



0 Etna Road NW

Pataskala, OH 43062



Offering Summary

Sale Price:	Subject to Offer
Lot Size:	119± Acres
Zoning:	Rural Residential B-1
APN:	0200004400 0200004800 0200022500

Property Overview

A rare 119-acre development opportunity in the Pataskala area, this site offers exceptional scale, zoning flexibility, and long-term investment potential. The property features a strong industrial and commercial base, including I-1 General Industrial and B-1 Small Scale Commercial zoning, with future land-use designations supporting expanded industrial and mixed-use density. Positioned within the high-growth Liberty Township/Fairfield County corridor and along the expanding Columbus metropolitan growth path, this high-impact site presents a strong opportunity for land investors, developers, and users looking to capitalize on increasing regional demand. Comprehensive data and additional details are on file for interested parties.

Property Highlights

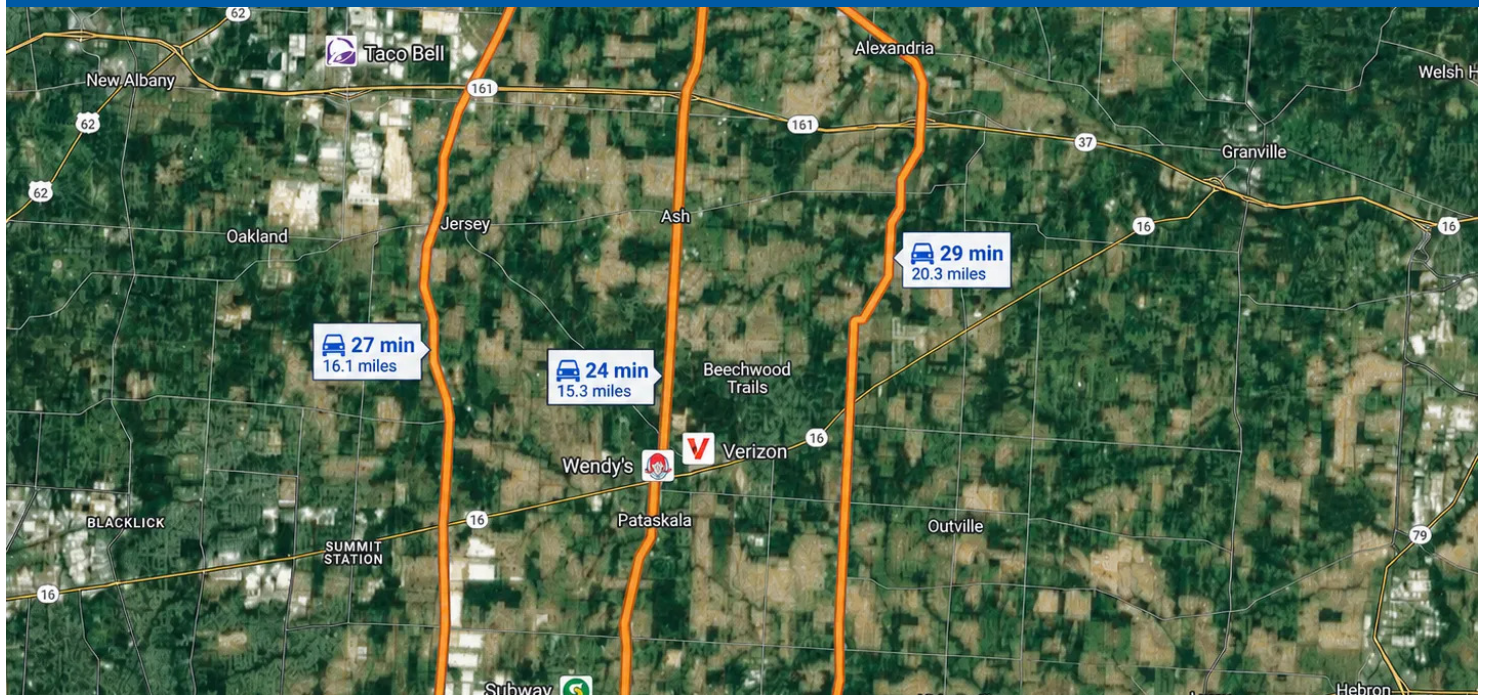
- 119± total acres in the Pataskala area
- Flexible opportunity for land, office, or future development
- Large acreage with multiple potential use concepts





0 Etna Road NW

Pataskala, OH 43062

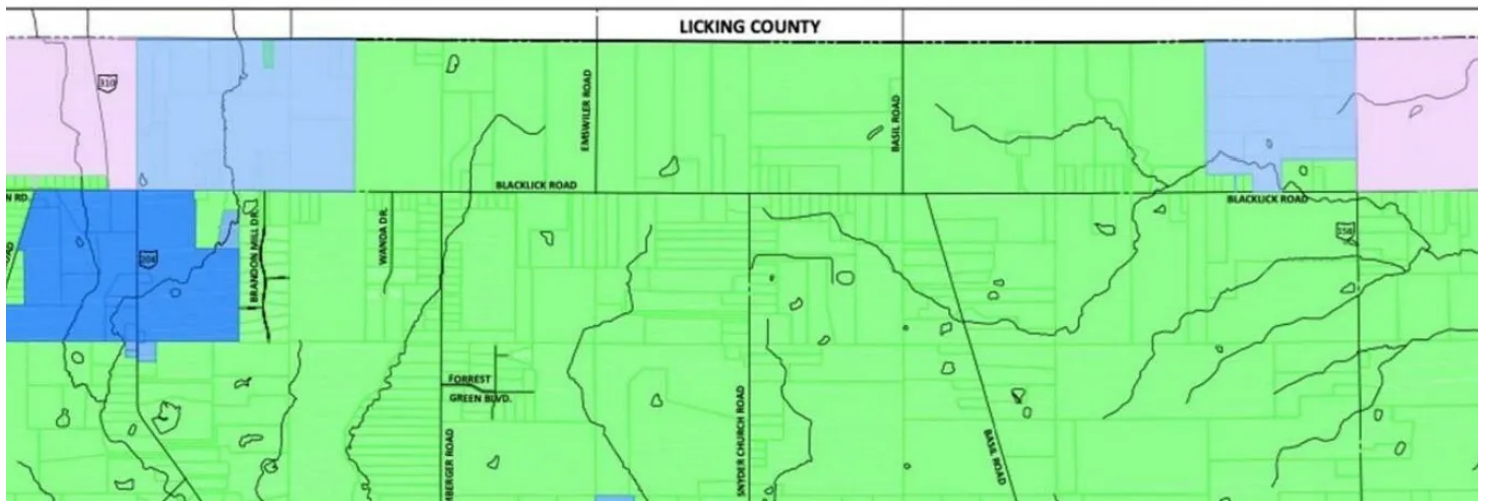




0 Etna Road NW

Pataskala, OH 43062

023 LIBERTY TOWNSHIP, FAIRFIELD COUNTY COMPREHENSIVE LAND USE PLAN



COMPREHENSIVE LAND USE PLAN LEGEND

	VILLAGE OF BALTIMORE LIMITS
	RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT
	GENERAL INDUSTRIAL DISTRICT
	PLANNED RURAL BUSINESS AND COMMUNITY SERVICE DISTRICT
	SMALL SCALE COMMERCIAL DISTRICT
	HIGHWAY BUSINESS DISTRICT
	RURAL RESIDENTIAL AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS
	PLANNED RESIDENTIAL CONSERVATION AND OVERLAY DISTRICTS
	TOWNSHIP BOUNDARIES



0 Etna Road NW

Pataskala, OH 43062

Liberty Township Future Land Use



2024 Comprehensive Plan for Fairfield County

Liberty
dary

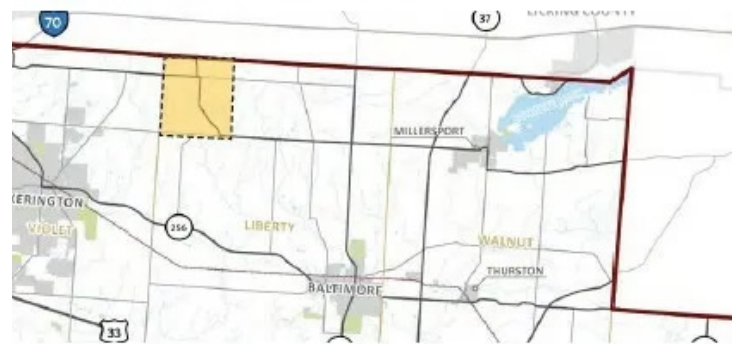
s

agriculture

- Low Impact and Conservation
- Mixed Rural
- Rural Residential
- Suburban Residential
- Employment Center
- Crossroad Center
- Village Center
- Village Growth Area
- Mixed Use Center
- Transportation and Economic Development Corridor

4
TY 2024 Comprehensive Plan

Northeast Violet/Northwest Liberty



OVERVIEW

Area 1 is in the northeast corner of Violet Township and the northwest corner of Liberty Township. It is located near I-70, which emphasizes the appropriateness of this area for a variety of employment uses and residential development. The plan recommendation is to develop a Center for the entire growth area.

UTILITIES

Water and sewer service is expected to be provided by Fairfield County Utilities from west to east. Gas transmission is within the growth area and electric distribution is available on most roads. Gas transmission lines are southeast of the growth area, which would be extended as the area develops.

TRANSPORTATION

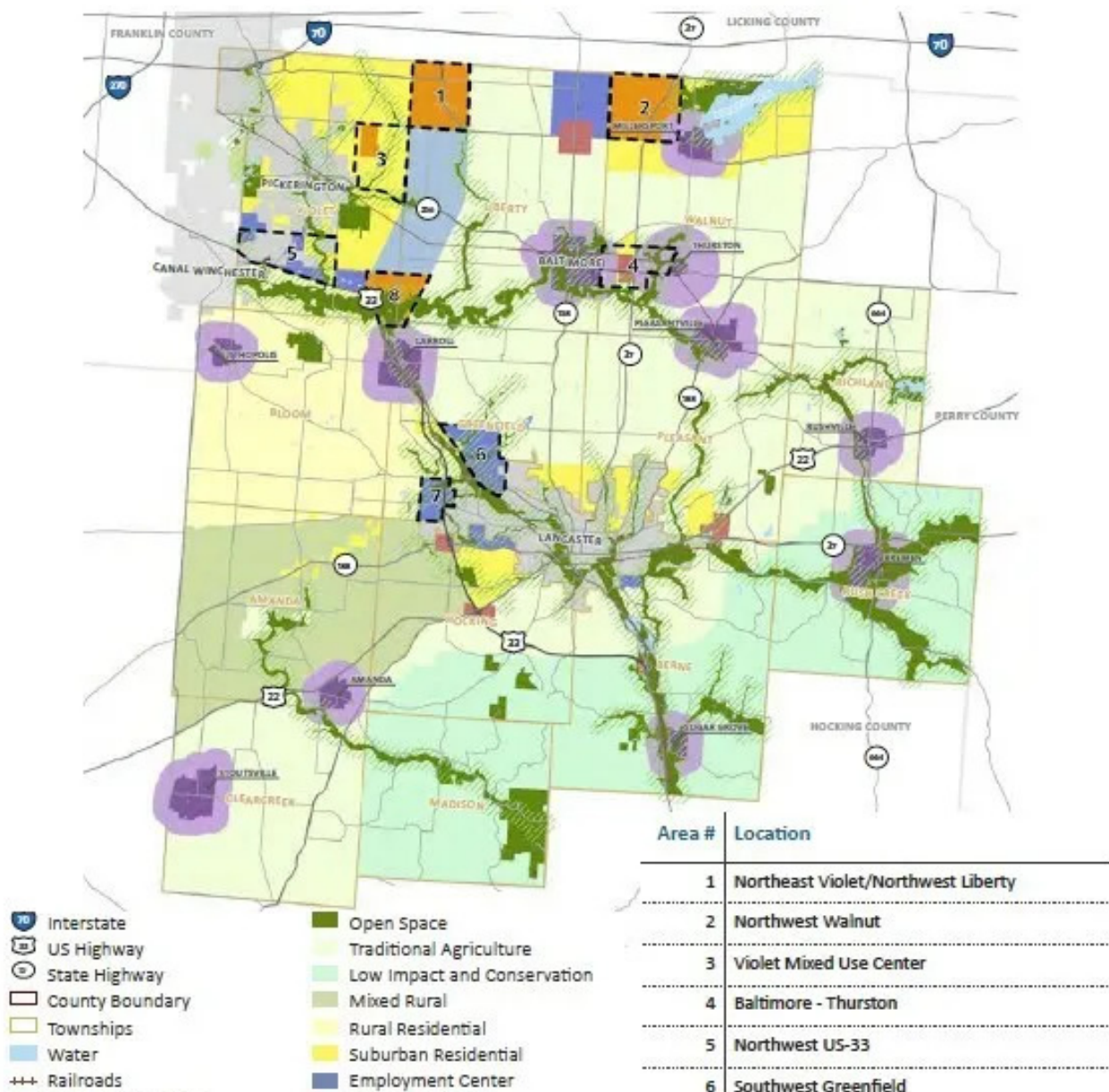
The growth area falls mostly within the US-33 Connector Corridor. Widening of SR-310 is a need, as well as construction of the connector road. Its specific location is yet to be determined.



0 Etna Road NW

Pataskala, OH 43062

The Comprehensive Plan provides a long-term vision for growth and development in unincorporated Fairfield County, but there are short-term priorities and growth expectations presented below. These are large areas in which new development pressure is supported, public and private utility services are or can be available, and the supporting road network is in place (or improvements can be made).





0 Etna Road NW

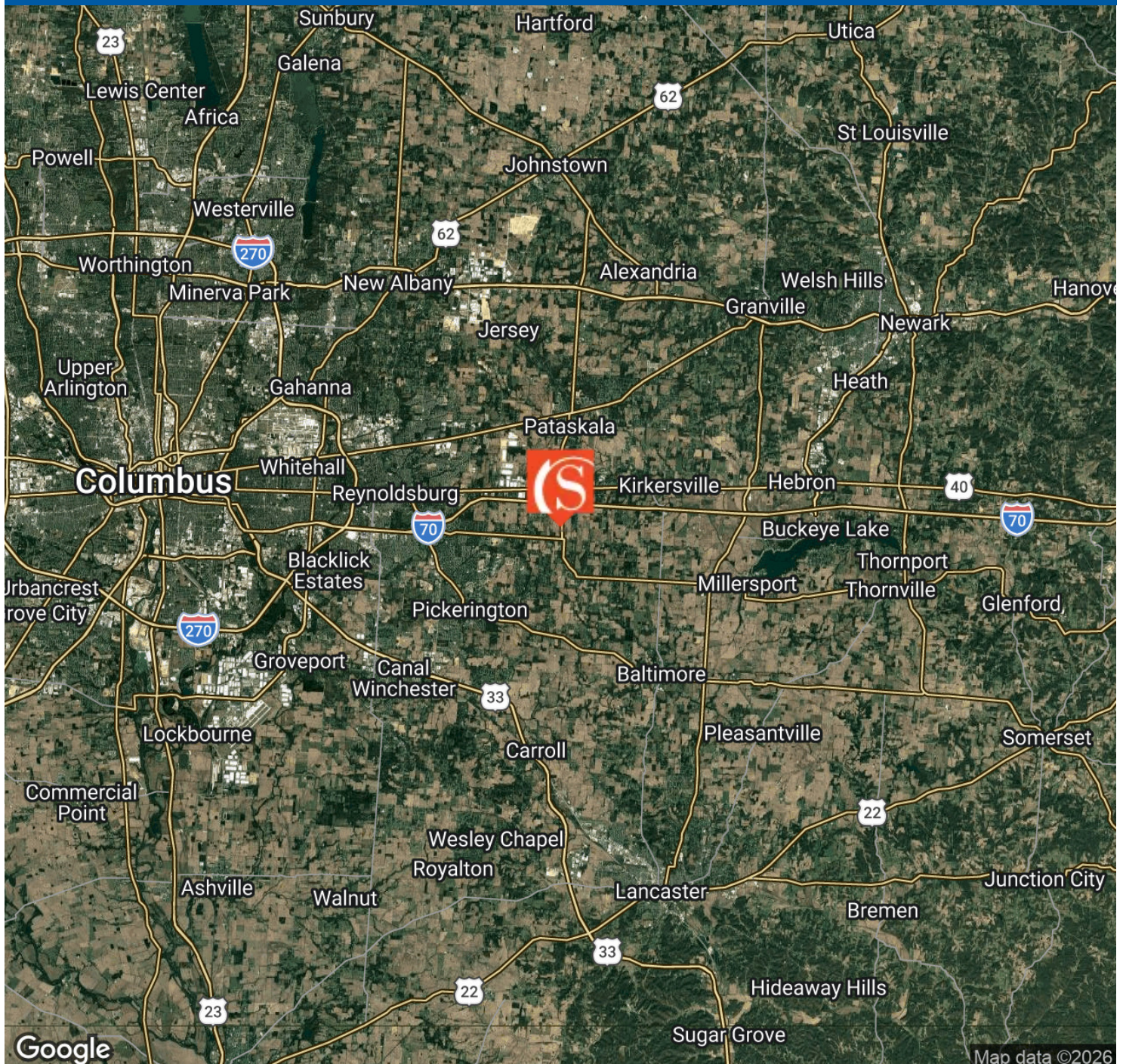
Pataskala, OH 43062





0 Etna Road NW

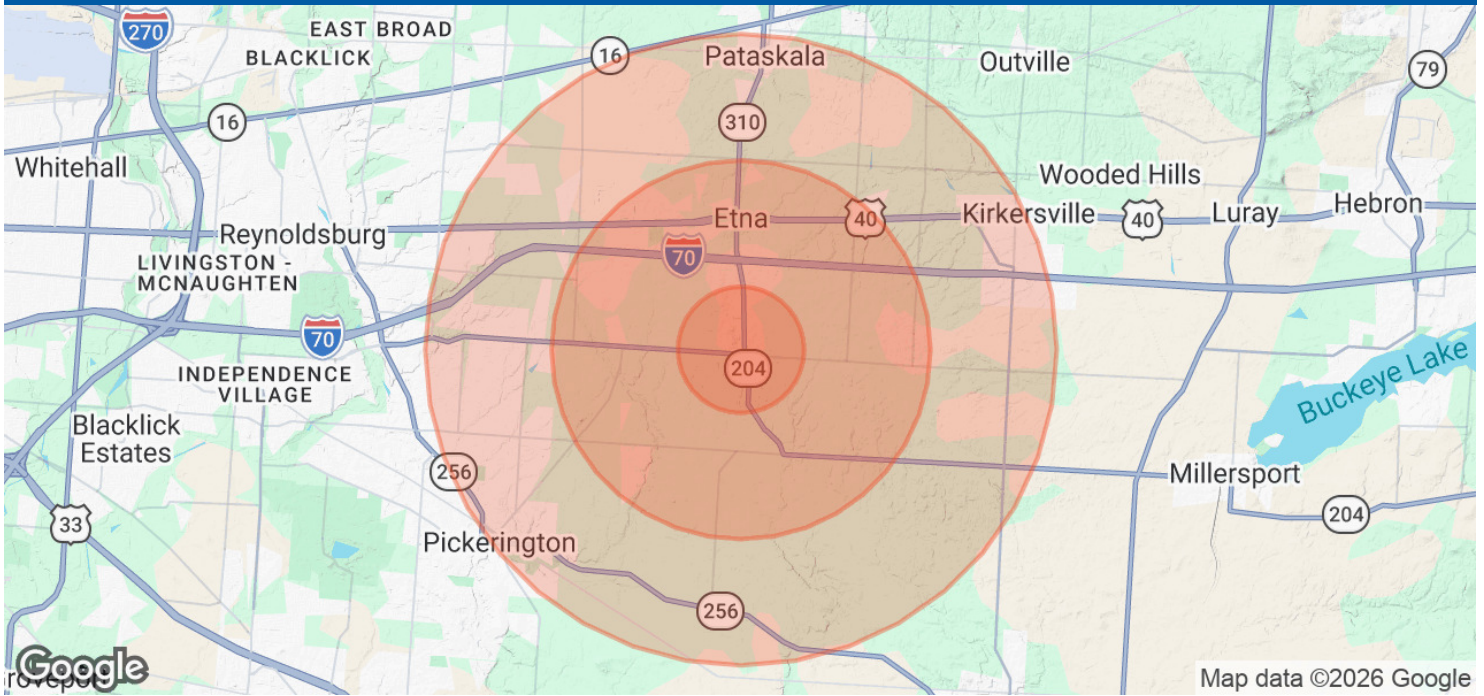
Pataskala, OH 43062





0 Etna Road NW

Pataskala, OH 43062



Population

	1 Mile	3 Miles	5 Miles
Total Population	774	11,887	42,785
Average Age	41.3	37.9	39.9
Average Age (Male)	40.5	36.0	39.5
Average Age (Female)	43.5	37.6	40.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	266	3,999	15,220
# of Persons per HH	2.9	3.0	2.8
Average HH Income	\$137,282	\$135,717	\$129,849
Average House Value	\$320,651	\$345,142	\$325,406

2023 American Community Survey (ACS)