



# 0 Bateman Road

Zanesville, OH 43701



## Offering Summary

Sale Price:	\$30,000 / acre
Lot Size:	26.7 Acres
APN:	70-15-08-10-000 70-15-08-09-000 70-15-08-02-001

## Property Overview

Outstanding development opportunity near EastPointe Business Park in Zanesville, Ohio. This 26.7-acre site offers excellent flexibility for a wide range of potential commercial, industrial, or business uses within a non-zoning district of Muskingum County. With all utilities available at or near the site, the property is well-positioned to support future development. Enterprise Zone tax exemptions are also available, adding valuable incentive potential for qualified users. A strong option for developers, owner-users, or investors seeking land in a growing business corridor.

## Location Overview

Located just east of the EastPointe Business Park which is a 1,200 acre development four miles outside of Zanesville and two miles from I-70. Tenants of the business park include: Dollar General, Halliburton, Avon, New Bakery, Bilco & AMG Vanadium.

## Property Highlights

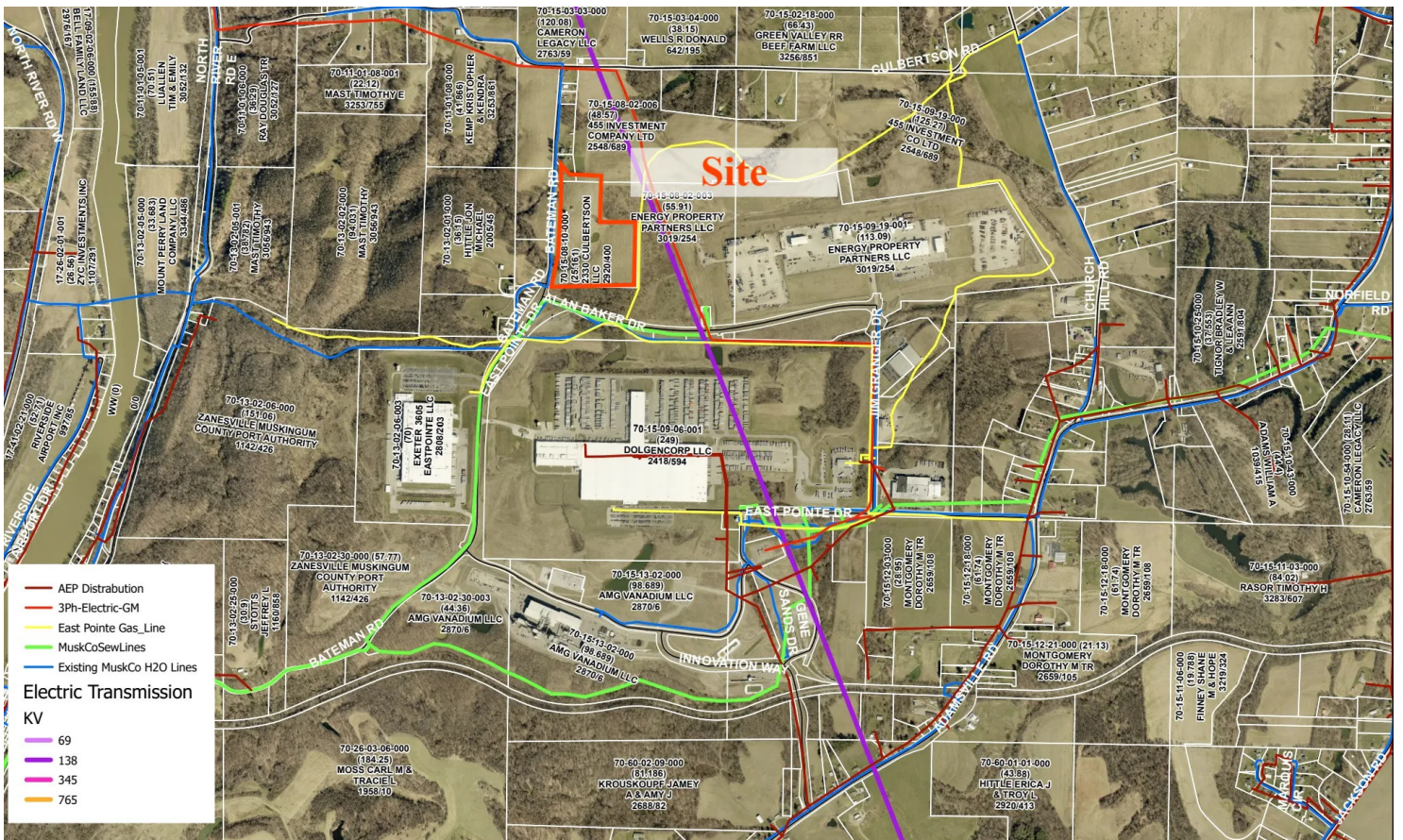
- Enterprise Zone tax exemptions are available





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Google

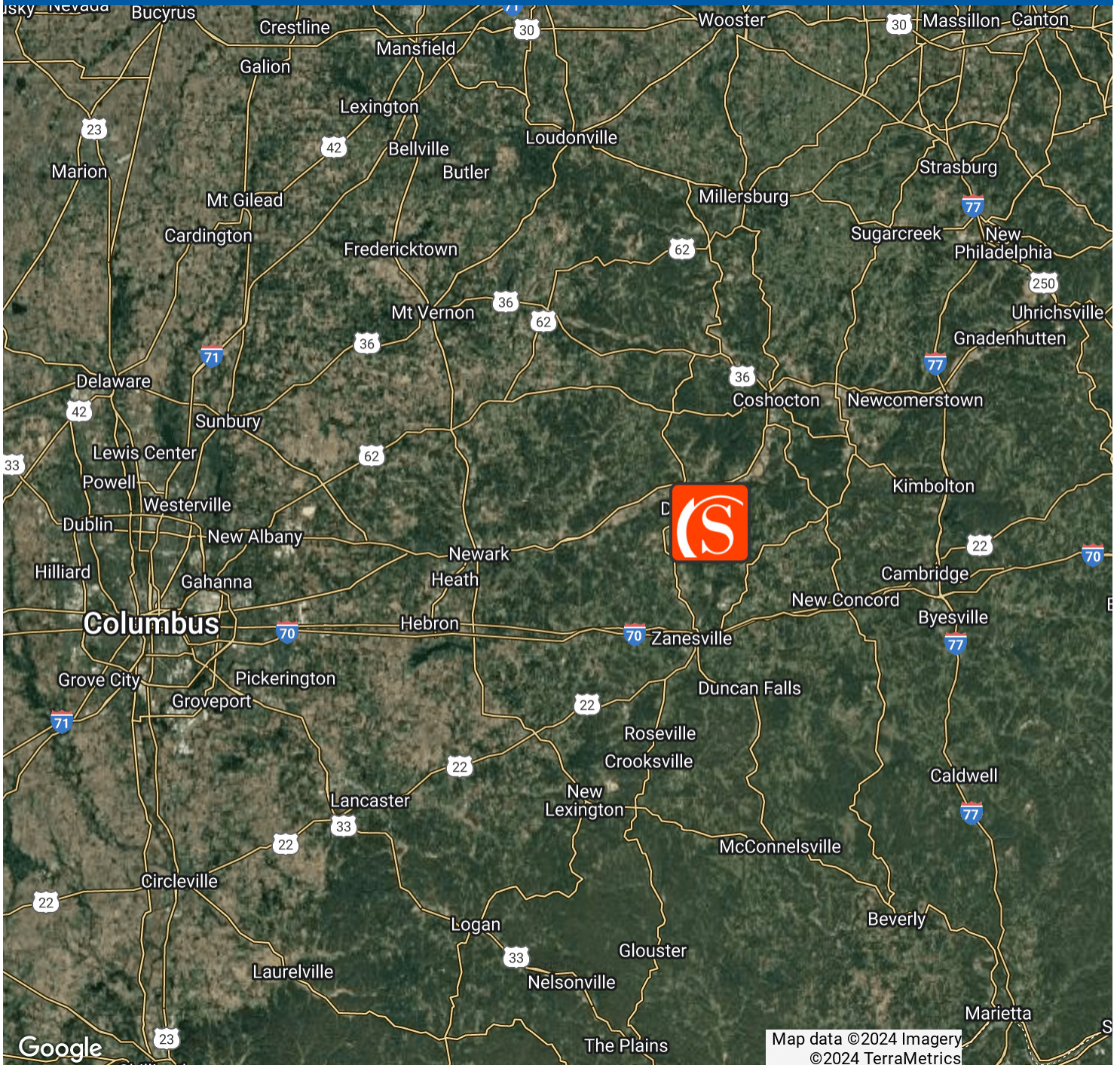
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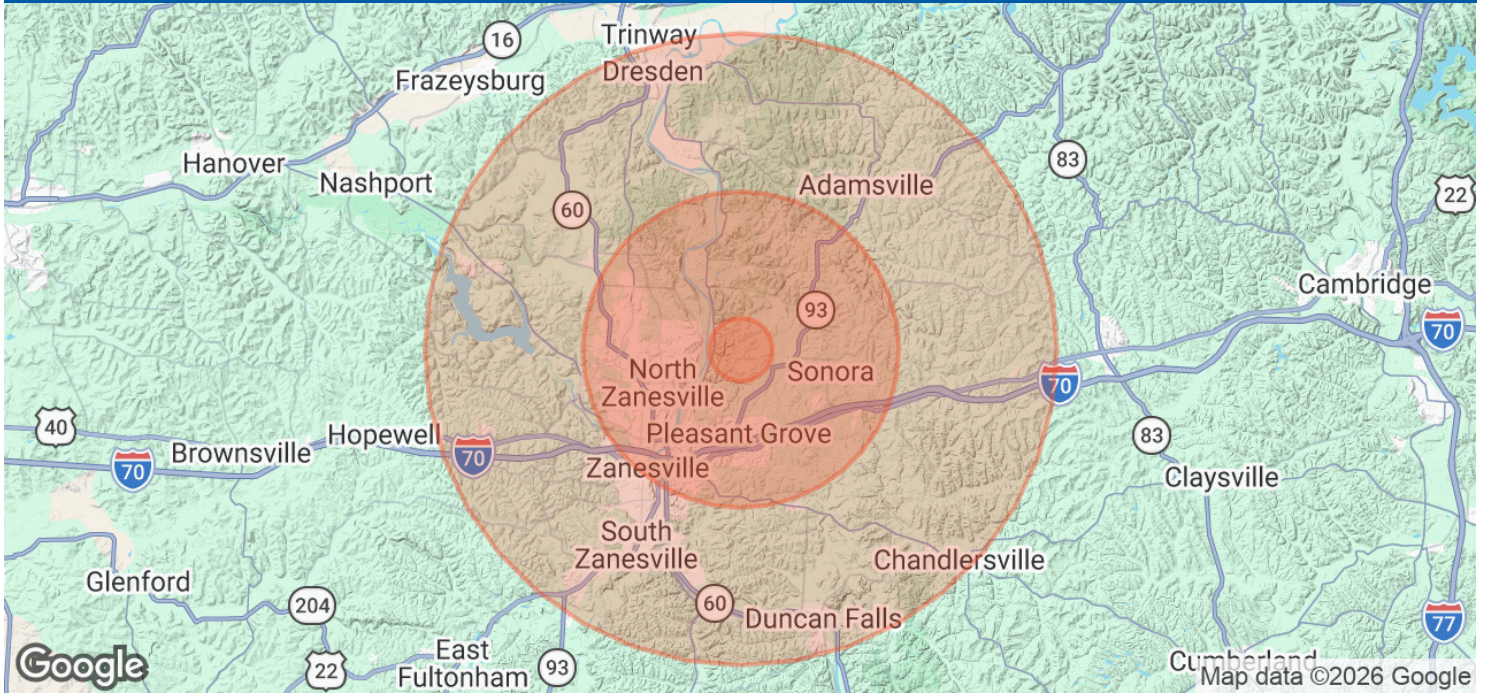
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**Population**

	1 Mile	5 Miles	10 Miles
Total Population	1,270	39,136	76,271
Average age	41.2	39.8	39.6
Average age (Male)	40.9	37.7	37.8
Average age (Female)	41.6	41.7	41.4

**Households & Income**

	1 Mile	5 Miles	10 Miles
Total households	547	16,428	31,065
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,880	\$47,040	\$48,477
Average house value		\$123,131	\$114,250

\* Demographic data derived from 2020 ACS - US Census

