



## READY-FOR-DEVELOPMENT RETAIL PADS

Ready for development, this planned mixed-use development sits on the west side of Hazelton Etna Rd and just north of 70. This retail corner is a gateway to growth, driven by industrial demand, Intel, and Amazon. The property is 13.37 acres and provides 9.9 acres of shovel-ready retail, hospitality, or office pads at this high-traffic interchange in Licking County. PMUD is complete at the Farrow East - Etna Planned Mixed Use Development. The site is accessed by Etna Crest Blvd with the first pad of 1.5+ acres is highly visible from the freeway and neighbors McDonalds.



Scan or click here to  
view property website



**SALE PRICE** \$450,000 PER ACRE

**PROPERTY TYPE** LAND

**SUBTYPE** DEVELOPMENT

**LOT SIZE** 13.37 ACRES

**ZONING** PMUD

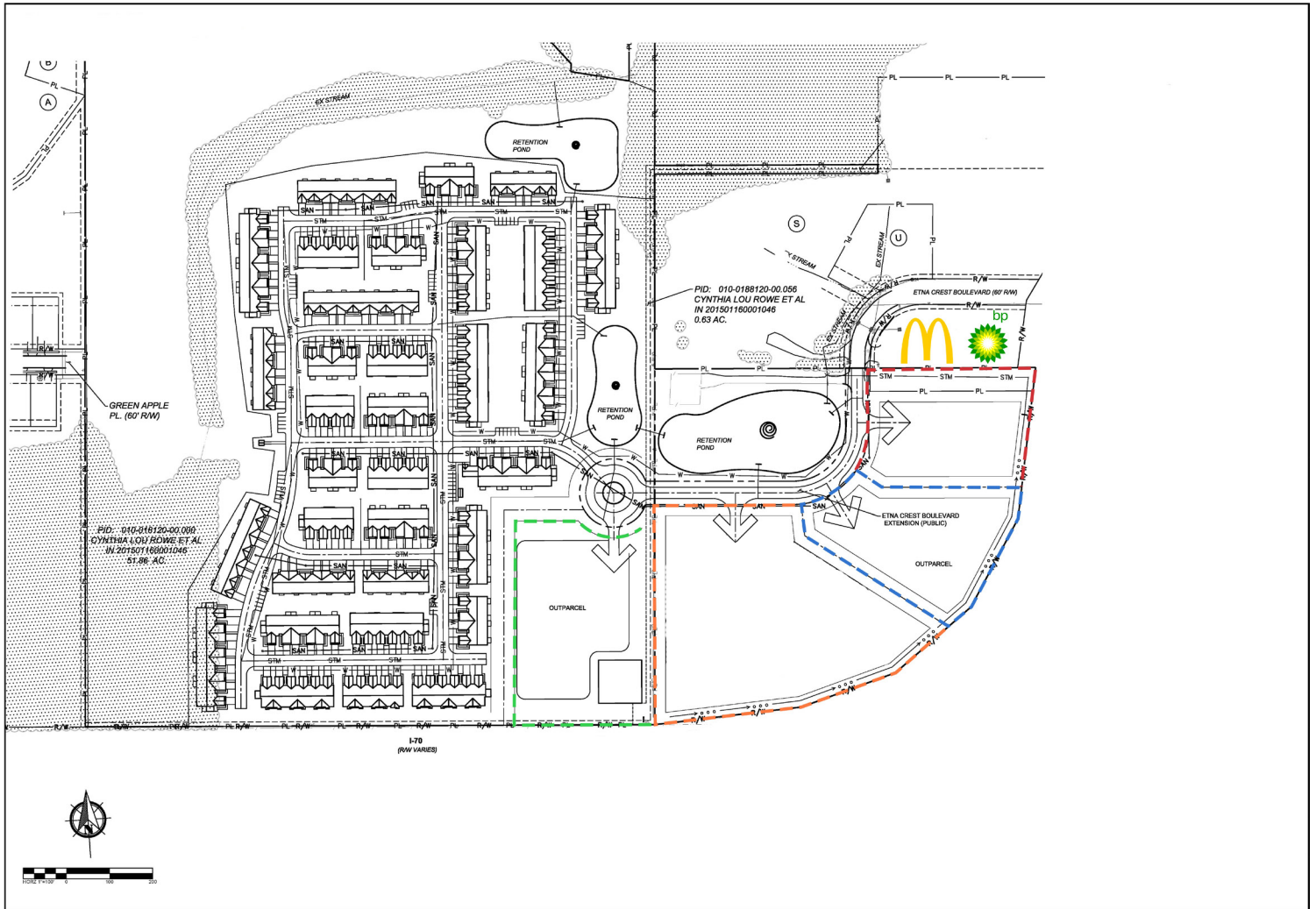
**APN #** 010-017460-01.000

**NUMBER OF LOTS** 1-4

**VEHICLES PER DAY** 70,000

**UTILITIES** YES



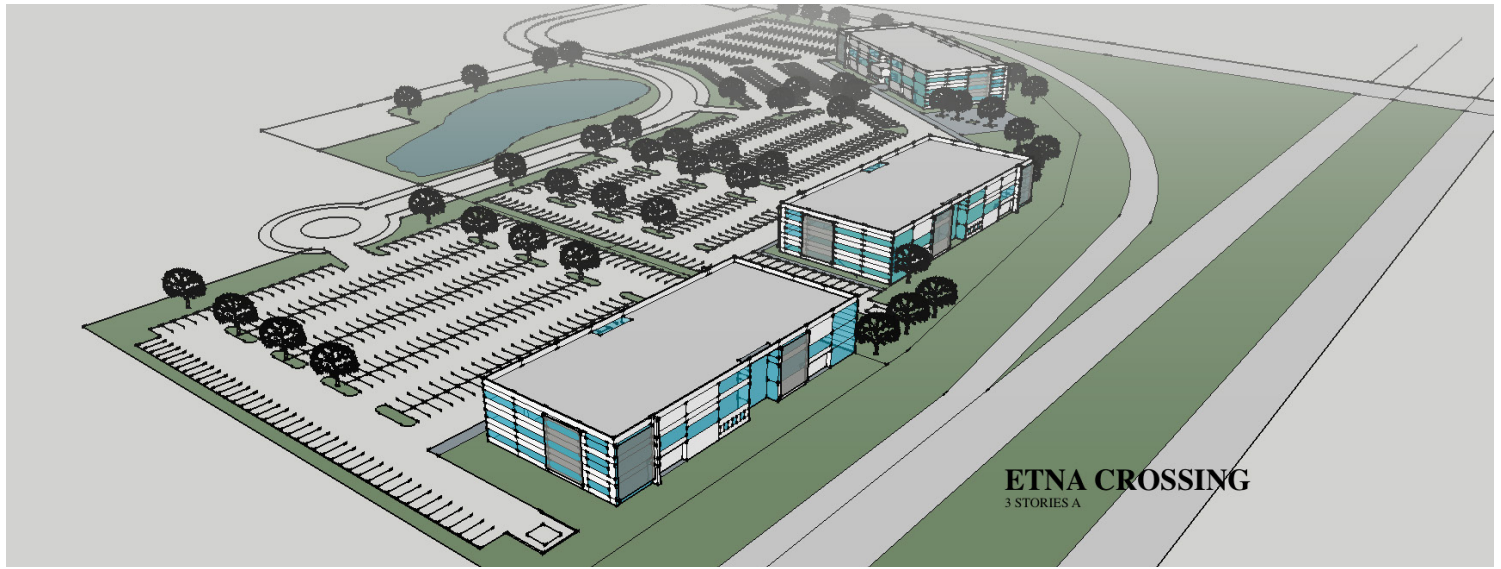


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Planning for the extension of Etna Crest Blvd. is complete and utilities are ready. The extension will connect to the upcoming residential development to the west. There is direct access to the site from the light at Etna Crest Blvd., and the site is just two miles from the Amazon Distribution Center, and 6.5 miles from the New Intel Development. The recently expanded interchange is surrounded by major industrial development throughout Etna Twp. Open to reviewing all development and retail concepts.



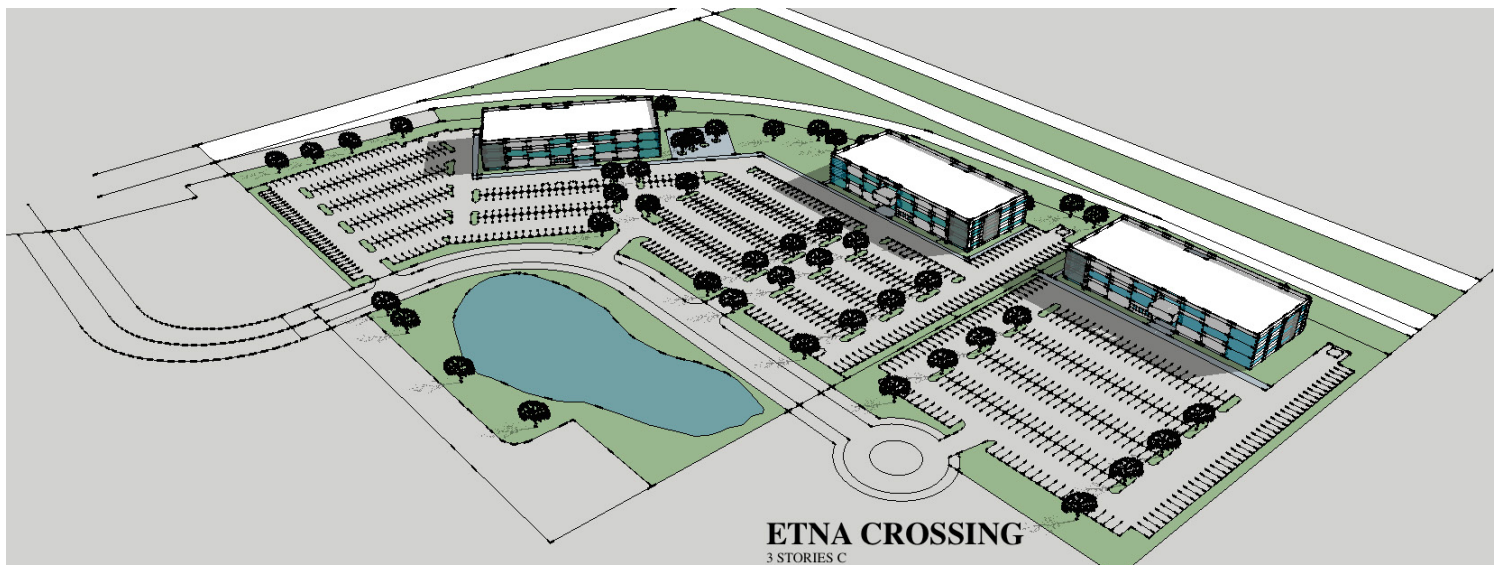
OPTION A



OPTION B



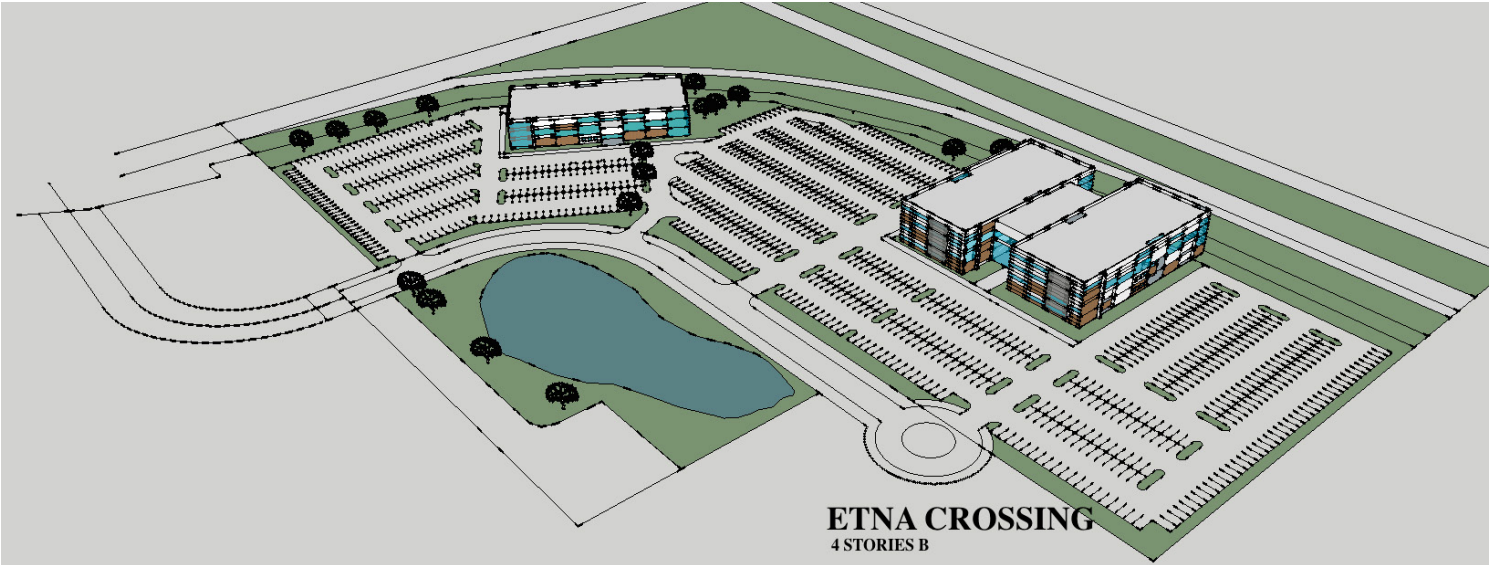
OPTION C



OPTION A



OPTION B



OPTION C

