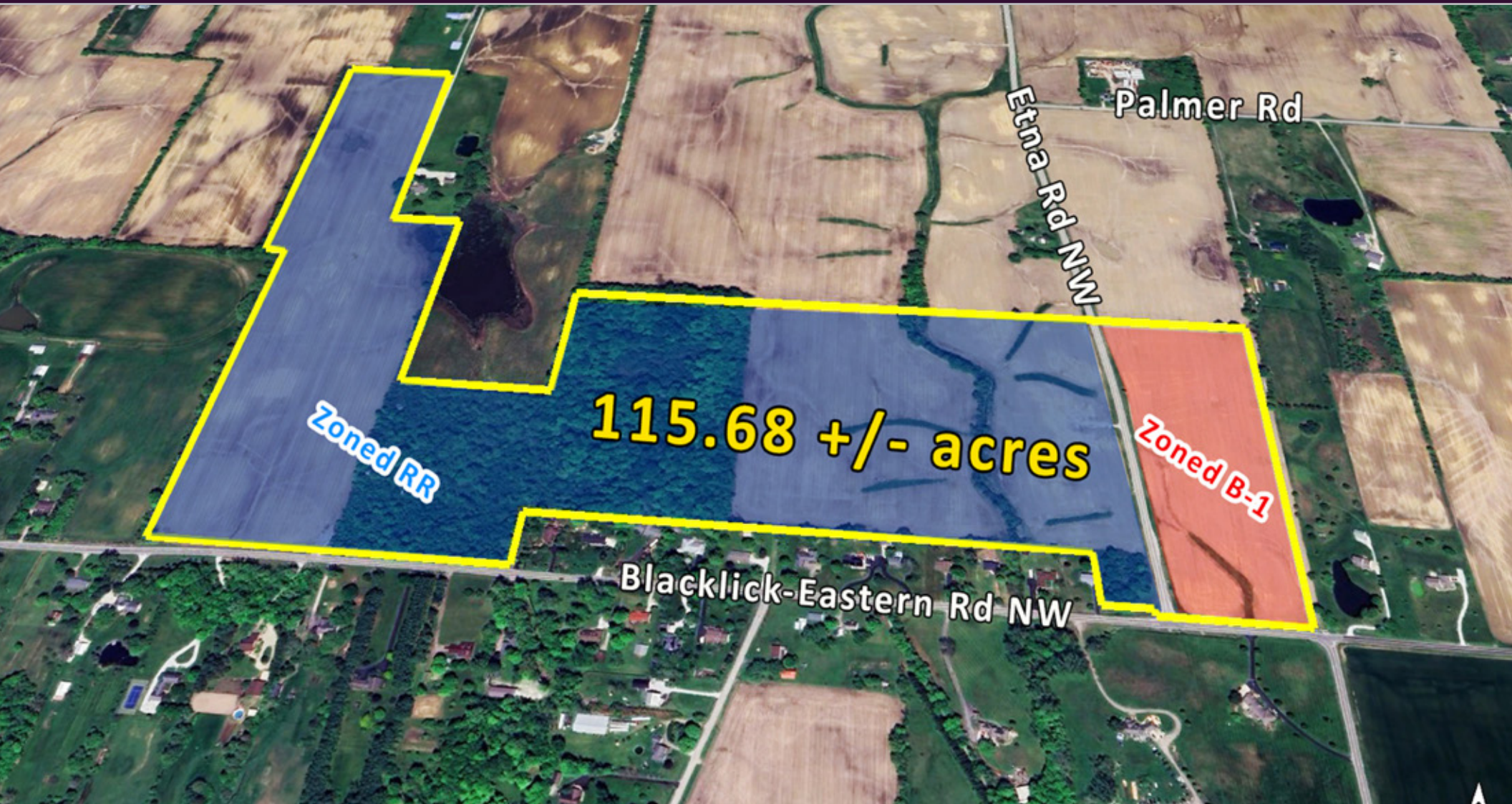


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

DEVELOPMENT OPPORTUNITY

0 Etna Road NW, Pataskala, OH 43062

EXCELLENT MIXED-USE DEVELOPMENT OPPORTUNITY!

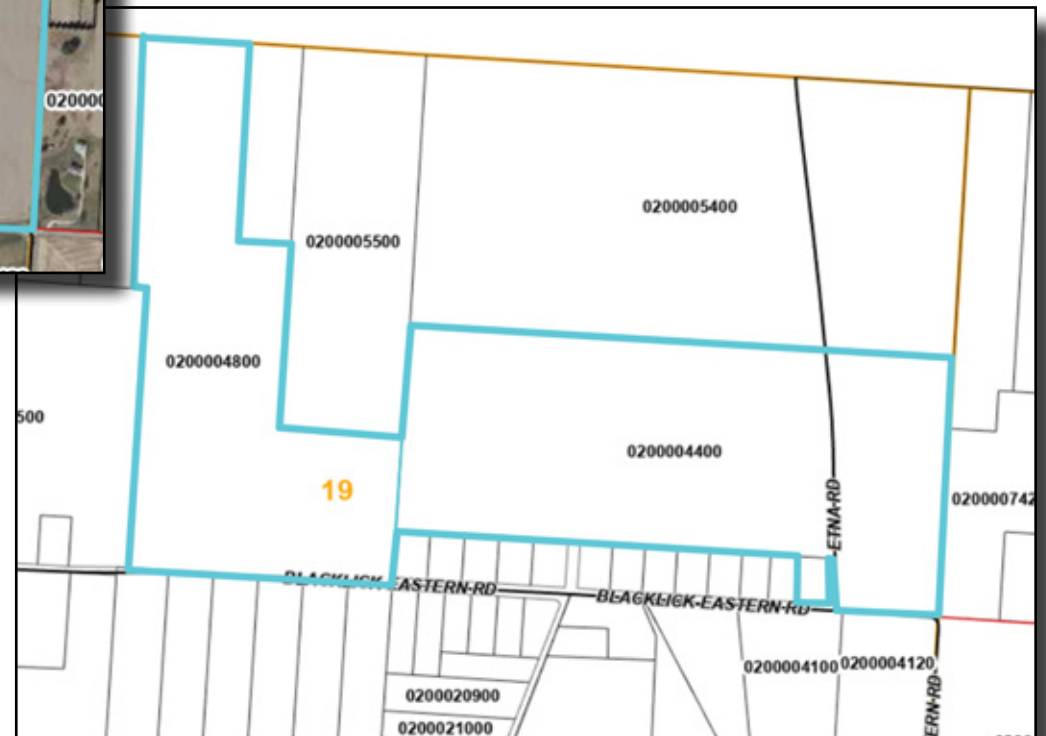
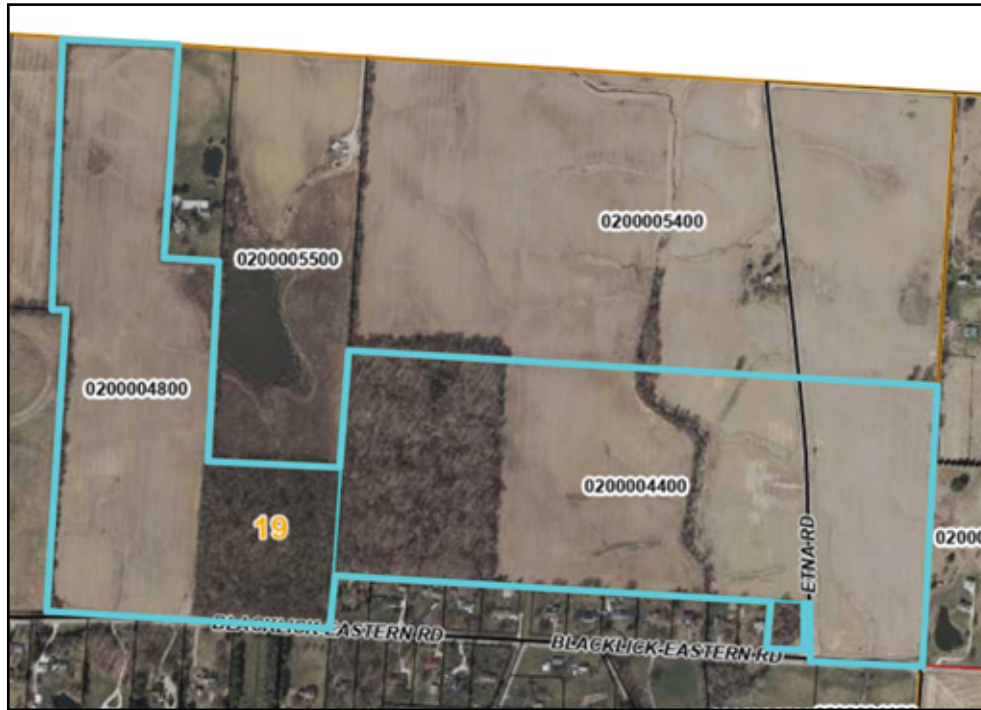
Three (3) exceptional land parcels in a desirable location, totaling 115.68 +/- acres, are now available for immediate development. This spectacular site offers a significant footprint for this area having substantial road frontage on Blacklick-Eastern Road/ Palmer Road NW and Etna Road and having the added advantage of existing utilities readily accessible, streamlining the development process and reducing initial infrastructure costs. These properties are close to Pataskala, Etna and the new Intel site. Per review of the Master Plans for the area and with local zoning, parcel # 0200004800 is targeted for Mixed-Use and parcel # 0200004400 is targeted for higher density residential use. Its generous size and road frontage offers flexibility for a variety of development possibilities!

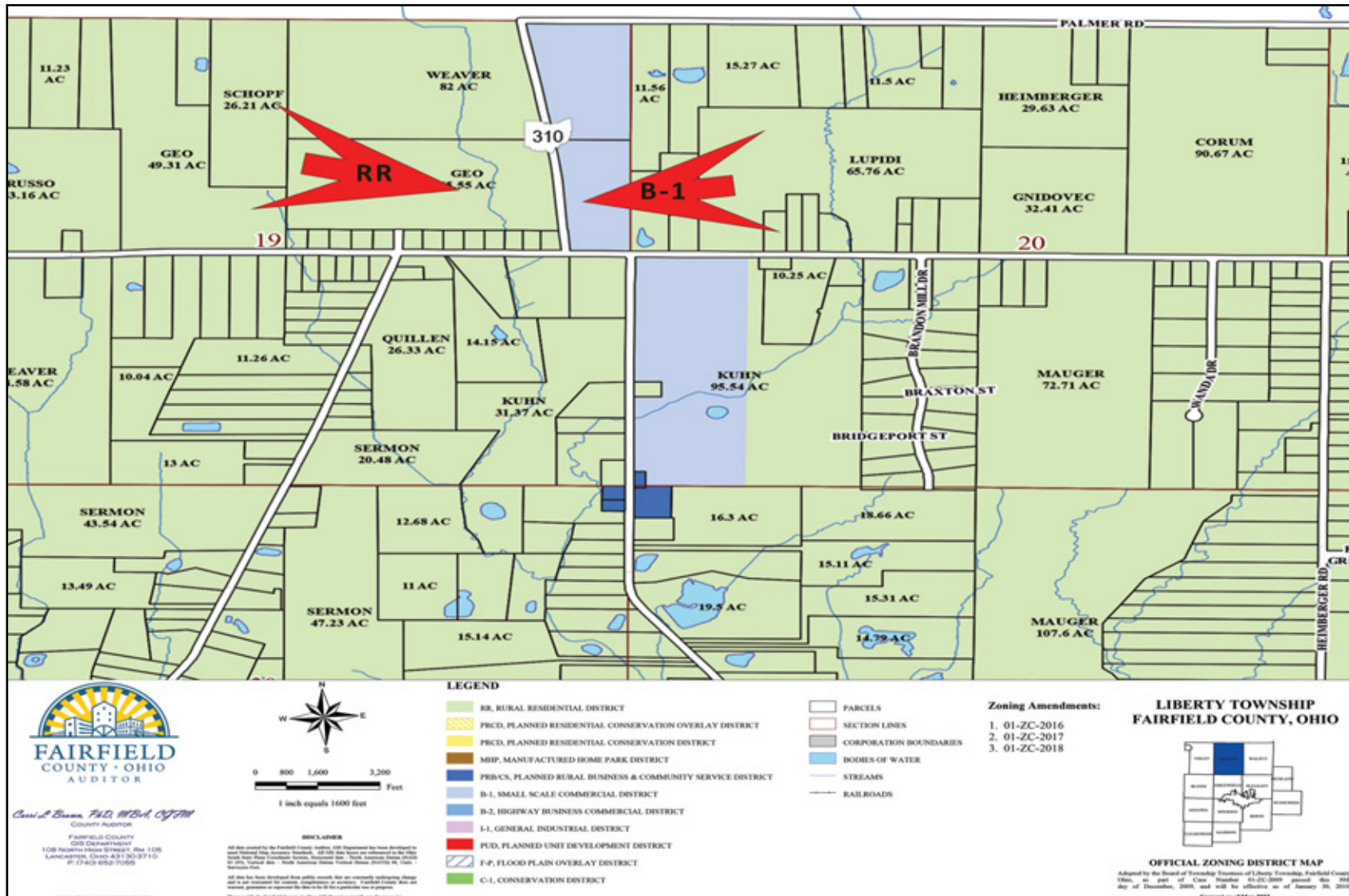


Property Highlights

Address:	0 Etna Road NW Pataskala, OH 43062
County:	Fairfield
Township:	Liberty
School District:	Southwest Licking L.S.D.
PID:	0200004400 - 65.55 +/- ac 0200004800 - 49.31 +/- ac 0200022500 - 0.82 +/- ac
Location:	West of Etna Rd NW between I-70 and Blacklick-Eastern Rd NW
Acreage:	115.68 +/- acres
Sale Price:	\$45,000/acre
Zoning:	17 +/- acres zoned B-1 - Small Scale Commercial District 98 +/- acres zoned RR - Rural Residential District
Utilities:	Water line is at Toll Gate Rd and SR 204







Click [here](#) to see zoning text

Data center project with at least a billion-dollar price tag headed to Fairfield County



Jeff Barron

Lancaster Eagle-Gazette

The Columbus Dispatch

Updated May 14, 2025, 12:32 p.m. ET

Key Points AI-assisted summary

Fairfield County commissioners approved the annexation of 500 acres in Millersport for a data center.

The project, believed to be a Vonage data center, is estimated to cost in the billions of dollars.

While the annexation has been approved by the county, it still requires acceptance by Millersport officials.

LANCASTER – The Fairfield County commissioners on Tuesday passed legislation to annex 500 acres to the village of Millersport for a data center, commissioners Steve Davis and Dave Levacy said.

Davis said he believes it will be a Vonage data center and will be one of the four or five largest projects in Ohio.

"I think that will turn out to be accurate, yes," he said. "Probably projects in general. It's very large."

Davis did not say exactly where in Millersport the acreage is set for since the commissioners just passed the ordinance, he said.

He said the total cost is unknown, but that it starts with a B.

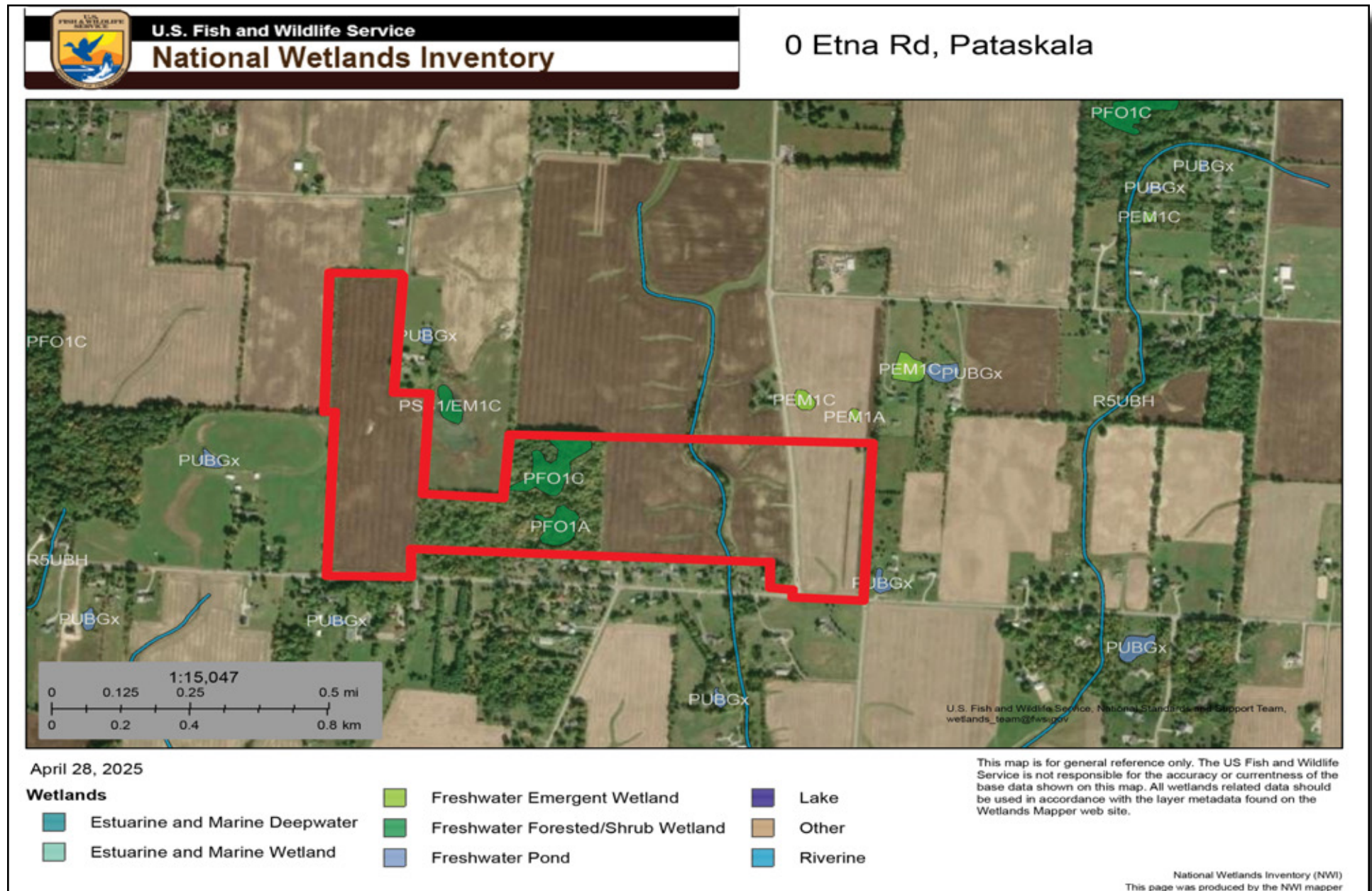
"But in terms of the total number, I don't want to get into that," Davis said. "I'll just say it starts with a billion and goes from there. But it's a very large project."

Davis said he is not aware of any relationship between this project and proposed solar farms in the Walnut Township area.

"As I understand it, they're planning a very large data center with what they call possibly 'behind-the-meter power,'" Davis said. "So having their own power onsite, so to speak."

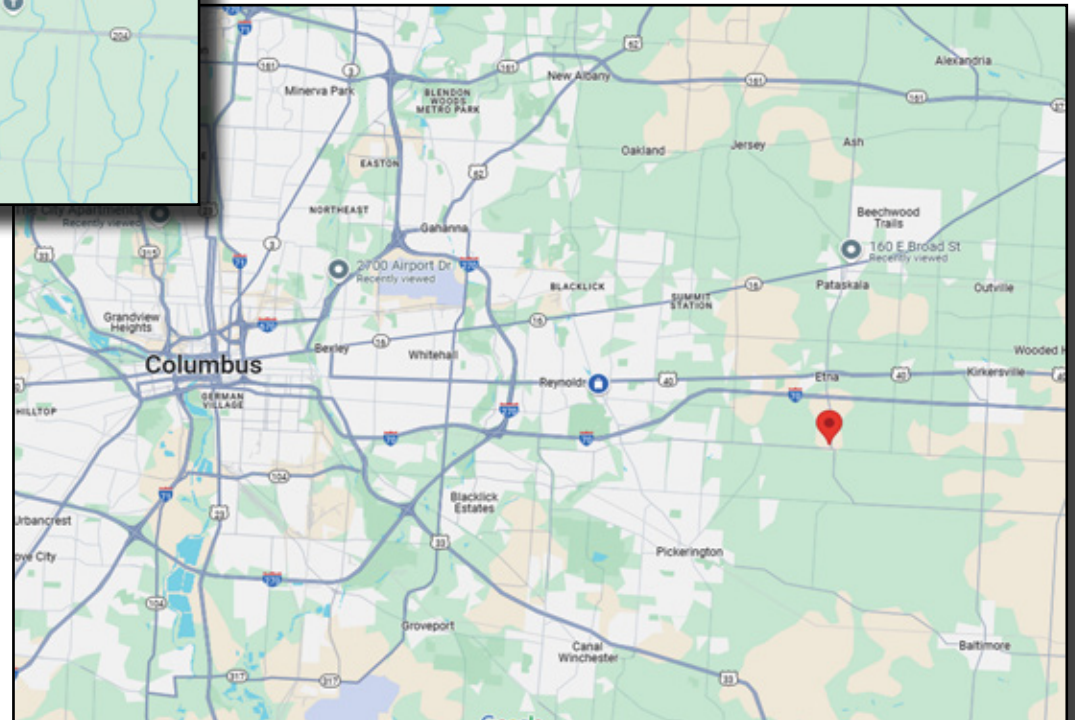
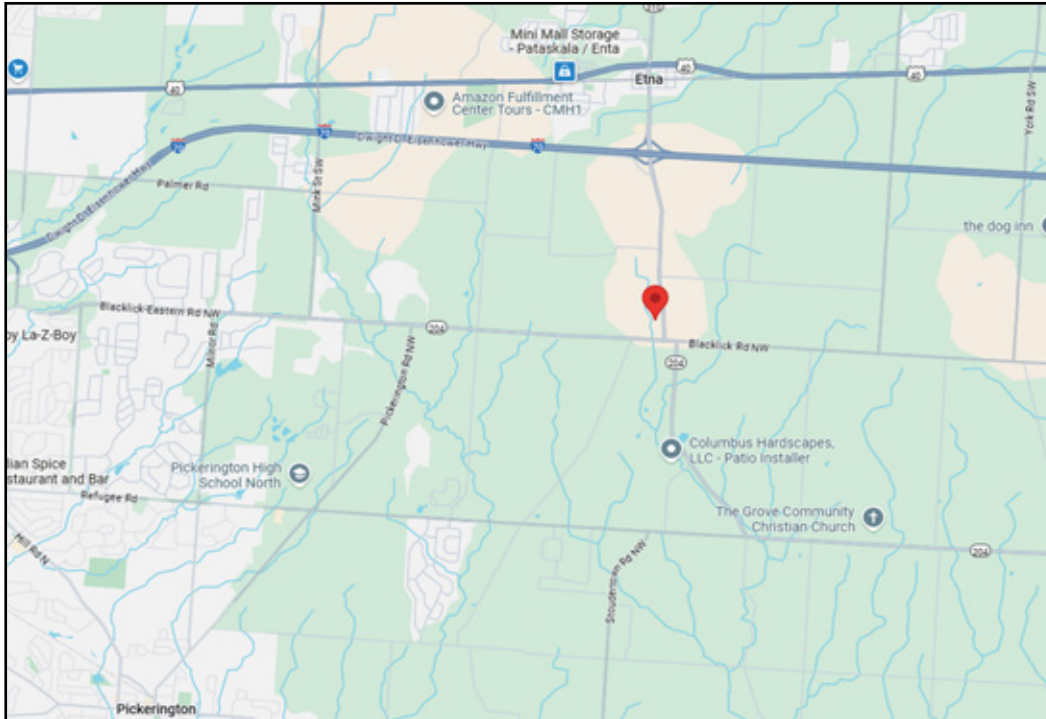
He said the process could take years to complete. Davis said the Millersport officials must accept the annexation, but that village and Walnut Township officials at the commission meeting voiced no objections.

jbarron@gannett.com



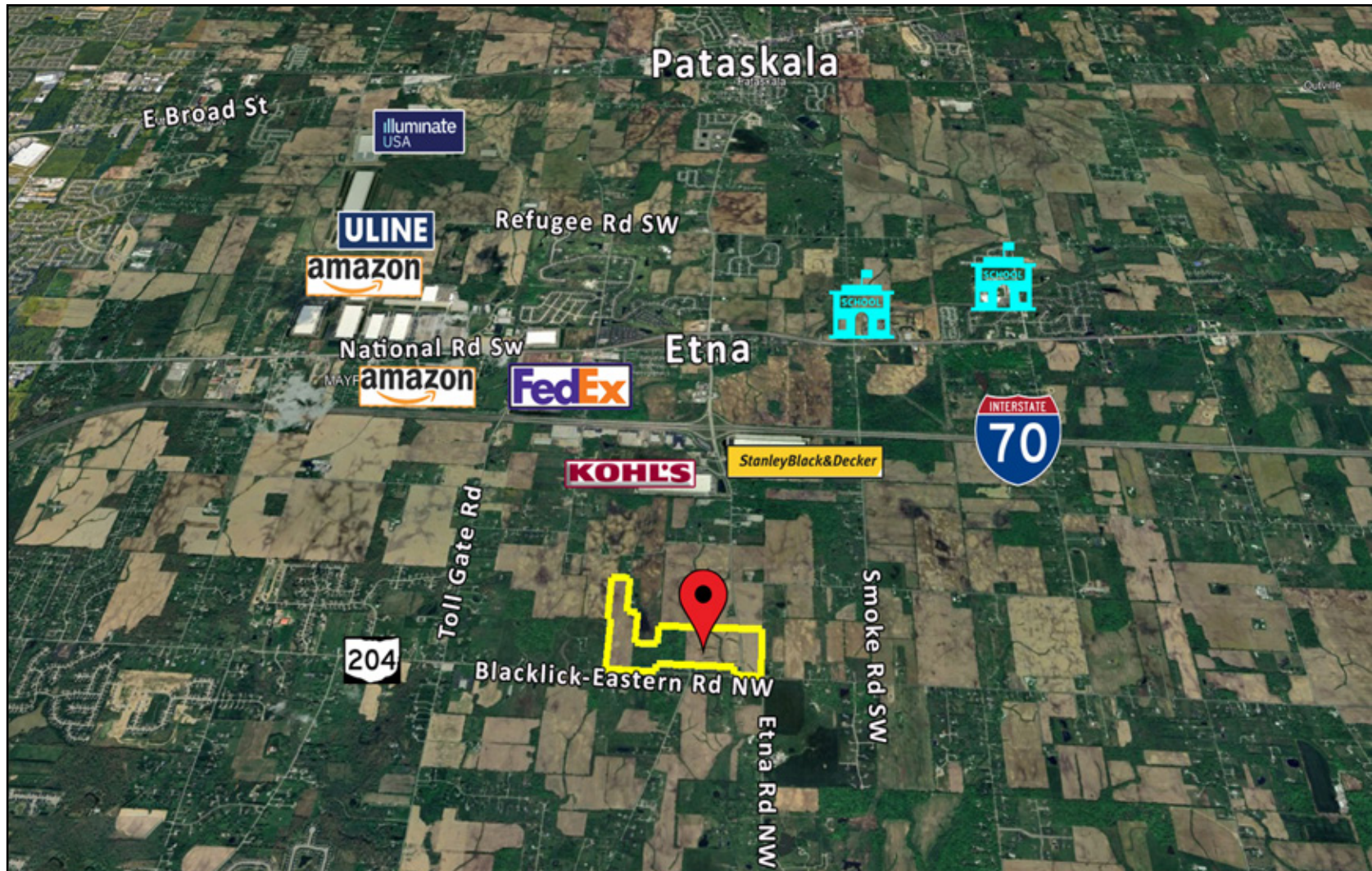
115.68 +/- ac Development Land
0 Etna Road NW, Pataskala, OH 43062

Street Maps



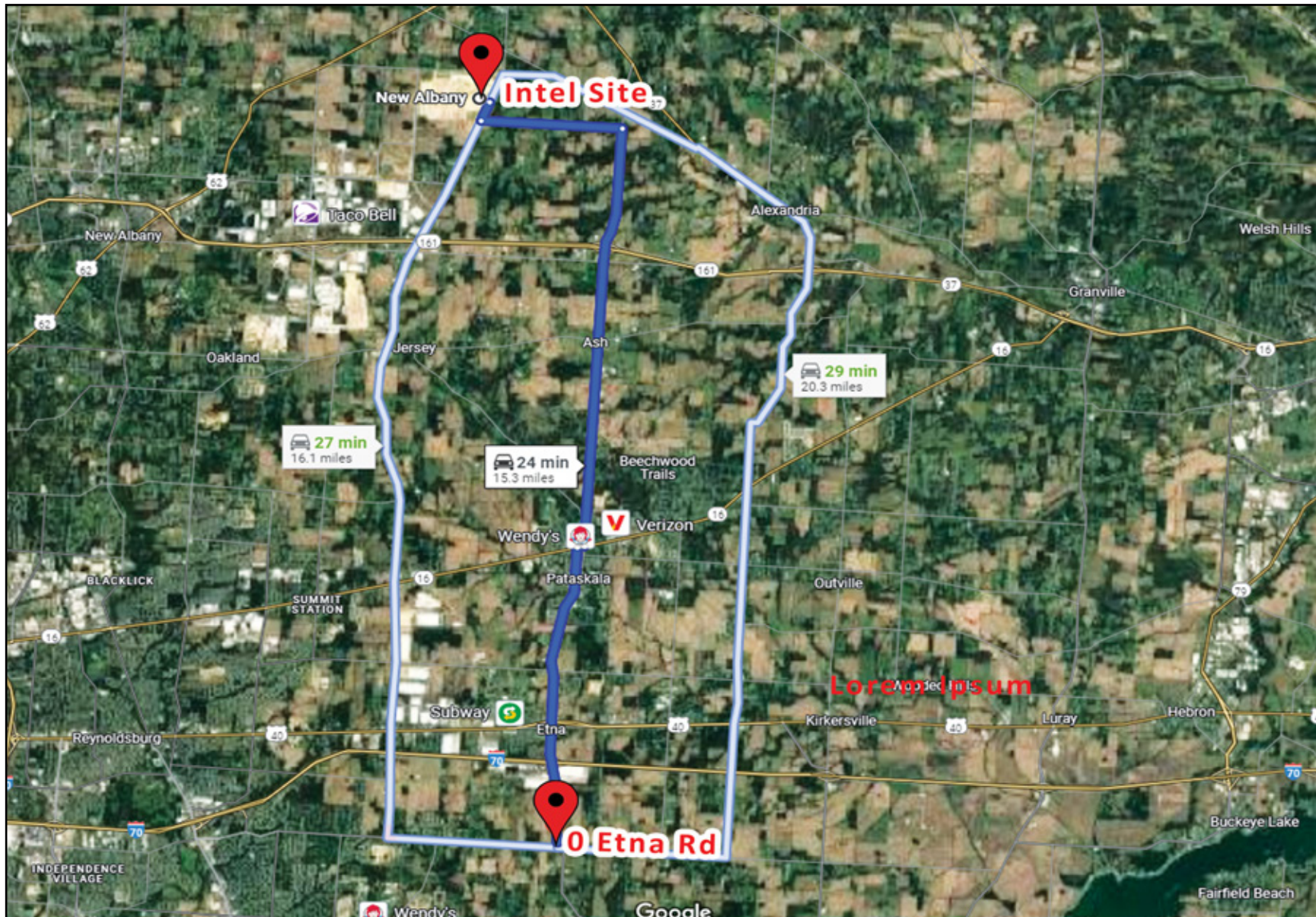
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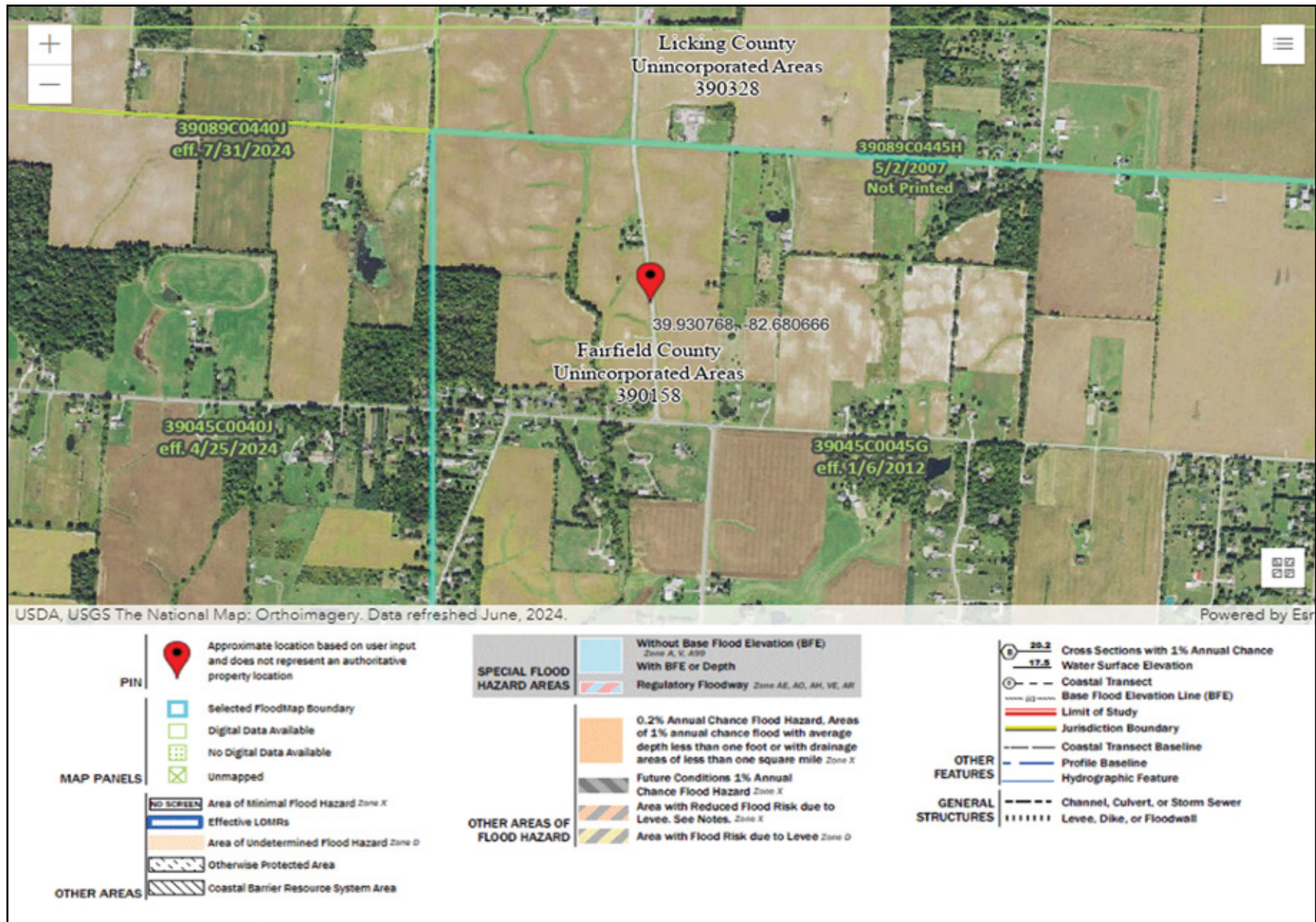
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25 minutes to Downtown Columbus



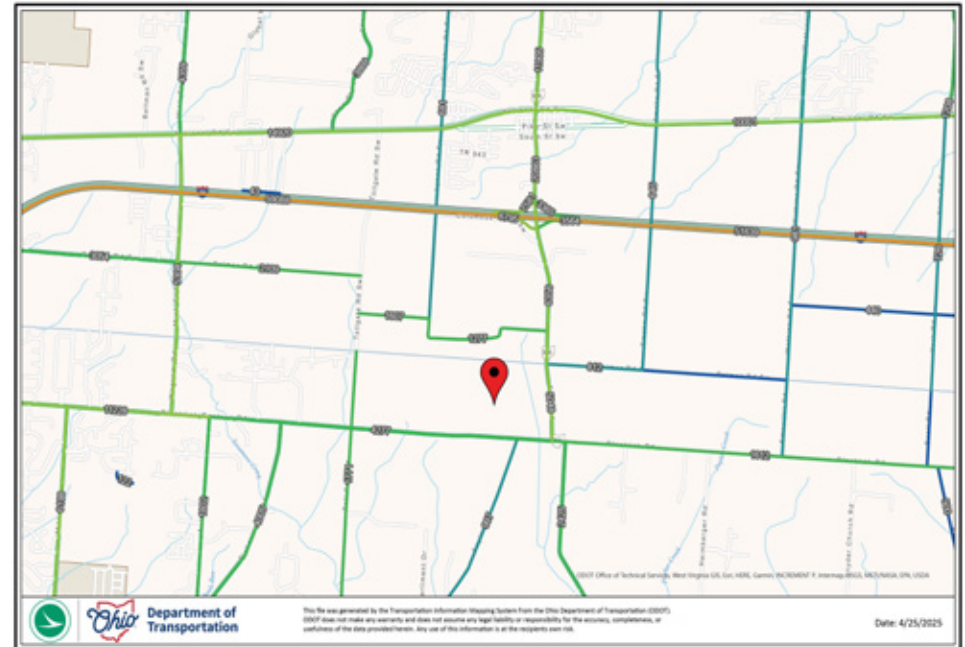


Demographic Summary Report

10741 Hazelton Etna Rd SW, Pataskala, OH 43062

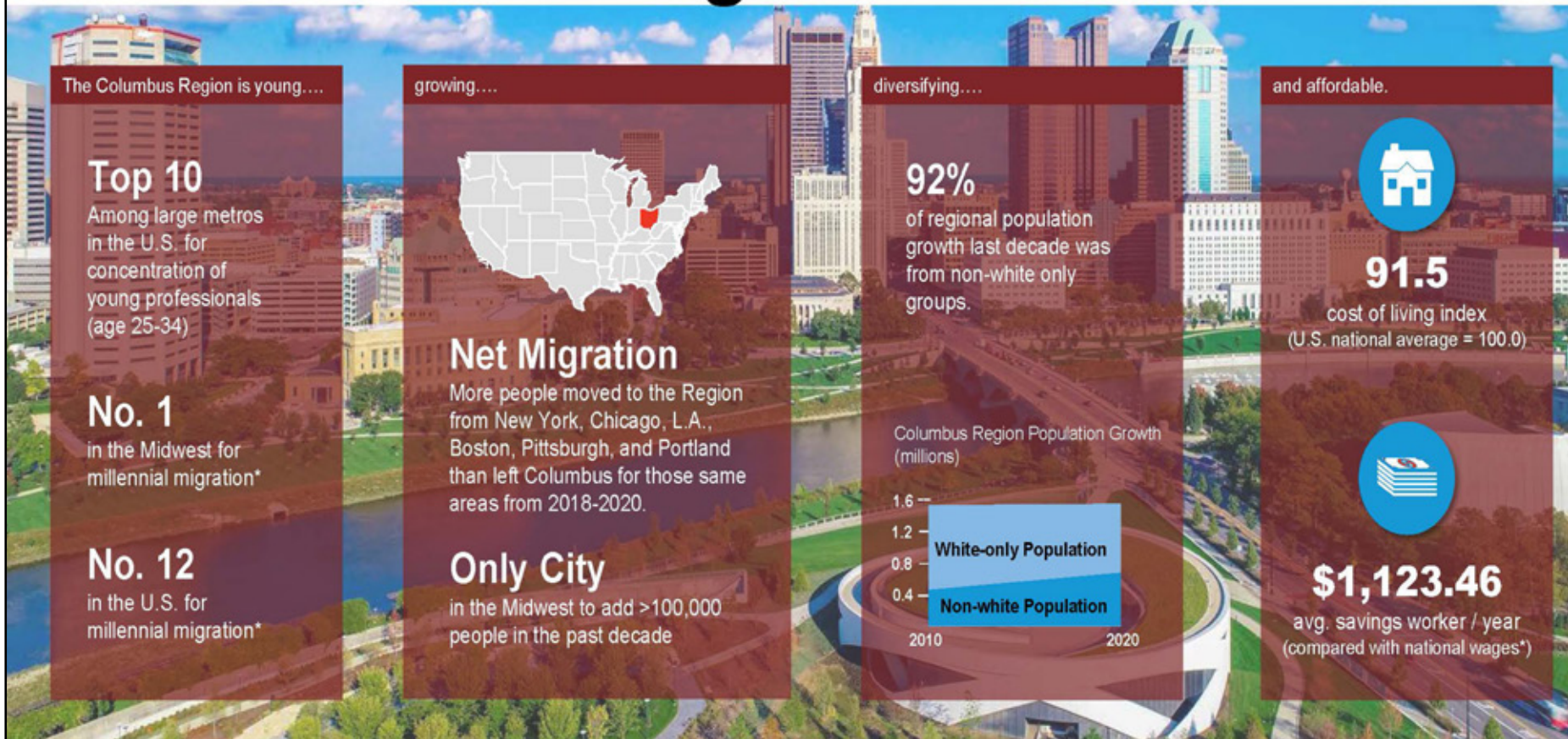


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	325	13,577	51,247
2024 Estimate	309	12,811	48,287
2020 Census	305	12,075	45,659
Growth 2024 - 2029	5.18%	5.98%	6.13%
Growth 2020 - 2024	1.31%	6.10%	5.76%
2024 Population by Hispanic Origin			
2024 Population	309	12,811	48,287
White	267 86.41%	10,211 79.70%	36,763 76.13%
Black	8 2.59%	675 5.27%	4,136 8.57%
Am. Indian & Alaskan	0 0.00%	12 0.09%	63 0.13%
Asian	9 2.91%	913 7.13%	3,350 6.94%
Hawaiian & Pacific Island	0 0.00%	1 0.01%	3 0.01%
Other	25 8.09%	998 7.79%	3,972 8.23%
U.S. Armed Forces	1	49	107
Households			
2029 Projection	118	4,683	17,903
2024 Estimate	112	4,425	16,878
2020 Census	111	4,208	16,021
Growth 2024 - 2029	5.36%	5.83%	6.07%
Growth 2020 - 2024	0.90%	5.16%	5.35%
Owner Occupied	102 91.07%	3,855 87.12%	14,177 84.00%
Renter Occupied	10 8.93%	570 12.88%	2,701 16.00%
2024 Households by HH Income			
Income: <\$25,000	5 4.46%	200 4.52%	1,140 6.75%
Income: \$25,000 - \$50,000	13 11.61%	444 10.03%	1,882 11.15%
Income: \$50,000 - \$75,000	13 11.61%	533 12.04%	2,325 13.77%
Income: \$75,000 - \$100,000	25 22.32%	825 18.64%	2,690 15.94%
Income: \$100,000 - \$125,000	31 27.68%	902 20.37%	2,876 17.04%
Income: \$125,000 - \$150,000	4 3.57%	479 10.82%	1,907 11.30%
Income: \$150,000 - \$200,000	9 8.04%	570 12.88%	2,145 12.71%
Income: \$200,000+	12 10.71%	474 10.71%	1,914 11.34%
2024 Avg Household Income	\$114,973	\$121,529	\$119,648
2024 Med Household Income	\$99,999	\$105,862	\$103,499



10741 Hazelton Etna Rd SW, Pataskala, OH 43062							
				Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hazelton-Etna Rd SW	Palmer Rd	0.09 N	2018	5,828	MPSI	.23
2	Hazelton-Etna Rd SW	Palmer Rd	0.09 N	2024	5,417	MPSI	.23
3	Hazelton-Etna Rd SW	Palmer Rd	0.09 N	2025	5,382	MPSI	.23
4	Hazelton-Etna Road Southwest	Columbus Expy Park	0.17 N	2024	6,145	MPSI	.24
5	Hazelton-Etna Road Southwest	Columbus Expy Park	0.17 N	2025	6,134	MPSI	.24
6	Hazelton-Etna Rd SW	Columbus Expy Park	0.17 N	2025	4,666	MPSI	.30
7	Hazelton-Etna Rd SW	Columbus Expy Park	0.17 N	2024	4,660	MPSI	.30
8	RAMP FROM SR310 TO I-70 EB		0.00	2025	3,108	MPSI	.58
9	Hazelton-Etna Rd SW	I-70	0.03 N	2018	12,857	MPSI	.59
10	RAMP FROM I-70 EB TO SR310		0.00	2025	6,729	MPSI	.59

What's Driving Investment?



Notable Projects YTD



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

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