



CAPITOL
EQUITIES

FOR SALE

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HIGHPOINTE DEVELOPMENT

ETNA OUTLOTS

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. Development will include 400-single family homes and 400-apartment units.

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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LOCATION OVERVIEW

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LOT #	SIZE	PRICE	DESCRIPTION
Lot 2	0.81 acres	\$750,000 /acre	IN CONTRACT. WENDY'S 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
Lot 12	2.7 acres	Price TBD	Designated for Hotel Use

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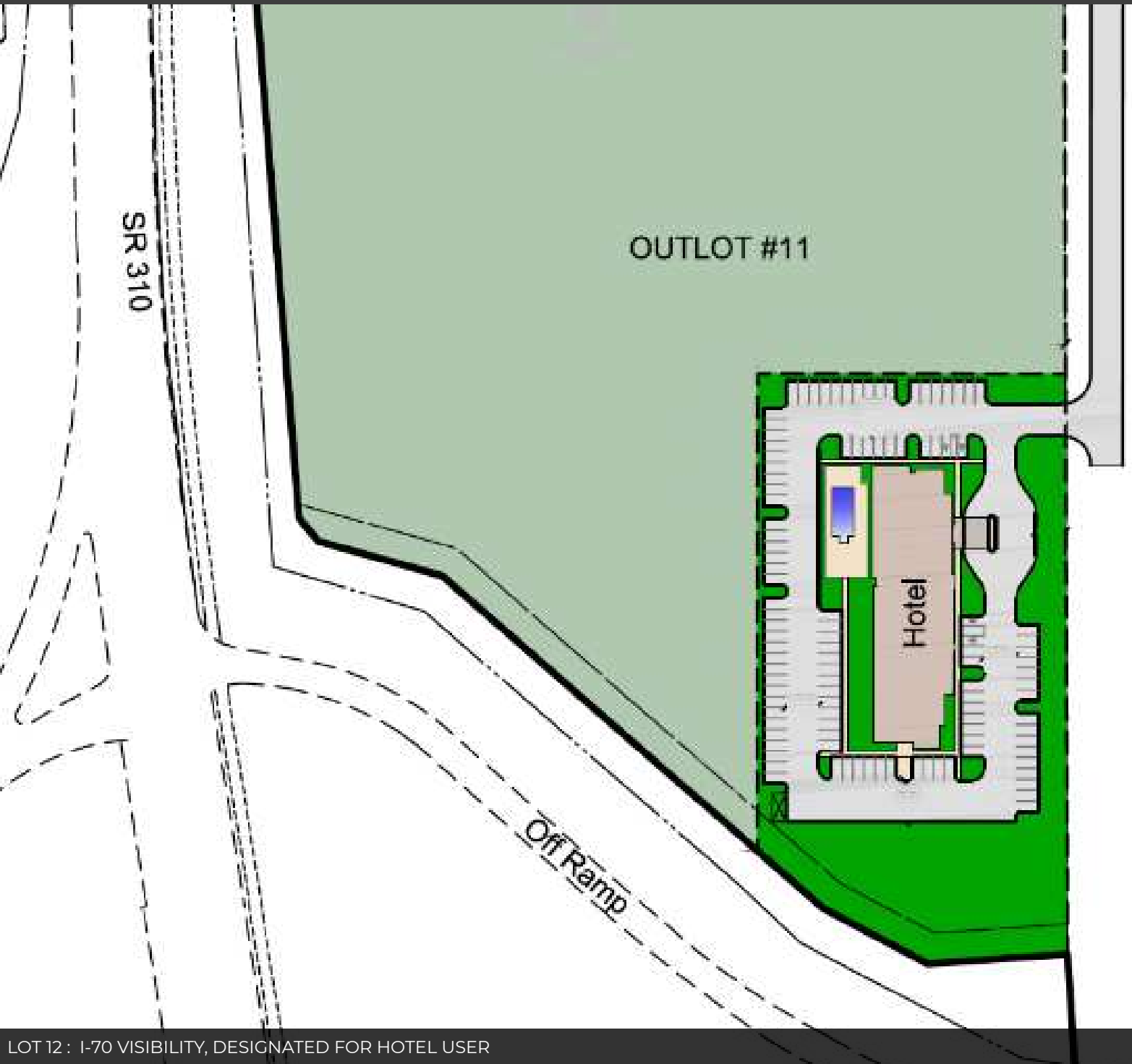
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LOT 12 : I-70 VISIBILITY, DESIGNATED FOR HOTEL USER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,561	13,379	45,399
Average Age	34.8	37.5	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	856	4,728	16,069
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$121,462	\$111,938	\$131,234
Average House Value	\$285,107	\$308,050	\$316,960

2023 American Community Survey (ACS) and 2025 Costar

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