

FOR SALE

# RED DEER DEVELOPMENT OPPORTUNITY

Mixed Residential/Commercial Lands

#10 - 39063 C & E Trail, Red Deer, AB

**Cushman & Wakefield Edmonton**

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# PROPERTY HIGHLIGHTS

- ±99.63 Acres

- Sale Price: \$95,000.00 per Acre  
Total: \$9,464,850.00

- Located in the North of 11A Major Area Structure Plan

- Projected to be residential/  
commercial sustainable urban  
development

- Neighboring parcel to the West has a  
Neighborhood Area Structure Plan in  
Place (Hazlett Lake)

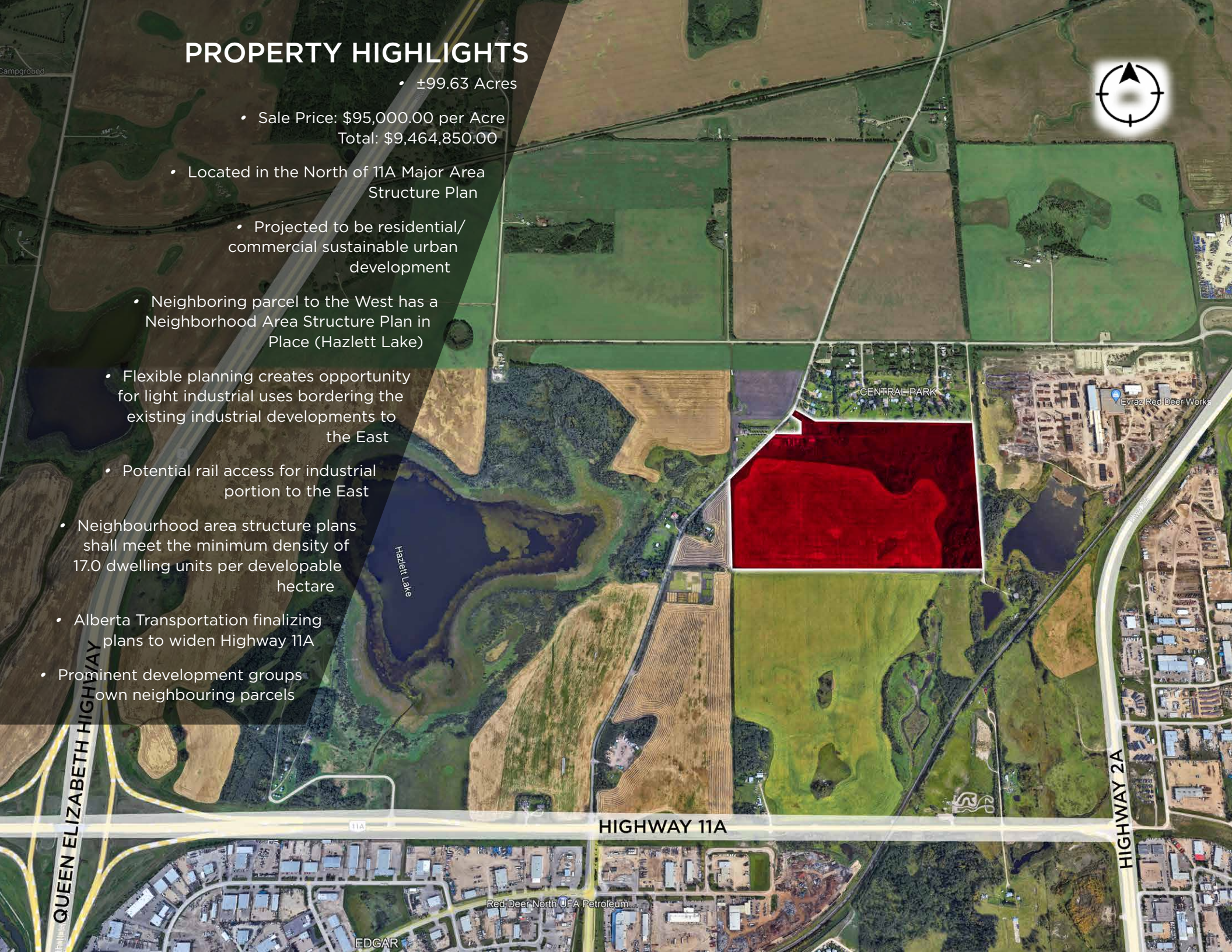
- Flexible planning creates opportunity  
for light industrial uses bordering the  
existing industrial developments to  
the East

- Potential rail access for industrial  
portion to the East

- Neighbourhood area structure plans  
shall meet the minimum density of  
17.0 dwelling units per developable  
hectare

- Alberta Transportation finalizing  
plans to widen Highway 11A

- Prominent development groups  
own neighbouring parcels





# PROPERTY DETAILS



## MUNICIPAL ADDRESS

#10 - 39063 C&E Trail, Red Deer, AB

## LEGAL DESCRIPTION

All that portion of the North East Quarter of Section Four (4) Township thirty nine (39)

Range Twenty Seven (27) West of The Fourth Meridian

Shown to be covered and not to be covered by the waters of an unnamed lake as shown on a plan of survey of the said Township signed at Ottawa

On the 27th day of June A.D. 1893, which lies to the South East of the South Easterly limit of the road as shown on road plan 2105BM, and the South land subdivided under plans 4886KS and 6471KS, containing 40.7 hectares (100.63 acres) more or less

## EXCEPTING THEREOUT

Hectares (Acres) more or less

Plan 9222716 - Subdivision

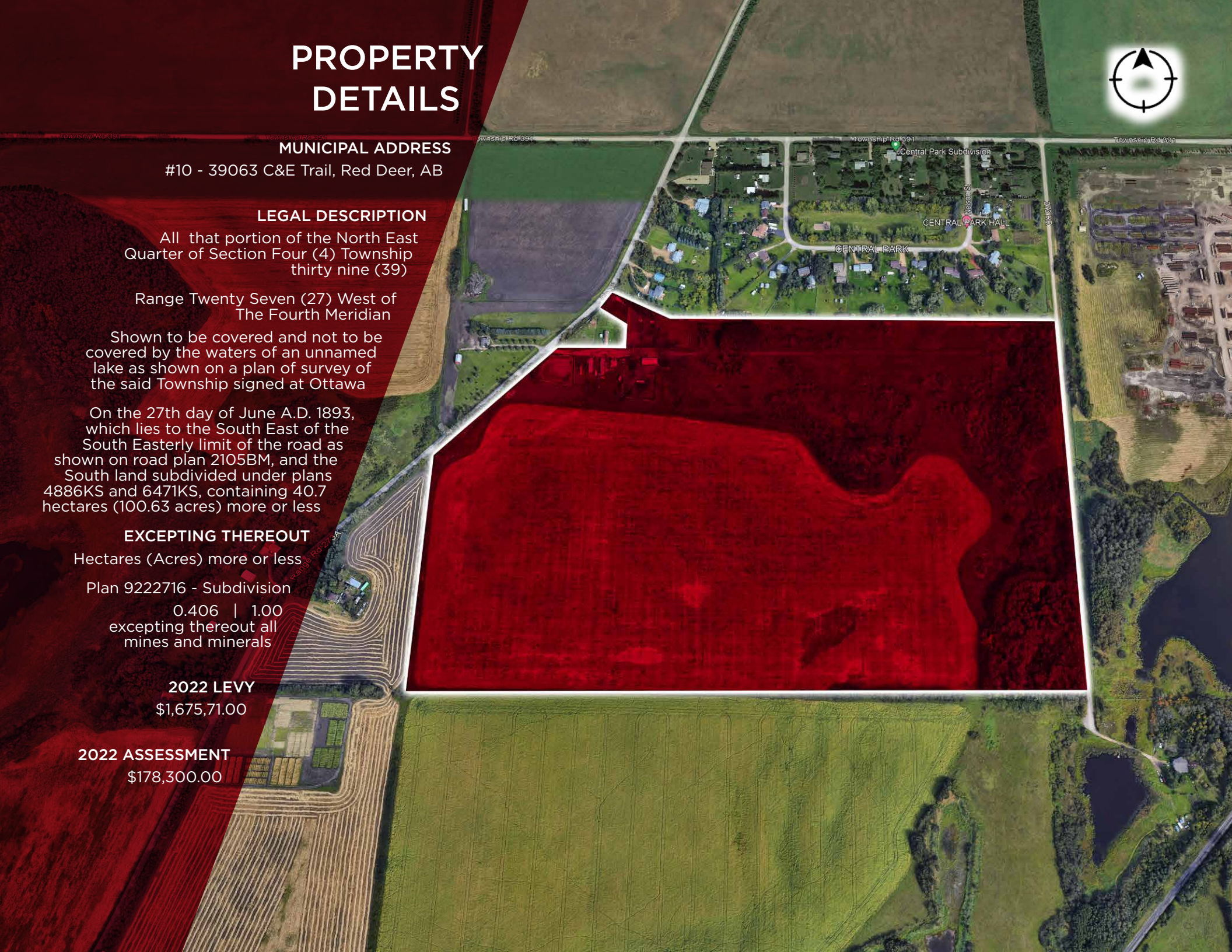
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excepting thereout all  
mines and minerals

## 2022 LEVY

\$1,675,71.00

## 2022 ASSESSMENT

\$178,300.00







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