced assembly and distribution center and will allow the company to get more medicine in the hands of patients. Amgen chose to put down roots in the Columbus Region to take advantage of the Region's logistical stability, thriving and supportive business community, and ever-growing talent pool.

Source: <https://columbusregion.com/>

FORTUNE 1000 COMPANIES IN COLUMBUS



MARKET OVERVIEW MAP





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