



# 0 Bateman Road

Zanesville, OH 43701



## Offering Summary

Sale Price:	\$30,000 / acre
Lot Size:	26.7 Acres
APN:	70-15-08-10-000 70-15-08-09-000 70-15-08-02-001

## Property Overview

Outstanding development property near the EastPointe Business Park in Zanesville, Ohio. Property offers 26.7 acres of development land in a non-zoning district of Muskingum County.

## Location Overview

Located just east of the EastPointe Business Park which is a 1,200 acre development four miles outside of Zanesville and two miles from I-70. Tenants of the business park include: Dollar General, Halliburton, Avon, New Bakery, Bilco & AMG Vanadium.

## Property Highlights

- Enterprise Zone tax exemptions are available
- All utilities near site
- Non Zoning District



**SHAI•HESS**  
COMMERCIAL REAL ESTATE LLC.

Brokerage, Development, Management  
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Map

# 0 Bateman Road

Zanesville, OH 43701



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Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | [shai-hess.com](http://shai-hess.com)

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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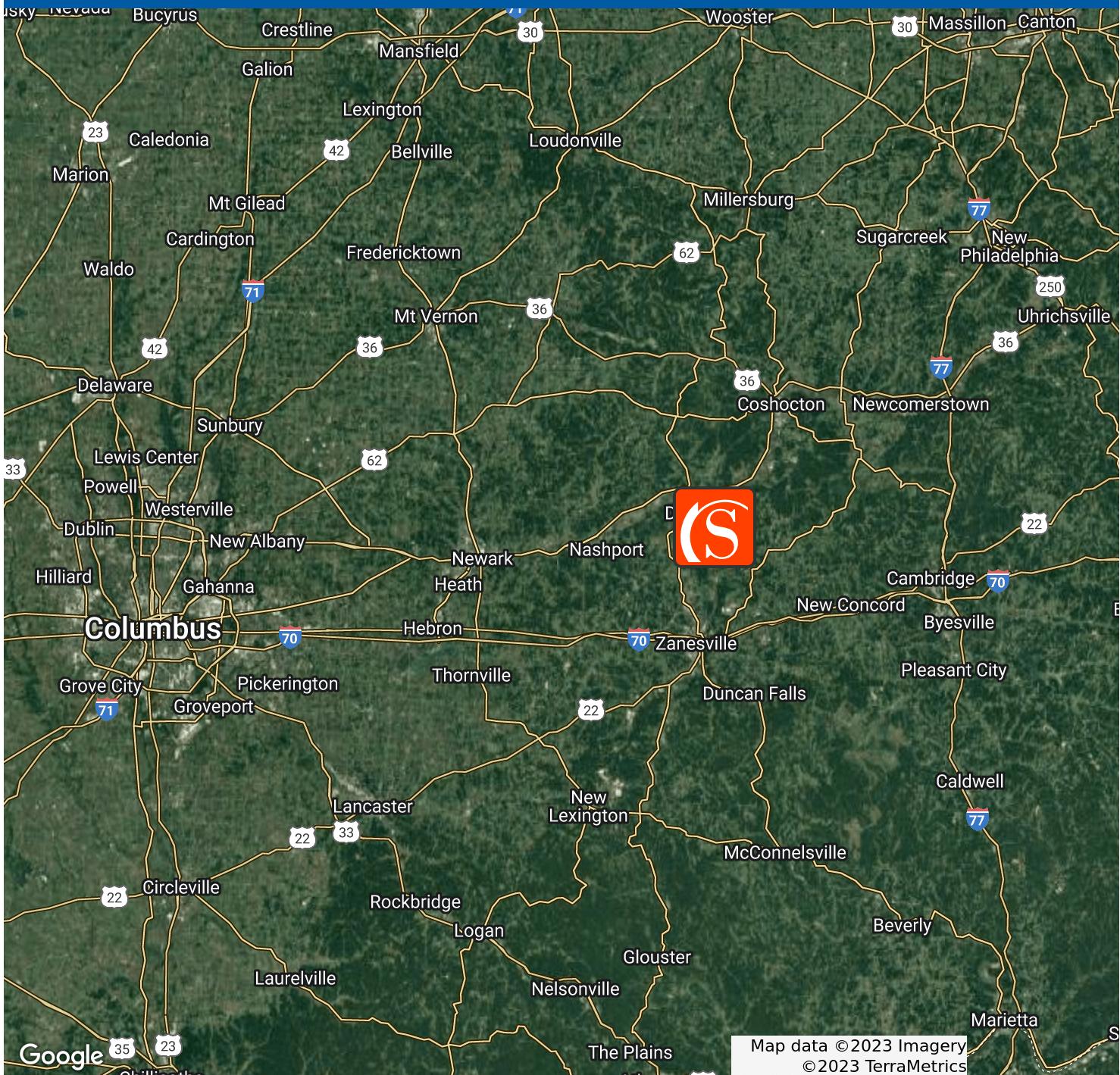
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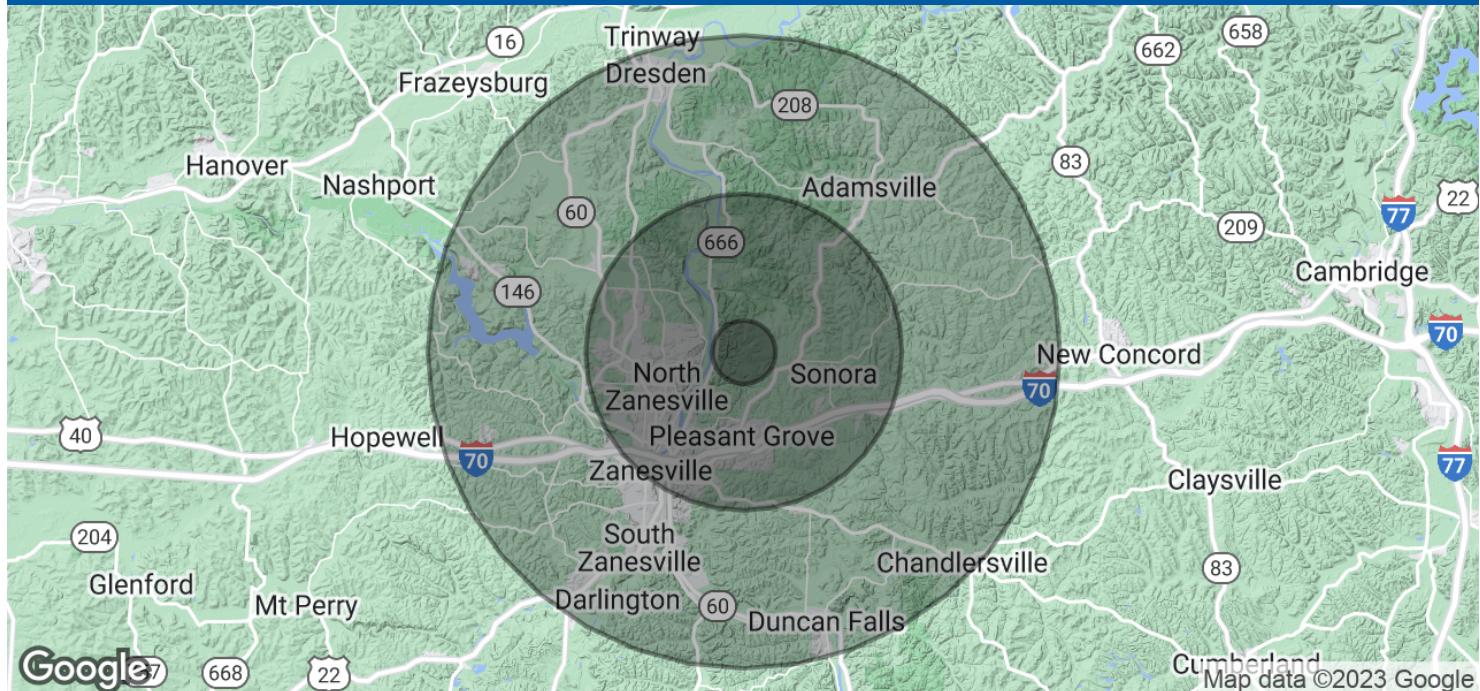


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Population	1 Mile	5 Miles	10 Miles
Total Population	1,270	39,136	76,271
Average age	41.2	39.8	39.6
Average age (Male)	40.9	37.7	37.8
Average age (Female)	41.6	41.7	41.4

Households & Income	1 Mile	5 Miles	10 Miles
Total households	547	16,428	31,065
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,880	\$47,040	\$48,477
Average house value		\$123,131	\$114,250

\* Demographic data derived from 2020 ACS - US Census

