

# Four Seasons Land Company



Land Acquisition, Development, & Disposition Services

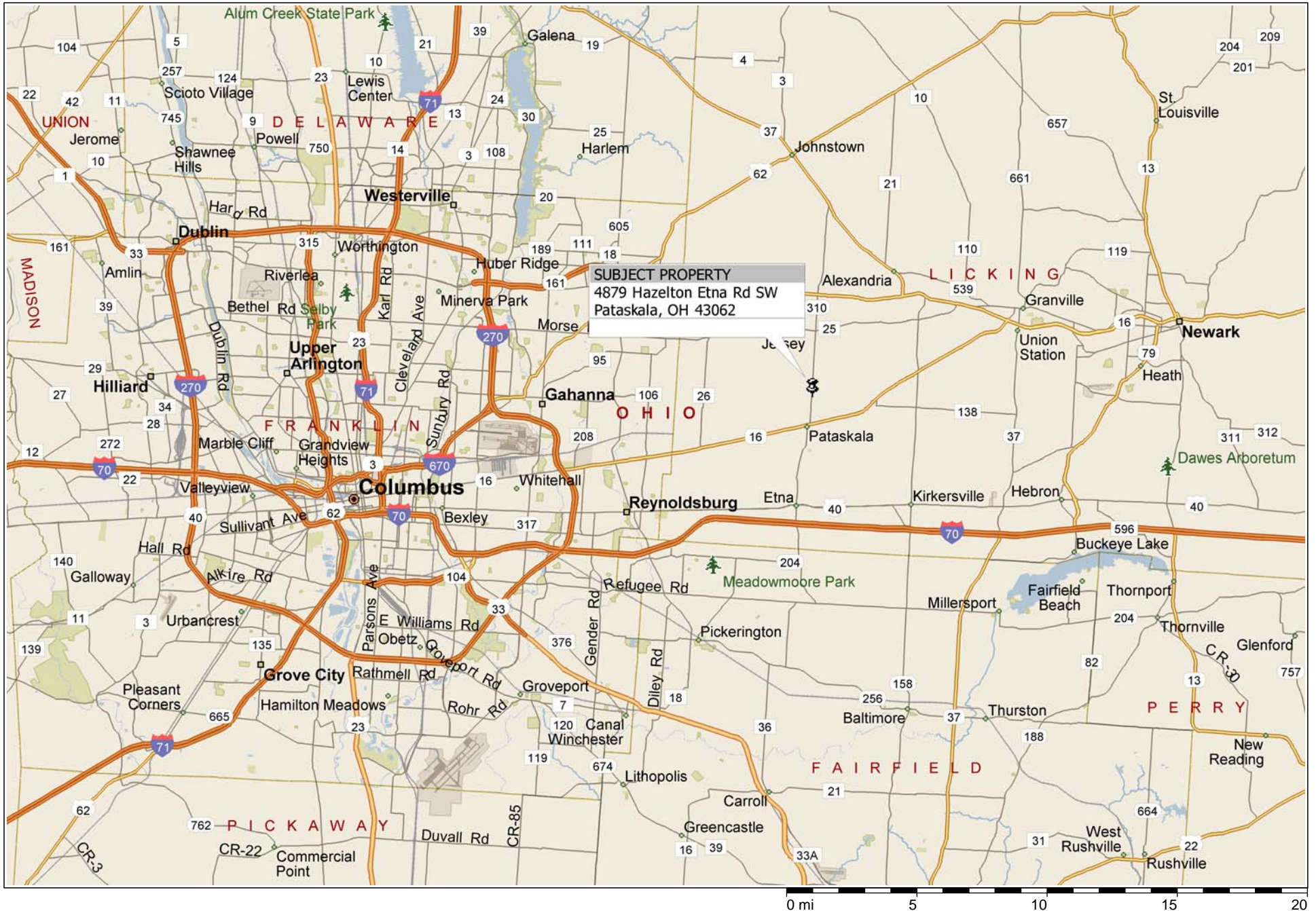
## 5.28 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE 4879 HAZELTON ETNA ROAD PATASKALA, OHIO 43062

DRASTIC PRICE REDUCTION! NOW ONLY \$119,900!



5017 Pine Creek Drive, Westerville, Ohio 43081  
(614) 898-5263\*(614) 898-9514 Fax  
Marketed by Ron Beitzel, Broker  
[rbeitzel@fourseasonslandco.com](mailto:rbeitzel@fourseasonslandco.com)

# 5.28 Acres- 4879 Hazelton Etna Road, Pataskala Ohio 43062









## SITE INFORMATION

**Address:** 4879 Hazelton Etna Road  
Pataskala, Ohio 43062

County: Licking  
Municipality: Harrison Township

5.28 Acres

**Price:** **DRASTICALLY REDUCED TO \$119,900!**  
**LESS THAN AUDITOR'S TAX APPRAISAL!**

**Parcel ID:** 025-069066-00.000

**School District:** Southwest Licking Local School District  
927-A South Street  
Pataskala, Ohio 43062  
(740) 927-3941  
<http://www.swl.k12.oh.us/Schools.aspx>

**Subject  
Property Zoning:** Zoned B-1 General Business  
Harrison Township Zoning Inspector  
Tom Fredericks  
Phone: (740) 349-1992  
<http://www.hartwp.com/>

**Traffic Counts:** 2008 ODOT Traffic counts indicate average annual daily traffic volume on SR 310 to be 6,470 vehicles per day.

**Taxes:** Full Year 2011 Property Taxes \$2,263.00 /Year

The effective 2011 tax rates per \$1,000 of assessed value for property in the Southwest Licking Local School District-Harrison Township (District 25)  
Commercial Use- \$56.235535  
Residential Use-\$59.098757

Licking County Auditor  
20 South Second Street, Newark, OH 43055  
(740) 670-5040  
<http://www.lcounty.com/auditor/>

*Site Information*

*Page 2*

**Sewer & Water Service:** Southwest Licking Community Water Sewer District can provide sewer service via the lift station at Apple Blossom Road located 420 feet north of the subject property. The developer of the subject property will be required to install and pay for a grinder pump facility on the subject property and extending a 2" forced main sewer line north, within the SR 310 road right of way to the lift station.

Director  
Southwest Licking Community Water Sewer District  
Don Rector  
69 Zellers Lane  
Pataskala, Ohio 43062  
(740) 927-0410 Ext 110

The City of Pataskala's Water Department's superintendent Dave Johnson indicates that there is an 8" water line on the west side of SR 310. Access to the water line would need to be obtained via a road bore of undetermined cost.

City of Pataskala Water Department  
Dave Johnson  
621 West Broad Street  
Pataskala OH 43062  
(740) 964-6275

**Gas:** Columbia Gas  
(800) 344-4077, (800) 440-6111

**Electricity:** American Electric Power Company (AEP)  
(614) 716-1000  
<http://www.aep.com>

**Telephone/DSL:** Century Link  
(800) 366-8201  
<http://www.centurylink.com>

**Site Information**

**Page 3**

**Cable/Broadband:** Insight Communications  
Provides Cable and Broadband Services  
(866) 586-7034  
<http://www.myinsight.com/>

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCE THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT THE ACCURACY OF THIS INFORMATION, BUT WE DO NOT GUARANTEE IT. PROSPECTIVE BUYER(S) SHOULD VERIFY THE INFORMATION TO SATISFY THEMSELVES AND NOT RELY EXCLUSIVELY UPON THE INFORMATION CONTAINED HEREIN.



**Four Seasons Land Company** REALTOR®  
**Land Acquisition, Development, & Disposition Services**

**Ron L. Beitzel, Broker/Owner**  
**5017 Pine Creek Drive**  
**Westerville, Ohio 43081**  
**[rbeitzel@fourseasonslandco.com](mailto:rbeitzel@fourseasonslandco.com)**  
**[www.FourSeasonsLand Co.com](http://www.FourSeasonsLand Co.com)**  
**(614) 898-5263**  
**(614) 989-9514 Fax**

STATE ROUTE 310  
HAZELTON ETNA ROAD

2204.09

100

481.6

4825

487.9

452.6

452.6

4854

470

532.82

835

935

80

335.6

335.6

237.21

146.16

400

420



435.6



STATE ROUTE 310  
HAZELTON ETNA ROAD



1110

1105

1100

1090

1110

1115

1120

1105

1110

1115

1120

1135

1130

1125

1135

1140

1145

1140

1130

1135

1130

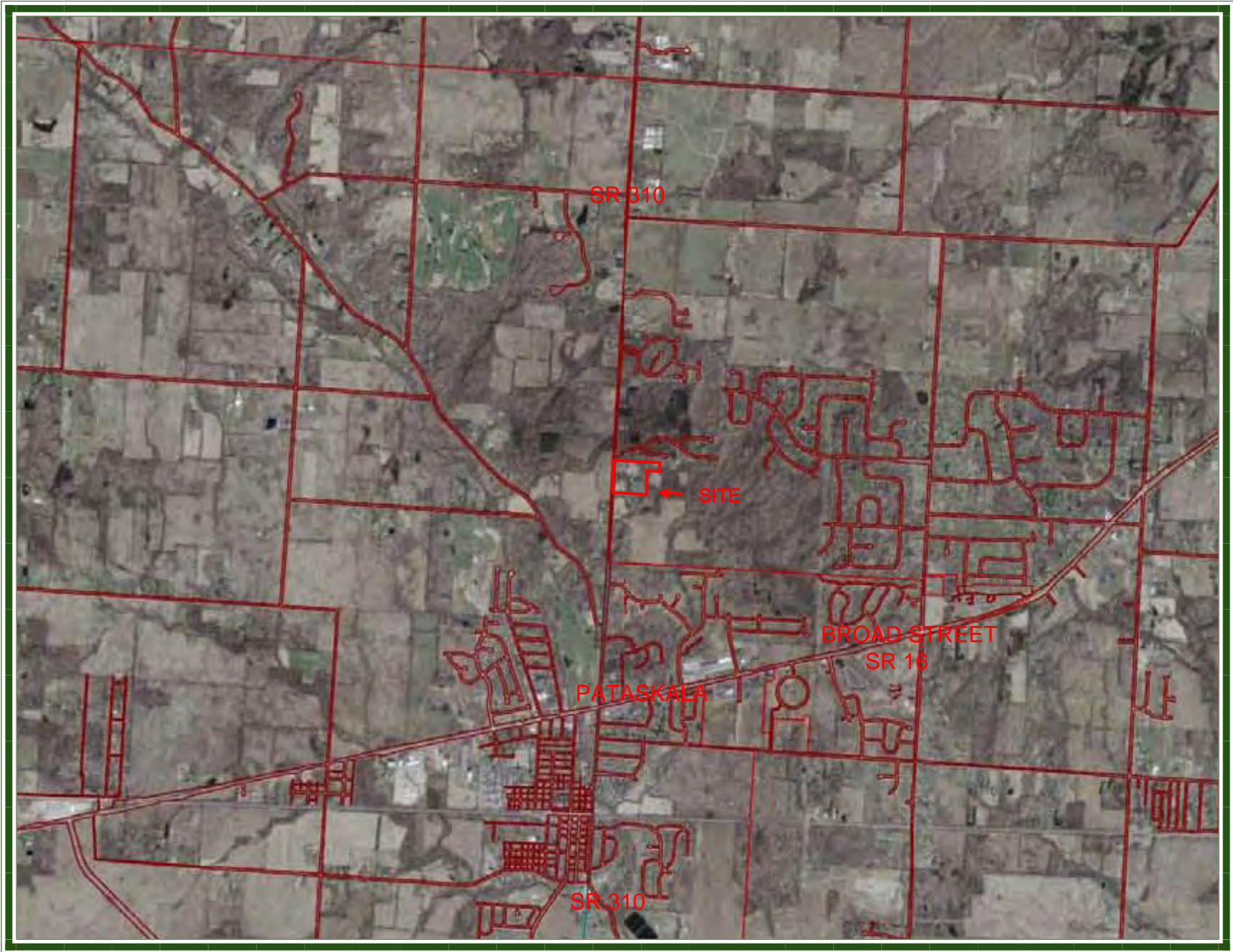
1120

STATE ROUTE 310  
HAZELTON ETNA ROAD



- Labels**
- County Road Names
  - Address Numbers
  - Lot Numbers
  - Large Parcel Dimension
  - Roads
  - Parcels
  - Municipalities
  - Townships
  - County Boundary



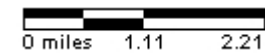
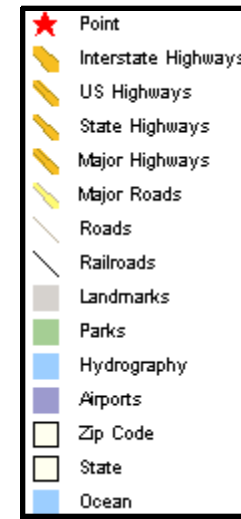


# Area Map

Prepared For: **Four Seasons Land Company**  
 Project Code: **Walker**

Order #: **969460986**  
 Site: **01**

4879 HAZELTON ETNA RD SW  
 PATASKALA, OH 43062-9109  
 Coord: 40.015555, -82.670123  
 Radius - See Appendix for Details



# Household Trend 2010

4879 Hazelton Etna Road

Radius 1: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 1.00 Miles, Total

Description	2000 Census	2010 Estimate	%Change 2000-2010	2015 Projection	%Change 2010-2015
<b>Universe Totals</b>					
Population	2,111	2,597	23.02%	2,793	7.55%
Households	728	909	24.86%	983	8.14%
Families	609	754	23.81%	814	7.96%
Housing Units	751	949	26.36%	1,026	8.11%
Group Quarters Population	45	45	0.00%	46	2.22%
Average Household Size	2.84	2.81		2.79	

<b>Income Totals</b>					
Aggregate(\$MM) Household Income	55	85	54.55%	100	17.65%
Per Capita(\$)	26,894	33,204	23.49%	36,483	9.85%

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Total Household Income</b>	709		909		983	
Income Less than \$15,000	28	3.95%	23	2.53%	22	2.24%
Income \$15,000 - \$24,999	41	5.78%	37	4.07%	36	3.66%
Income \$25,000 - \$34,999	56	7.90%	50	5.50%	47	4.78%
Income \$35,000 - \$49,999	94	13.26%	83	9.13%	84	8.55%
Income \$50,000 - \$74,999	207	29.20%	205	22.55%	192	19.53%
Income \$75,000 - \$99,999	143	20.17%	190	20.90%	195	19.84%
Income \$100,000 - \$124,999			146	16.06%	160	16.28%
Income \$100,000 - \$149,999	112	15.80%				
Income \$125,000 - \$149,999			90	9.90%	112	11.39%
Income \$150,000 - \$199,999			54	5.94%	83	8.44%
Income \$150,000 - \$249,999	19	2.68%				
Income \$200,000 - \$499,999			24	2.64%	41	4.17%
Income \$250,000 - \$499,999	5	0.71%				
Income \$500,000 or more	5	0.71%	7	0.77%	10	1.02%
<b>Average Household Income</b>	\$77,795		\$93,293		\$102,196	
<b>Median Household Income</b>	\$66,406		\$82,461		\$89,094	

# Household Trend 2010

4879 Hazelton Etna Road

Radius 1: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 1.00 Miles, Total

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Median HH Inc. by Single Race Class</b>						
White Alone	66,080		82,821		89,714	
Black or African American Alone	115,625		102,083		72,222	
Amer Indian and Alaska Native Alone	84,375		62,500		45,000	
Asian Alone	42,500		87,500		66,667	
Native Hawaiian and Other Pacific Islan	0		0		0	
Some Other Race Alone	0		20,000		20,000	
Two or More Races	62,500		84,375		90,625	
Hispanic or Latino	109,375		123,333		140,000	
Not Hispanic or Latino	66,166		82,330		88,584	

## Households by Household Type and Size

<b>Nonfamily Households</b>	120		155		168	
1-person household	88	73.33%	116	74.84%	129	76.79%
2-person household	28	23.33%	34	21.94%	34	20.24%
3-person household	3	2.50%	5	3.23%	5	2.98%
4-person household	0	0.00%	0	0.00%	0	0.00%
5-person household	1	0.83%	1	0.65%	1	0.60%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
<b>Family Households</b>	609		754		814	
2-person household	241	39.57%	301	39.92%	327	40.17%
3-person household	148	24.30%	186	24.67%	202	24.82%
4-person household	149	24.47%	181	24.01%	194	23.83%
5-person household	50	8.21%	61	8.09%	65	7.99%
6-person household	15	2.46%	18	2.39%	19	2.33%
7 or more person household	6	0.99%	6	0.80%	7	0.86%

# Household Trend 2010

4879 Hazelton Etna Road

Radius 2: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 3.00 Miles, Total

Description	2000 Census	2010 Estimate	%Change 2000-2010	2015 Projection	%Change 2010-2015
<b>Universe Totals</b>					
Population	9,901	11,644	17.60%	12,353	6.09%
Households	3,622	4,299	18.69%	4,577	6.47%
Families	2,830	3,347	18.27%	3,568	6.60%
Housing Units	3,762	4,532	20.47%	4,825	6.47%
Group Quarters Population	72	73	1.39%	75	2.74%
Average Household Size	2.71	2.69		2.68	

<b>Income Totals</b>					
Aggregate(\$MM) Household Income	231	348	50.65%	407	16.95%
Per Capita(\$)	23,484	30,070	28.04%	33,110	10.11%

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Total Household Income</b>	3,613		4,299		4,577	
Income Less than \$15,000	348	9.63%	274	6.37%	265	5.79%
Income \$15,000 - \$24,999	282	7.81%	294	6.84%	286	6.25%
Income \$25,000 - \$34,999	386	10.68%	298	6.93%	281	6.14%
Income \$35,000 - \$49,999	489	13.53%	496	11.54%	509	11.12%
Income \$50,000 - \$74,999	935	25.88%	885	20.59%	844	18.44%
Income \$75,000 - \$99,999	649	17.96%	805	18.73%	818	17.87%
Income \$100,000 - \$124,999			619	14.40%	672	14.68%
Income \$100,000 - \$149,999	434	12.01%				
Income \$125,000 - \$149,999			316	7.35%	427	9.33%
Income \$150,000 - \$199,999			215	5.00%	308	6.73%
Income \$150,000 - \$249,999	66	1.83%				
Income \$200,000 - \$499,999			78	1.81%	142	3.10%
Income \$250,000 - \$499,999	16	0.44%				
Income \$500,000 or more	9	0.25%	19	0.44%	26	0.57%
<b>Average Household Income</b>	\$63,810		\$80,909		\$88,855	
<b>Median Household Income</b>	\$58,080		\$72,235		\$78,190	

# Household Trend 2010

4879 Hazelton Etna Road

Radius 2: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 3.00 Miles, Total

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Median HH Inc. by Single Race Class</b>						
White Alone	58,466		72,985		79,664	
Black or African American Alone	44,375		53,750		55,655	
Amer Indian and Alaska Native Alone	58,333		41,000		45,500	
Asian Alone	42,500		57,500		58,929	
Native Hawaiian and Other Pacific Islan	0		0		0	
Some Other Race Alone	7,500		20,000		20,000	
Two or More Races	62,500		76,562		62,500	
Hispanic or Latino	32,500		53,333		49,062	
Not Hispanic or Latino	58,120		72,299		78,224	

## Households by Household Type and Size

<b>Nonfamily Households</b>	791		952		1,008	
1-person household	643	81.29%	780	81.93%	838	83.13%
2-person household	127	16.06%	145	15.23%	145	14.38%
3-person household	18	2.28%	22	2.31%	21	2.08%
4-person household	3	0.38%	4	0.42%	4	0.40%
5-person household	1	0.13%	1	0.11%	1	0.10%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
<b>Family Households</b>	2,830		3,347		3,568	
2-person household	1,141	40.32%	1,361	40.66%	1,459	40.89%
3-person household	694	24.52%	835	24.95%	894	25.06%
4-person household	651	23.00%	760	22.71%	805	22.56%
5-person household	238	8.41%	273	8.16%	286	8.02%
6-person household	69	2.44%	80	2.39%	85	2.38%
7 or more person household	38	1.34%	39	1.17%	39	1.09%

# Household Trend 2010

4879 Hazelton Etna Road

Radius 3: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 5.00 Miles, Total

Description	2000 Census	2010 Estimate	%Change 2000-2010	2015 Projection	%Change 2010-2015
<b>Universe Totals</b>					
Population	19,434	23,256	19.67%	24,701	6.21%
Households	7,074	8,554	20.92%	9,120	6.62%
Families	5,653	6,808	20.43%	7,266	6.73%
Housing Units	7,369	9,066	23.03%	9,670	6.66%
Group Quarters Population	82	83	1.22%	85	2.41%
Average Household Size	2.74	2.71		2.70	

<b>Income Totals</b>					
Aggregate(\$MM) Household Income	445	676	51.91%	788	16.57%
Per Capita(\$)	23,096	29,190	26.38%	32,019	9.69%

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Total Household Income</b>	7,082		8,554		9,120	
Income Less than \$15,000	556	7.85%	455	5.32%	441	4.84%
Income \$15,000 - \$24,999	573	8.09%	545	6.37%	522	5.72%
Income \$25,000 - \$34,999	813	11.48%	624	7.29%	596	6.54%
Income \$35,000 - \$49,999	976	13.78%	1,098	12.84%	1,119	12.27%
Income \$50,000 - \$74,999	1,982	27.99%	1,866	21.81%	1,783	19.55%
Income \$75,000 - \$99,999	1,243	17.55%	1,681	19.65%	1,735	19.02%
Income \$100,000 - \$124,999			1,184	13.84%	1,322	14.50%
Income \$100,000 - \$149,999	786	11.10%				
Income \$125,000 - \$149,999			569	6.65%	784	8.60%
Income \$150,000 - \$199,999			370	4.33%	535	5.87%
Income \$150,000 - \$249,999	110	1.55%				
Income \$200,000 - \$499,999			133	1.55%	239	2.62%
Income \$250,000 - \$499,999	28	0.40%				
Income \$500,000 or more	16	0.23%	31	0.36%	44	0.48%
<b>Average Household Income</b>	\$62,893		\$79,071		\$86,439	
<b>Median Household Income</b>	\$57,867		\$70,842		\$76,433	

# Household Trend 2010

4879 Hazelton Etna Road

Radius 3: 4879 HAZELTON ETNA RD SW, PATASKALA, OH 43062-9109, 0.00 - 5.00 Miles, Total

Description	2000 Census	%	2010 Estimate	%	2015 Projection	%
<b>Median HH Inc. by Single Race Class</b>						
White Alone	58,136		71,333		77,401	
Black or African American Alone	44,375		52,917		53,676	
Amer Indian and Alaska Native Alone	57,143		43,571		48,500	
Asian Alone	53,750		68,750		66,406	
Native Hawaiian and Other Pacific Islan	0		0		0	
Some Other Race Alone	7,500		45,000		49,583	
Two or More Races	60,326		65,625		59,375	
Hispanic or Latino	28,125		46,250		46,875	
Not Hispanic or Latino	57,930		70,939		76,551	
<b>Households by Household Type and Size</b>						
<b>Nonfamily Households</b>	1,421		1,746		1,855	
1-person household	1,150	80.93%	1,435	82.19%	1,551	83.61%
2-person household	233	16.40%	264	15.12%	259	13.96%
3-person household	28	1.97%	35	2.00%	33	1.78%
4-person household	7	0.49%	10	0.57%	9	0.49%
5-person household	3	0.21%	2	0.11%	2	0.11%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
<b>Family Households</b>	5,653		6,808		7,266	
2-person household	2,333	41.27%	2,831	41.58%	3,036	41.78%
3-person household	1,362	24.09%	1,678	24.65%	1,802	24.80%
4-person household	1,269	22.45%	1,504	22.09%	1,595	21.95%
5-person household	477	8.44%	556	8.17%	584	8.04%
6-person household	139	2.46%	162	2.38%	172	2.37%
7 or more person household	74	1.31%	77	1.13%	77	1.06%

Some fields are intentionally left blank due to lack of data in those particular data vintages.

# Household Trend 2010

4879 Hazelton Etna Road

## Appendix: Area Listing

### Area Name:

Type: Radius 1                      Reporting Detail: Aggregate                      Reporting Level: Block Group

#### Radius Definition:

4879 HAZELTON ETNA RD SW	Latitude/Longitude	40.015555	-82.670123
PATASKALA, OH 43062-9109	Radius	0.00	- 1.00

### Area Name:

Type: Radius 2                      Reporting Detail: Aggregate                      Reporting Level: Block Group

#### Radius Definition:

4879 HAZELTON ETNA RD SW	Latitude/Longitude	40.015555	-82.670123
PATASKALA, OH 43062-9109	Radius	0.00	- 3.00

### Area Name:

Type: Radius 3                      Reporting Detail: Aggregate                      Reporting Level: Block Group

#### Radius Definition:

4879 HAZELTON ETNA RD SW	Latitude/Longitude	40.015555	-82.670123
PATASKALA, OH 43062-9109	Radius	0.00	- 5.00

### Project Information:

Site: 1

Order Number: 969460986

