



CAPITOL
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FOR SALE

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HIGHPOINTE OUTLOTS

ETNA HIGHPOINTE DEVELOPMENT

I-70 AND ROUTE 310, ETNA TOWNSHIP, OH 43062

ED FELLOWS

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Property Highlights

- In Etna Township—experiencing rapid growth and commercialization - which is located along I-70, 20-miles east of downtown Columbus and 14 miles west of Buckeye Lake
- The Highpointe development includes plans for a mix of single family, townhomes, patio, and multi-family residential units, as well as research and office uses, plus the future township fire station
- Liquor Licenses are currently available thru an entertainment district
- Site is accessed via new traffic signal on Route 310, and immediate access to I-70 at the 310 interchange
- Located near national retail distribution centers including: Amazon (800,000 sf), Ascena Retail Group, Kohl's (1.2M sf), Jeld-Wen Windows, Prologis Park @ 70 Etna (1.03M sf), the Cubes @ Etna 70 (4.1M sf) and more.
- Etna Township includes the new Watkins Memorial and Intermediate Schools, and several entertainment options including the Cumberland Trail Golf Club, serving the rapidly growing population

Property Description

Several outparcels available fronting the new Highpointe, 225-acre mixed-use development in the growing Etna Township.

Location Description

Prominent location at the NE corner of I-70 and Route 310 in Etna Township. Adjacent to several distribution centers and employers including Amazon, Kohl's, the Cubes, Prologis Park and more. These outparcels front a new 225 acre mixed-use development.

OFFERING SUMMARY

Outparcels	0.78 up to 10 acres
Price Per Acre	\$475,000 - \$750,000
Site Map + Pricing	See following page

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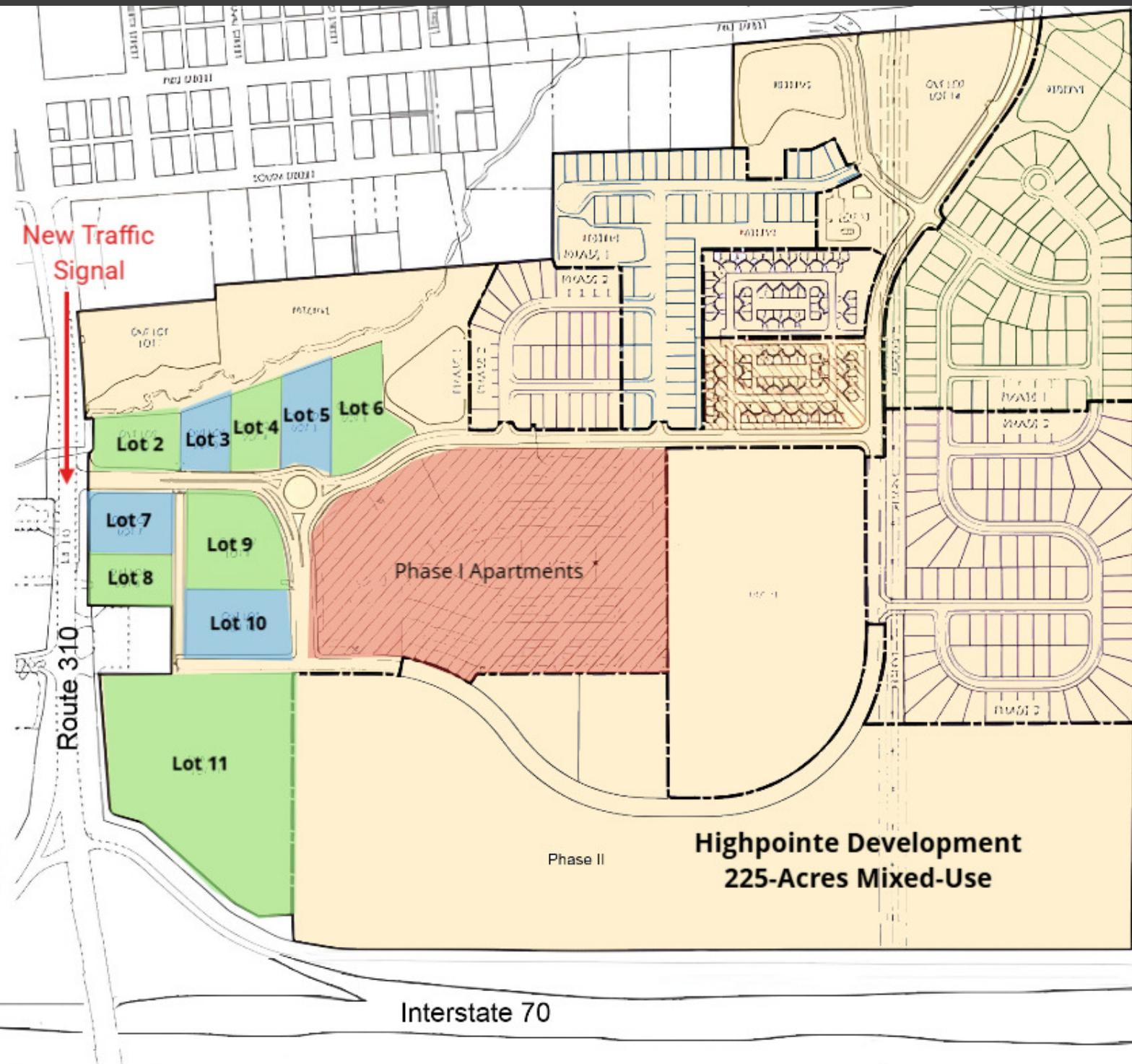
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LOT #	SIZE	PRICE	DESCRIPTION
Lot 2	0.81 acres	\$750,000 /acre	Corner Lot at Lighted Intersection of Route 310
Lot 3	0.78 acres	\$560,000 /acre	May be combined with adjacent parcels, up to 5 acres
Lot 4	0.88 acres	\$560,000 /acre	May be combined with adjacent parcels, up to 5 acres
Lot 5	1.17 acres	\$560,000 /acre	May be combined with adjacent parcels, up to 5 acres
Lot 6	1.91 acres	\$560,000 /acre	May be combined with adjacent parcels, up to 5 acres
Lot 7	1.47 acres	\$750,000 /acre	Corner Lot at Lighted Intersection of Route 310
Lot 8	1.47 acres	\$750,000 /acre	Frontage on Route 310
Lot 9	2.65 acres	\$475,000 /acre	Accessible via roundabout. Adjacent to Phase I apartments
Lot 10	2.04 acres	\$475,000 /acre	Accessible via roundabout. Adjacent to Phase I apartments
Lot 11	9.94 acres	Price TBD	Potential Hotel - Hospitality Site



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LOCATION OVERVIEW

Prominent location at the NE corner of I-70 and Route 310 in Etna Township. Adjacent to several distribution centers and employers including Amazon, Kohl's, the Cubes, Prologis Park and more. These outparcels front a new 225 acre mixed-use development.

Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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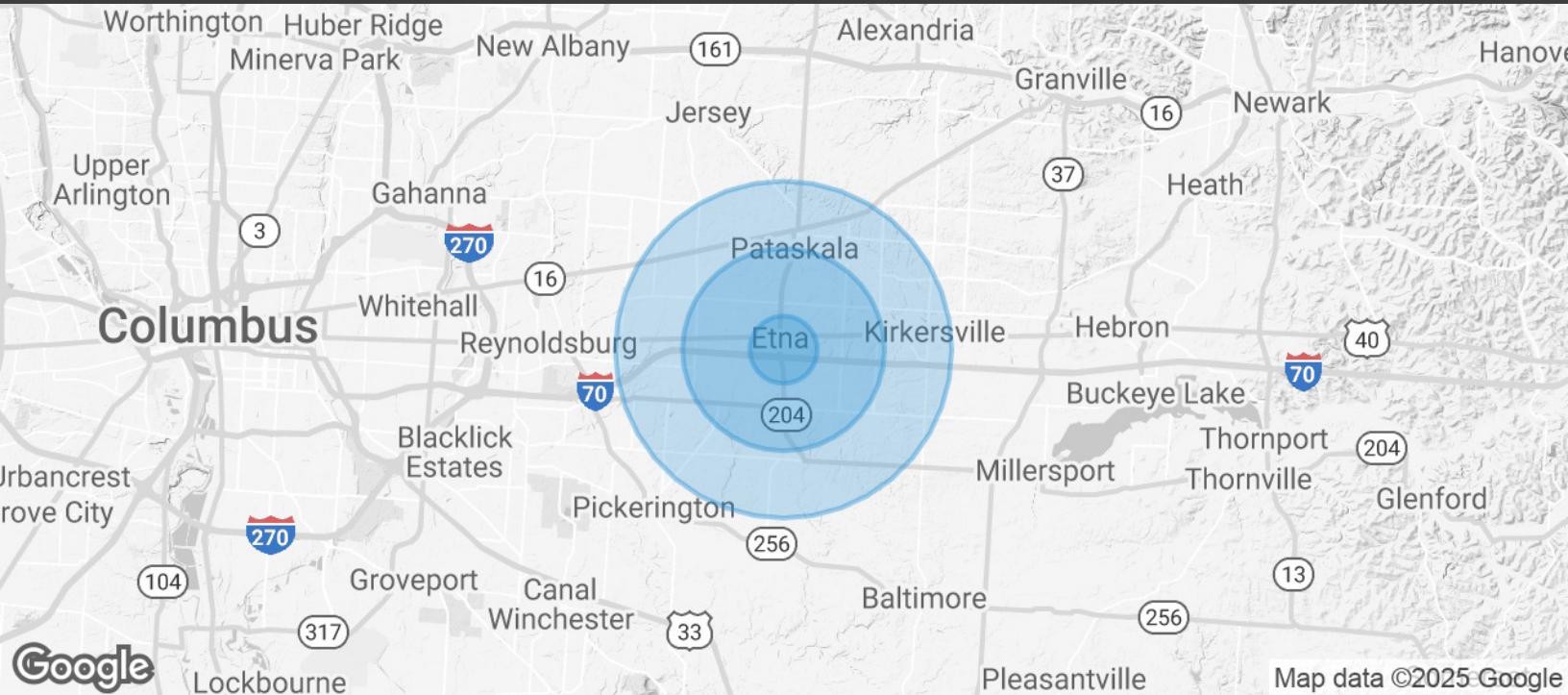
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,186	11,331	42,327
Average Age	36.4	38.1	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	464	4,198	15,506
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$99,837	\$97,223	\$104,661
Average House Value	\$200,749	\$228,202	\$228,294

2020 American Community Survey (ACS)

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