

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

COMMERCIAL LAND
Hazelton-Etna Road SW, Etna, OH 43062

COMMERCIAL LAND IN ETNA!

3.72 +/- acre commercial lot on SR 310 between Refugee Rd and US 40.

Adjacent to a future single family development on the west side of SR 310 and park land to the east. Zoned PMUD. Surrounding retail includes a future Sheetz at the corner to the south, Pataskala Bank, a Learning Center, and a car wash.



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
- Sale Price:** \$651,000
- Price/Acre:** \$175,000
- Zoning:** PMUD - Planned Mixed-Use Development District
- * Partially owned by a licensed real estate agent in the State of Ohio

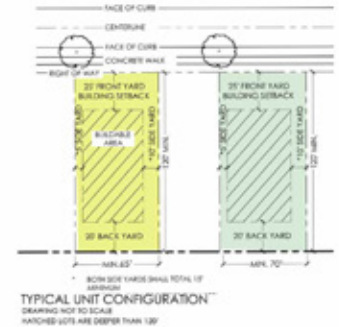


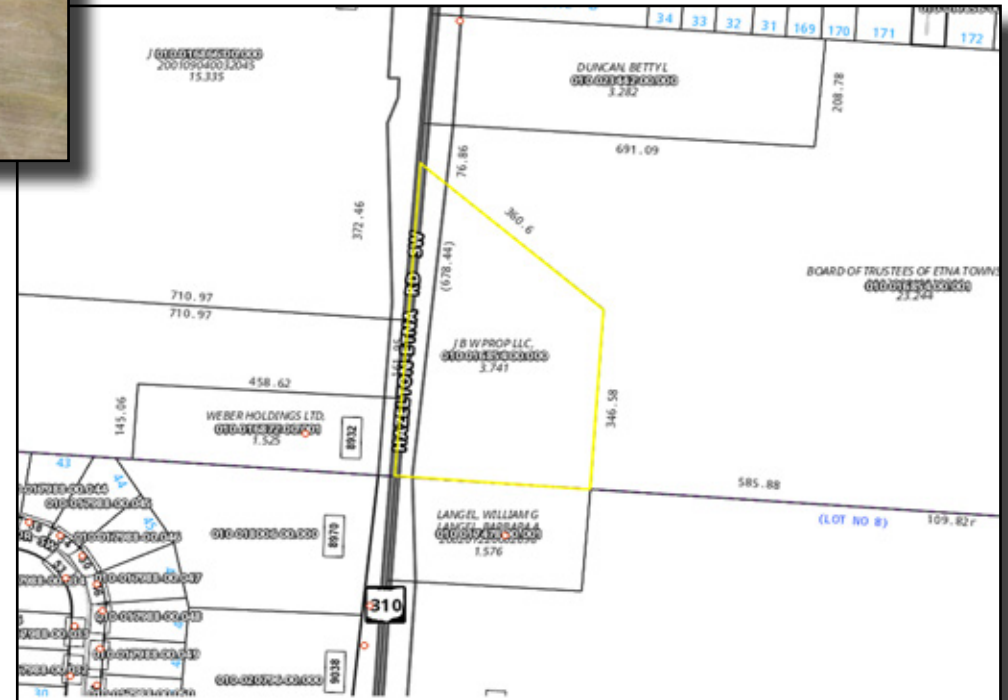
SITE LEGEND

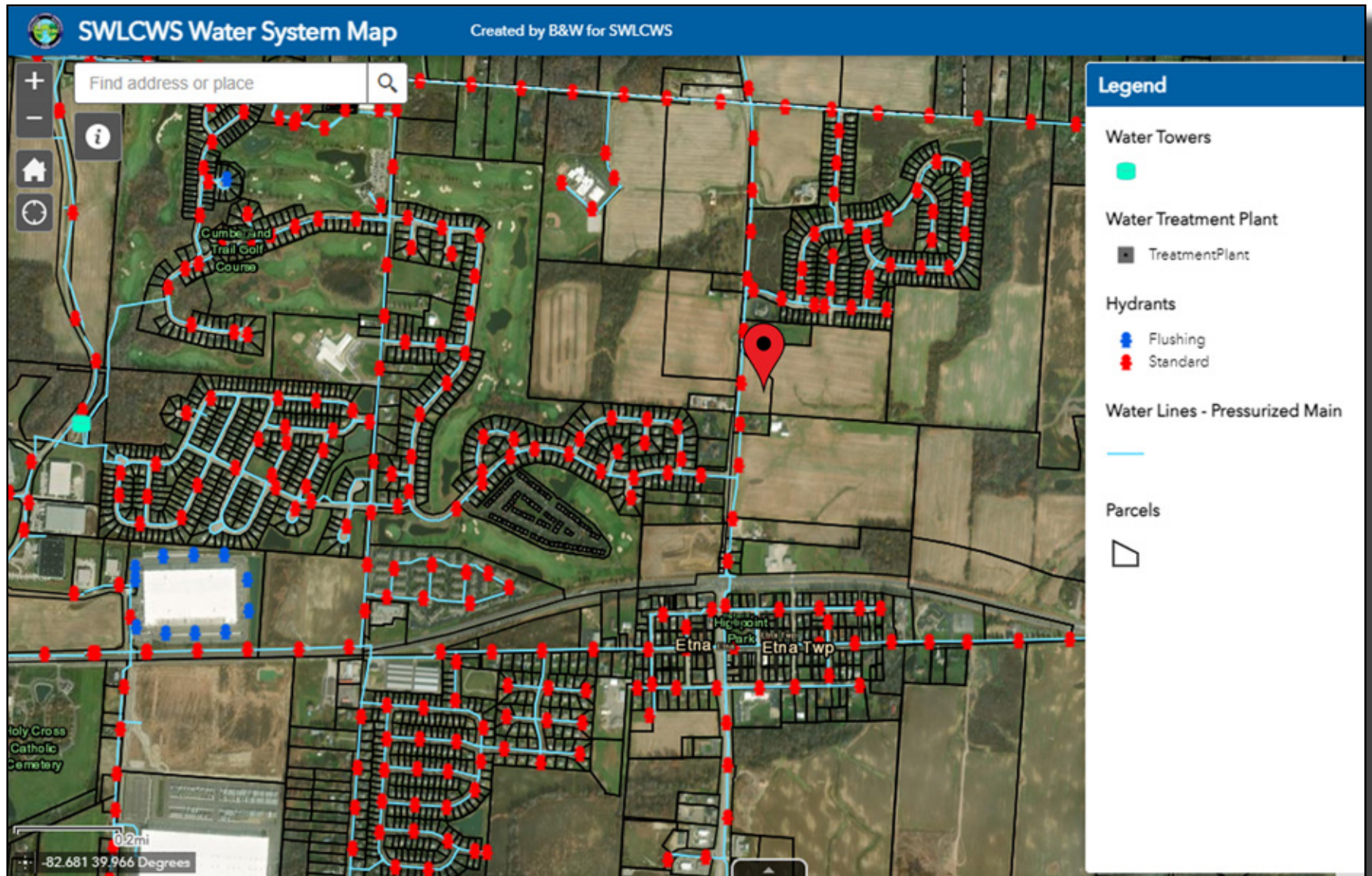
LOT DEPTH	LOT WIDTH
	65' (122 LOTS)
	70' (9 LOTS)
	OPEN SPACE (32.47 ACRES)
	WEST: 8.91 ACRES
	EAST: 8.22 ACRES
	NO-BUILD BUFFER ZONE

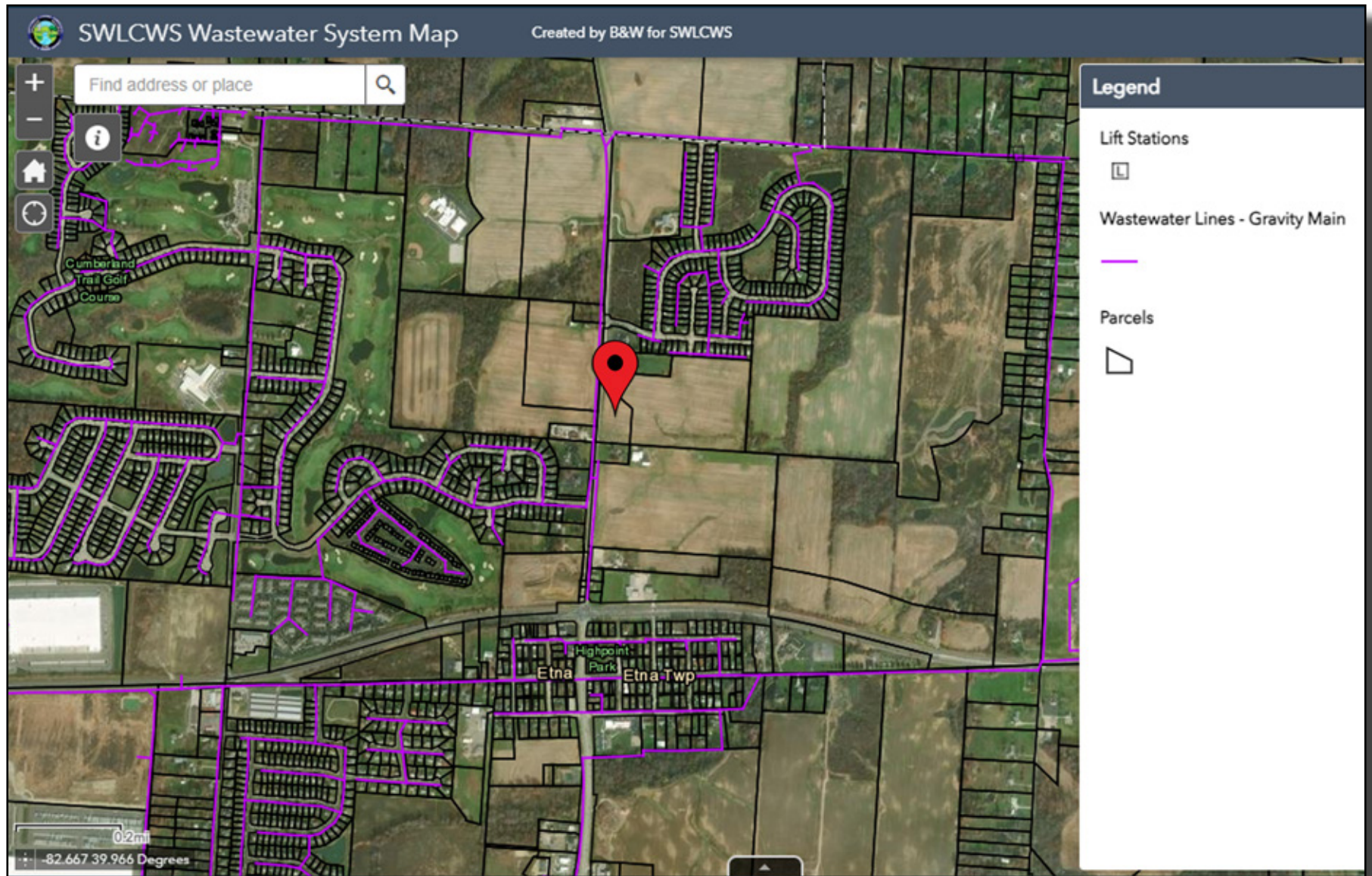
SITE DATA

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

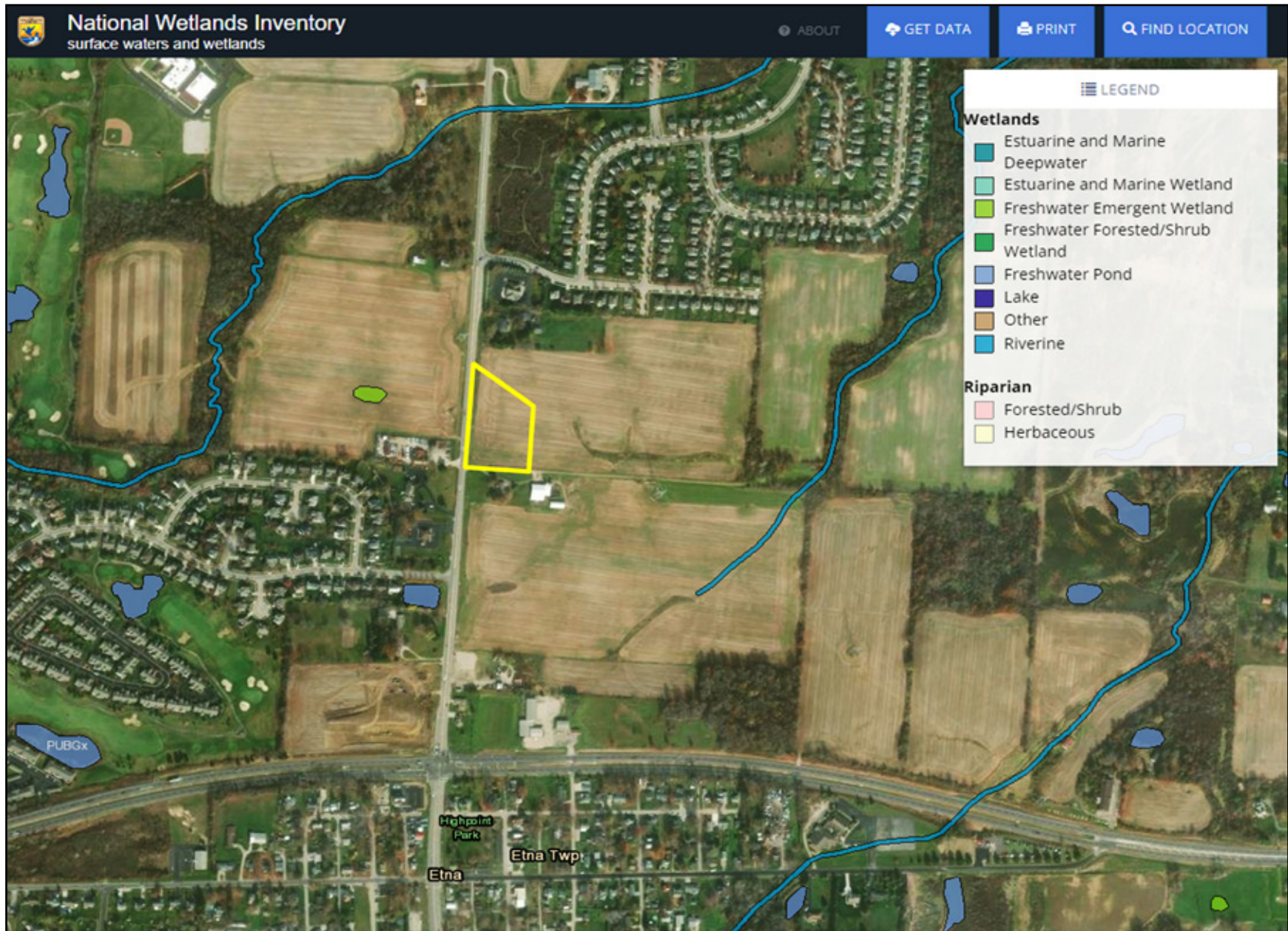


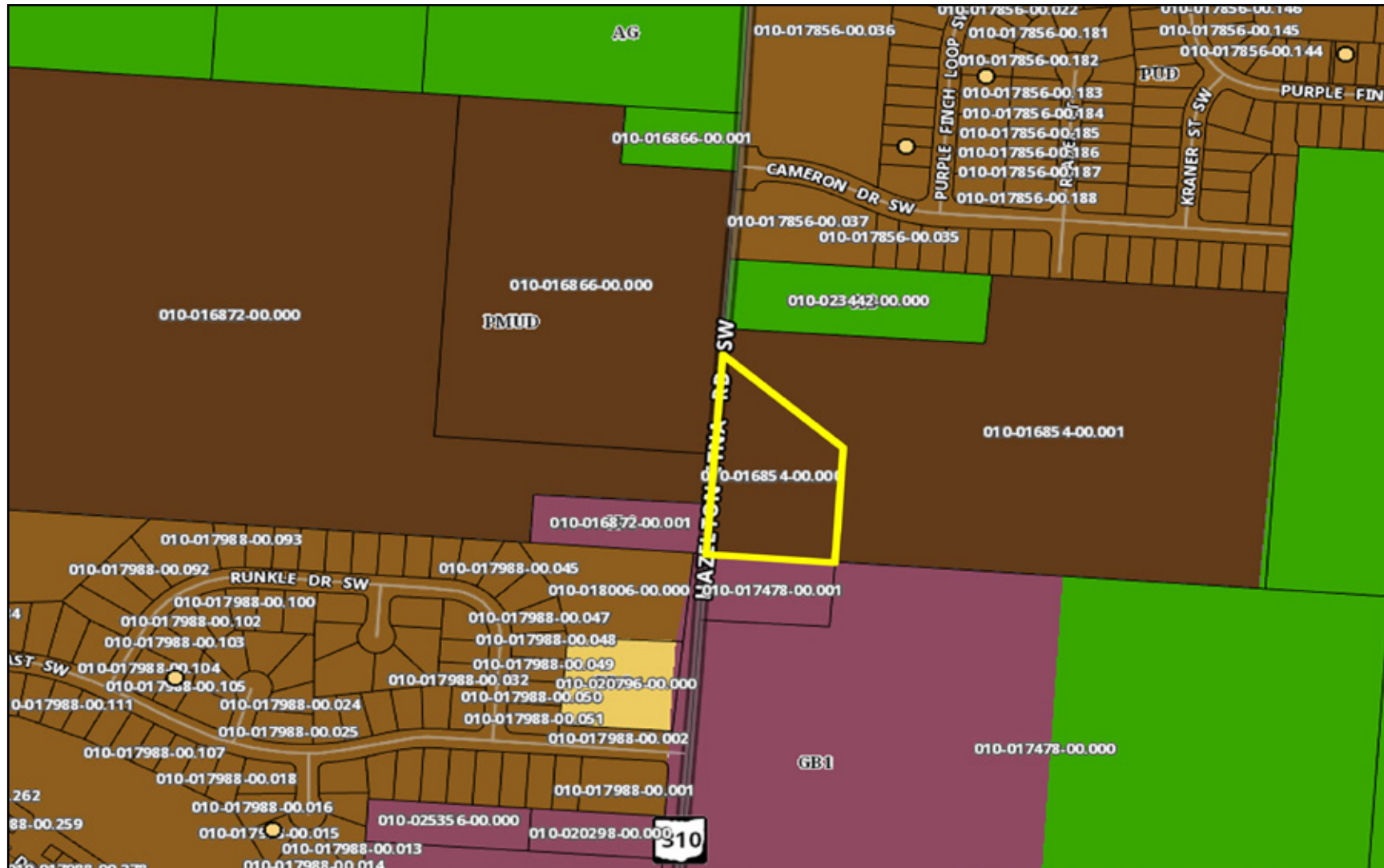




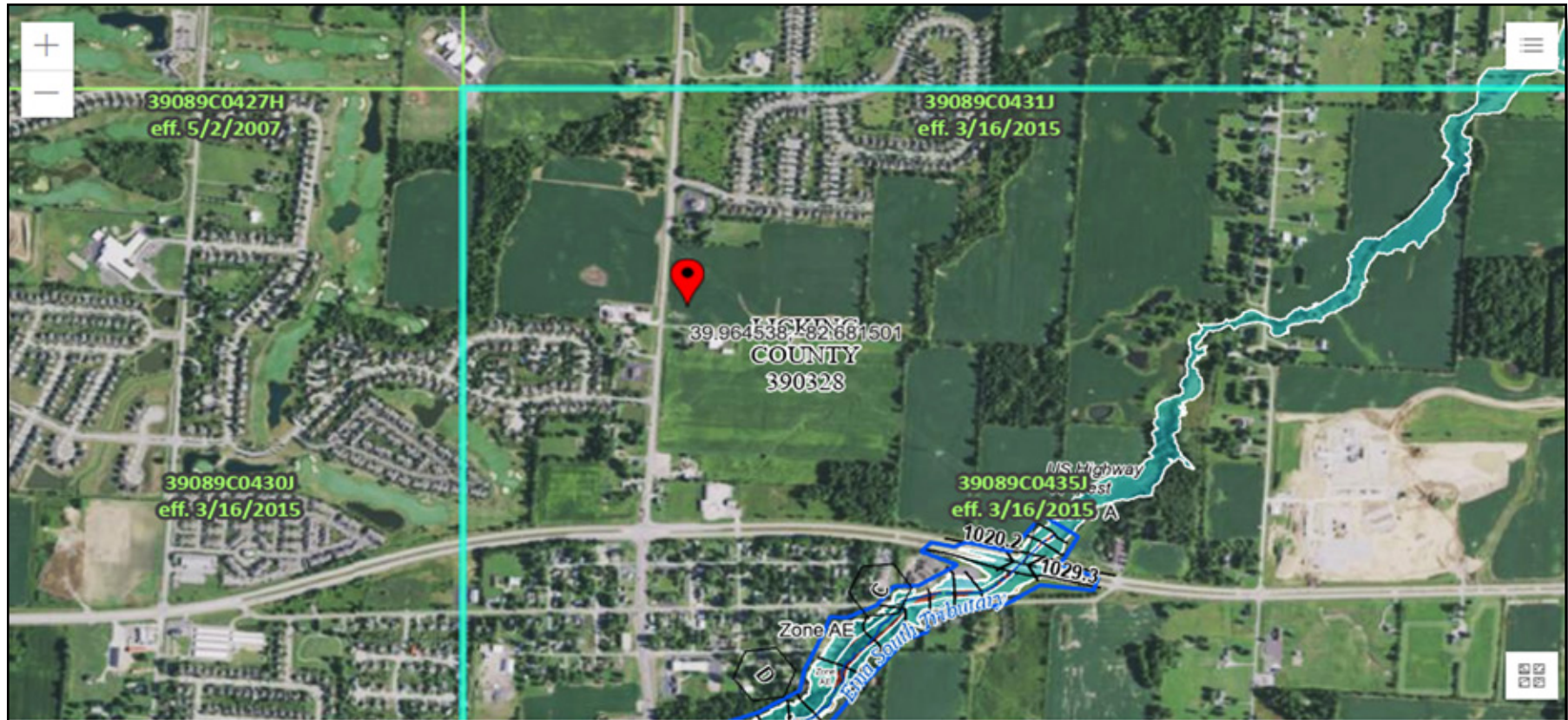






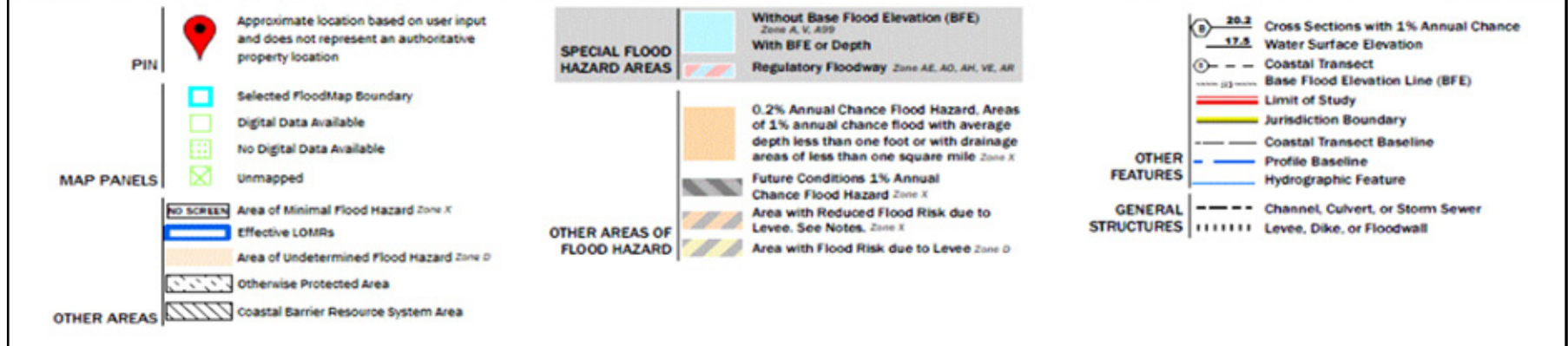


Click [here](#) to view Etna Township Zoning Resolution
PMUD - **ARTICLE 19** and **Appendix A**

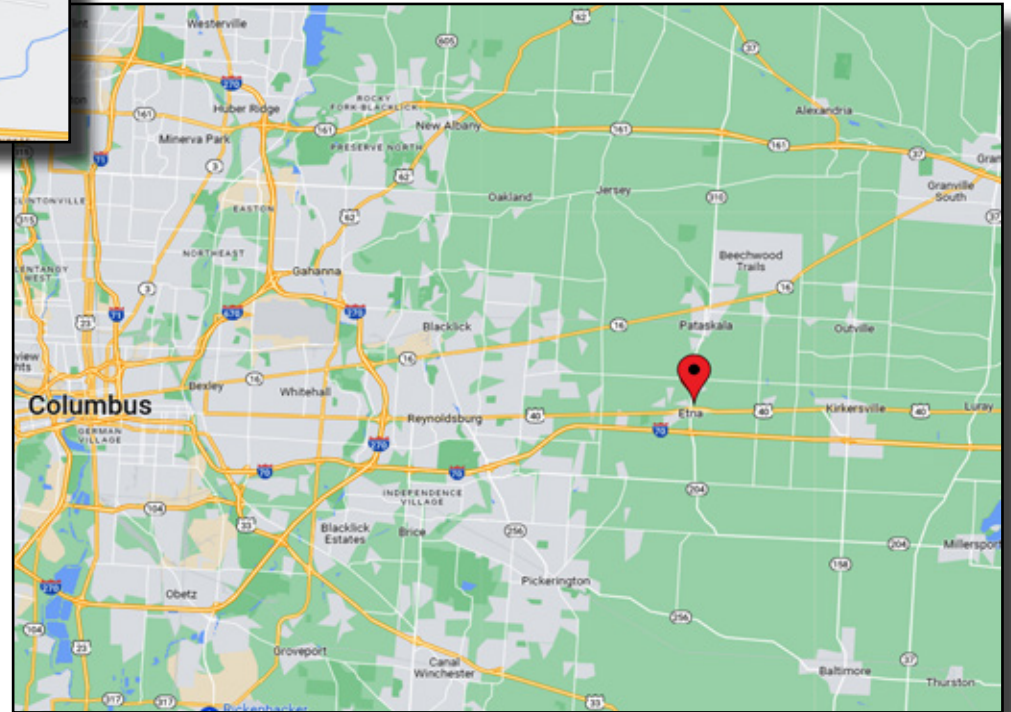
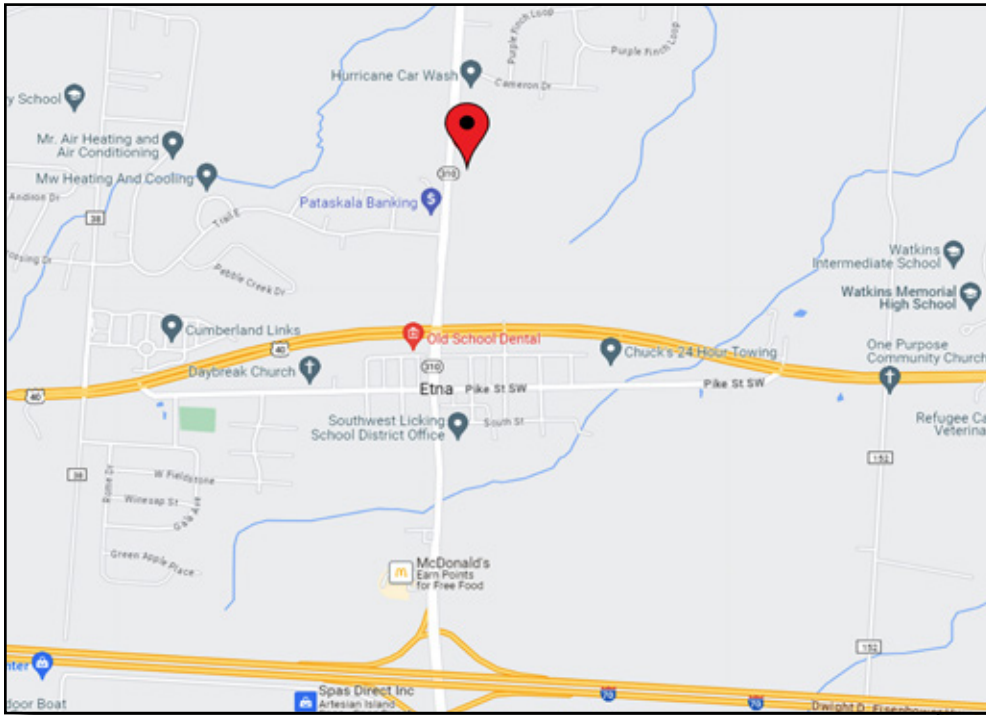


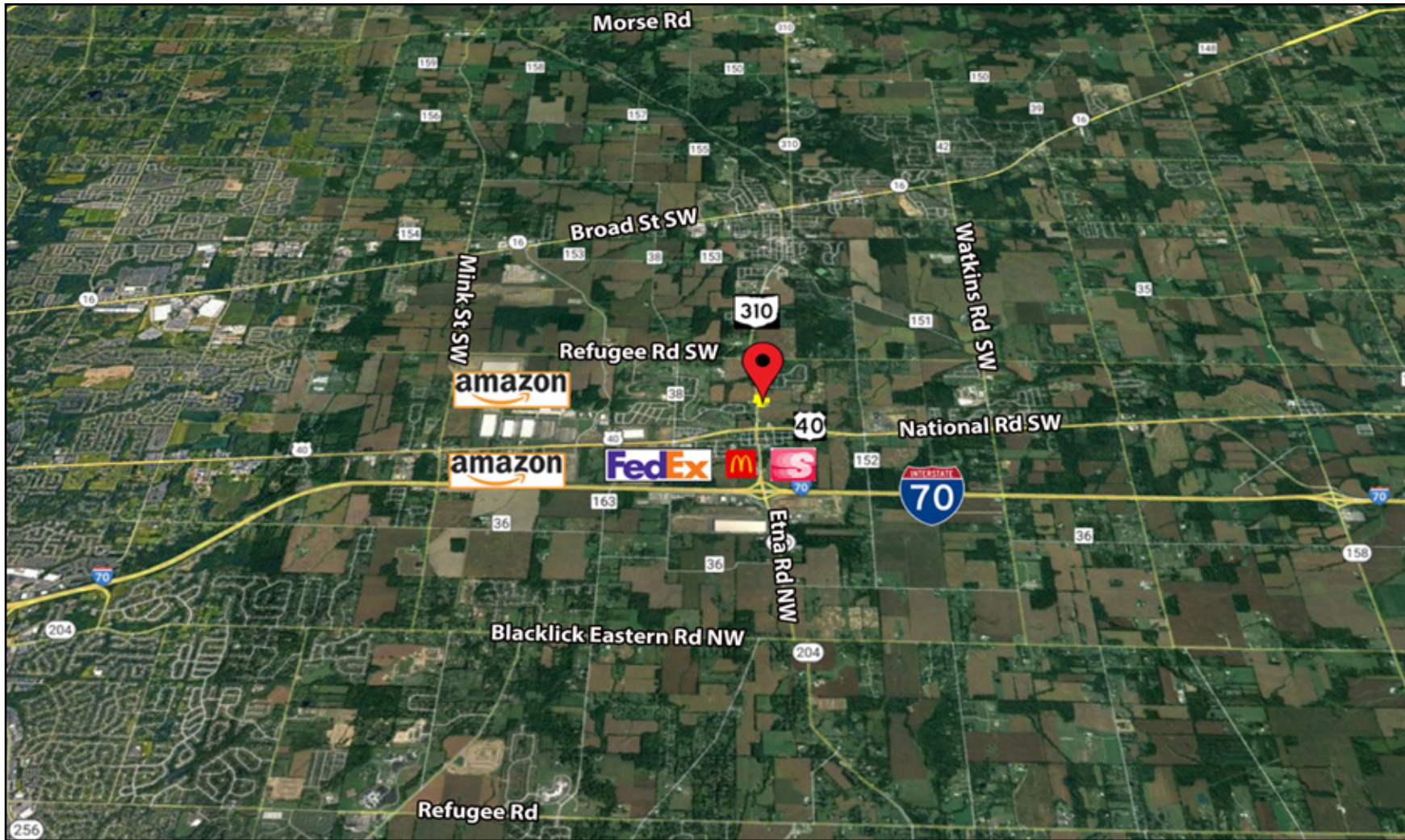
Esri, USDA Farm Service Agency, Microsoft

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

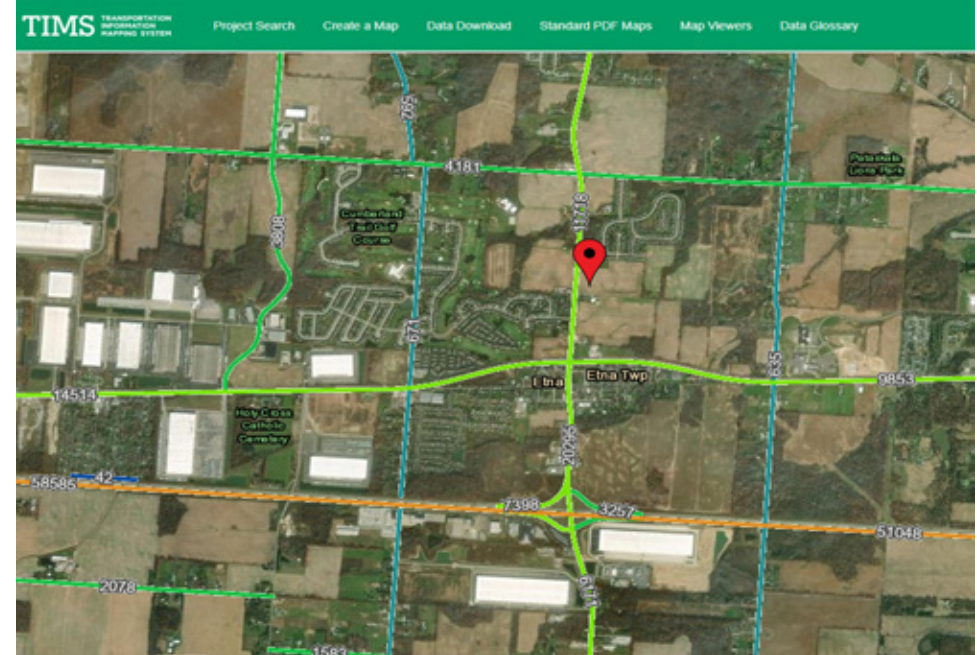




Great Location!
Easy access to I-70
25 minutes to John Glenn International Airport
and Downtown Columbus

Demographic Summary Report

@ SR 310 8935 Hazelton Etna Rd, Pataskala, OH 43062				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	3,720	15,693	48,313	
2023 Estimate	3,615	15,127	46,582	
2010 Census	3,221	12,796	39,562	
Growth 2023 - 2028	2.90%	3.74%	3.72%	
Growth 2010 - 2023	12.23%	18.22%	17.74%	
2023 Population by Hispanic Origin				
2023 Population	144	476	1,432	
White	3,173 87.77%	13,424 88.74%	38,405 82.45%	
Black	145 4.01%	738 4.88%	4,778 10.26%	
Am. Indian & Alaskan	20 0.55%	80 0.53%	177 0.38%	
Asian	182 5.03%	448 2.96%	1,911 4.10%	
Hawaiian & Pacific Island	1 0.03%	4 0.03%	30 0.06%	
Other	93 2.57%	434 2.87%	1,280 2.75%	
U.S. Armed Forces	0	7	54	
Households				
2028 Projection	1,379	5,934	17,640	
2023 Estimate	1,340	5,718	16,999	
2010 Census	1,191	4,821	14,377	
Growth 2023 - 2028	2.91%	3.78%	3.77%	
Growth 2010 - 2023	12.51%	18.61%	18.24%	
Owner Occupied	999 74.55%	4,365 76.34%	14,229 83.70%	
Renter Occupied	341 25.45%	1,353 23.66%	2,770 16.30%	
2023 Households by HH Income				
Income: <\$25,000	34 2.54%	526 9.20%	1,192 7.01%	
Income: \$25,000 - \$50,000	167 12.46%	1,003 17.54%	2,266 13.33%	
Income: \$50,000 - \$75,000	306 22.84%	1,007 17.61%	2,574 15.14%	
Income: \$75,000 - \$100,000	280 20.90%	1,078 18.85%	2,922 17.19%	
Income: \$100,000 - \$125,000	255 19.03%	824 14.41%	2,764 16.26%	
Income: \$125,000 - \$150,000	136 10.15%	440 7.69%	1,759 10.35%	
Income: \$150,000 - \$200,000	104 7.76%	502 8.78%	1,861 10.95%	
Income: \$200,000+	58 4.33%	338 5.91%	1,660 9.77%	
2023 Avg Household Income	\$99,869	\$95,806	\$112,430	
2023 Med Household Income	\$89,553	\$82,490	\$96,106	



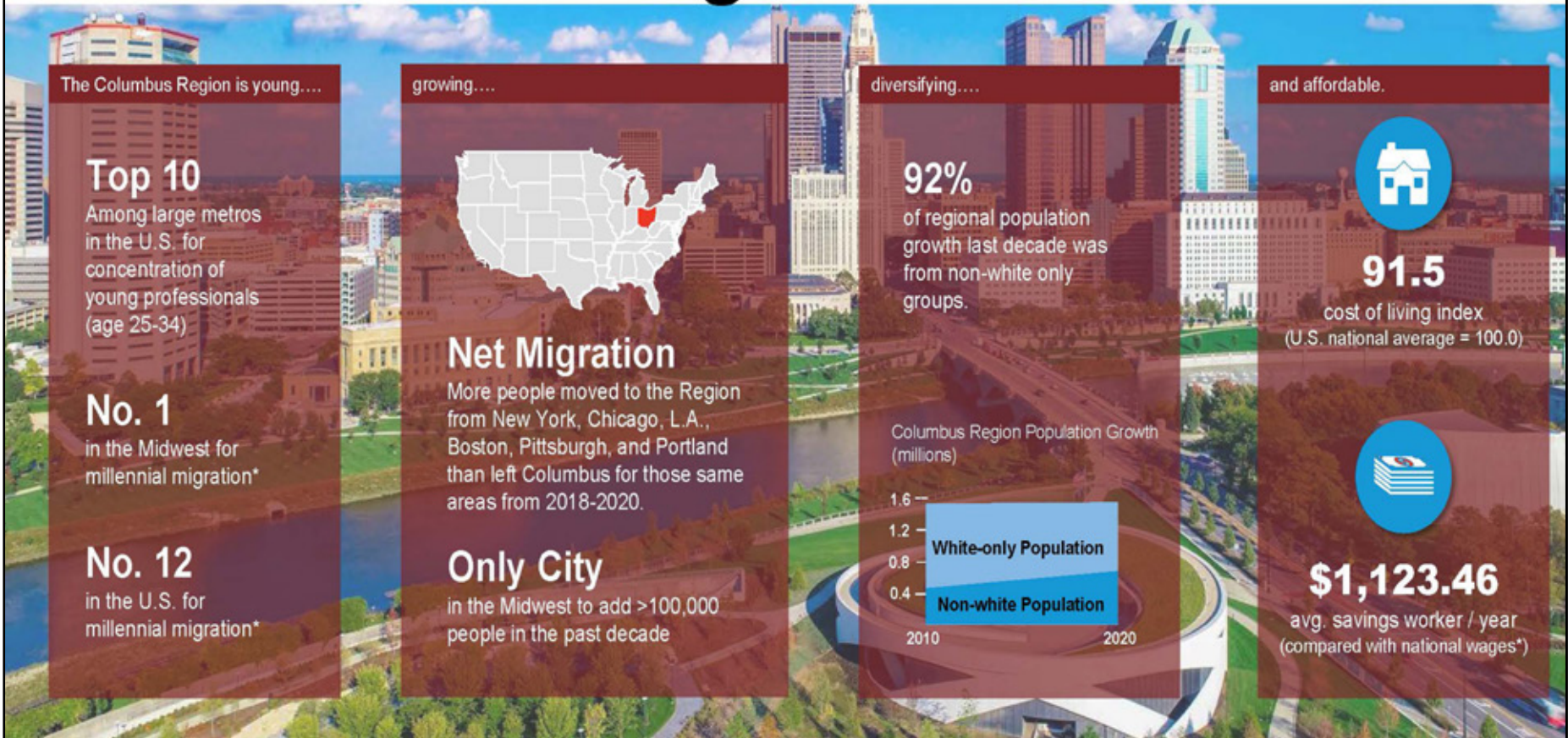
Traffic Count Report

@ 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	2022	10,189	MPSI	.10
2 Hazelton-Etna Rd SW	Trail E	0.08 N	2020	10,844	MPSI	.28
3 Hazelton-Etna Rd SW	TriE	0.08 N	2022	13,065	MPSI	.28
4 National Road	Hazelton-Etna Rd SW	0.05 W	2022	10,212	MPSI	.39
5 National Rd	Canal St	0.05 W	2022	9,577	MPSI	.40
6 US-40	Canal St	0.05 W	2020	9,187	AADT	.40
7 National Road	Canal St	0.05 W	2020	10,248	MPSI	.40
8 Hazelton-Etna Road Southwest	Refugee Rd SW	0.09 N	2022	10,286	MPSI	.40
9 National Rd	Canal St	0.03 W	2015	8,012	MPSI	.40
10 Hazelton-Etna Road Southwest	Columbus St	0.02 N	2022	21,273	MPSI	.46



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **85** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 85 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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Learn more about us at
www.rweiler.com

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