

# Development Land For Sale

Strathcona County, Alberta



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“Over 45 years experience”

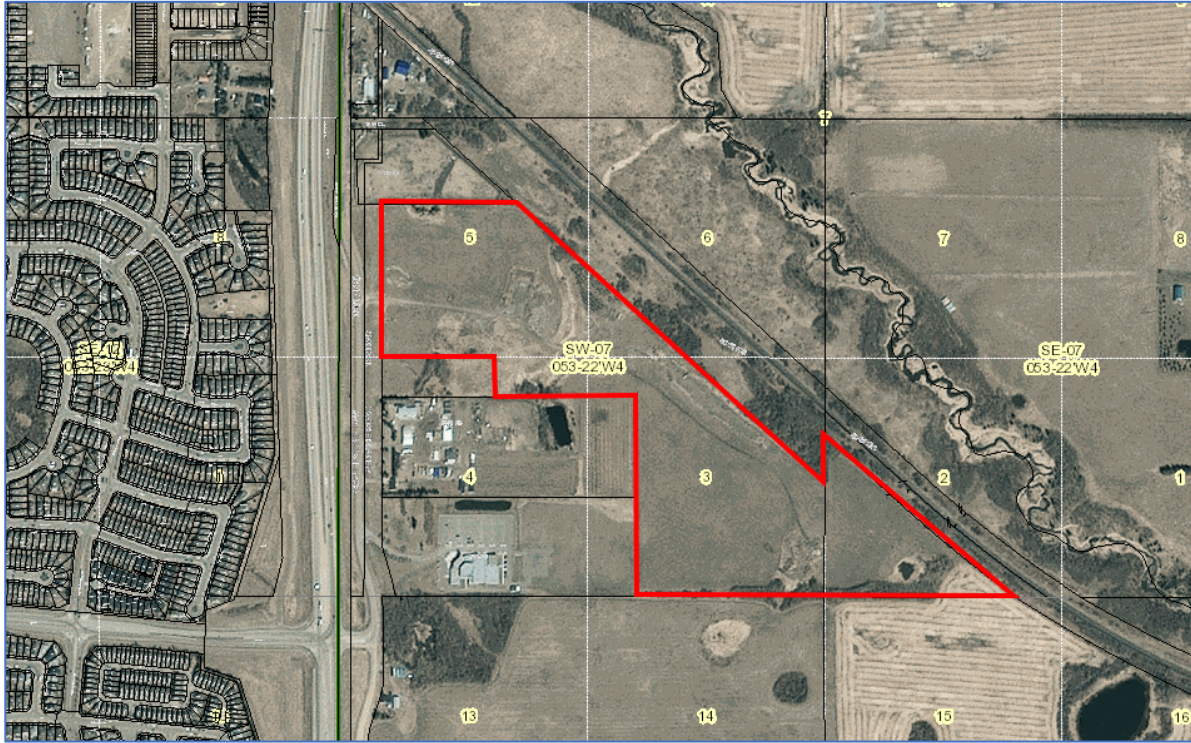
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#144, 363 Sioux Road, Sherwood Park, Alberta T8A 4W7



## Key Facts

- The property consists of two adjacent parcels.
- Total parcel size is 63.62 acres.
- Legal Address: Portion of SW 7-53-22-W4 and Portion of SE 7-53-22-W4.
- Within Strathcona County.
- Close proximity to Sherwood Park and Bremner development.
- Exposure to Highway 21.
- Close proximity to Highway 21 and Highway 16.
- Currently zoned Agricultural General (AG) and Agriculture Future Development (AD)
- Within the Future Industrial area of the Bremner and Local Employment Area ACP.
- Borders CN rail.

**Sale Price: \$5,100,000**

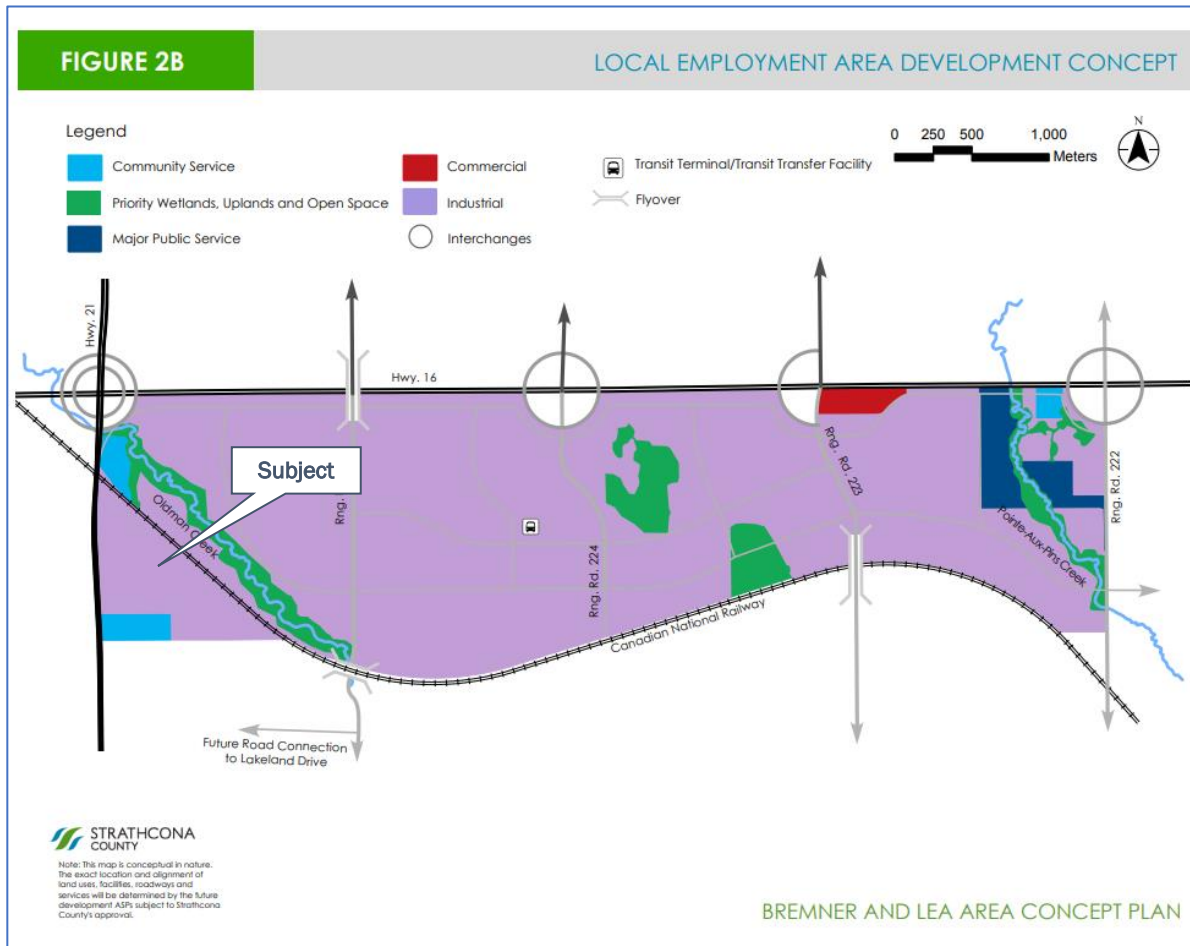
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# Location



- Located directly to the east of Sherwood Park (2021 population 72,017).
- Exposure to Highway 21 (12,090 AADT) which lies to the west of the property.
- Access to the property is provided by a paved two-lane roadway.
- Access to Highway 21 and Lake land Drive is regulated by traffic lights.
- Future extension of Lakeland Drive is expected to border a portion of the south boundary of the property.
- Highway 21 provides good access to Alberta's Industrial Heartland.
- Highway 16 provides good access to the City of Edmonton.

# Property Potential



Excerpt of Bremner and Local Employment Area ACP illustrating development concept.

- Located within the future Industrial area of the Bremner and Local Employment Area ACP.
- Future Industrial use allows for a variety of potential uses.
- Well located within the Edmonton CMA.
- Additional potential frontage along Lakeland Drive when it is extended along the south boundary of the property.

# Area Map

