

DEVELOPMENT OPPORTUNITY | 161 ACRES OF FUTURE RESIDENTIAL & COMMERCIAL DEVELOPMENT LAND



ST. ALBERT LANDS

ST. ALBERT TRAIL & NEIL ROSS ROAD, ST. ALBERT, AB

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 **CUSHMAN &
WAKEFIELD**
Edmonton



FUTURE MUNICIPAL FIRE HALL & PARK AND RIDE

PROPERTY HIGHLIGHTS

- Site totaling approximately 161 +/- Acres.
- Servicing located along boulevard just north of the Costco, expected to cross St. Albert Trail to future fire hall directly south of the property.
- Longterm municipal plan to build bypass along Bellerose Dr up to waste treatment plant, as well as a trunk and outfall to the Sturgeon River.
- Water for the region coming out of the Oakmont and Lacombe reservoirs, with the goal of a future reservoir within municipal boundaries for this northern region.
- ASP required for this parcel, with other large scale regional land developers currently in progress on ASP's for bordering and nearby land parcels.
- Plans for future annexation areas from the Province of Alberta expected imminently.
- Future municipal fire hall and park and ride directly at south-east corner of the property.

ST. ALBERT LANDS



LOCATION OVERVIEW

Within City of St. Albert municipal boundaries and located along the north end of the municipality.

Direct access to St. Albert Trail / Highway 2 with high traffic exposure to over 18,000 vehicles per day.
(2019 City of St. Albert Transportation Statistics)

Adjacent to numerous large scale, brand new residential neighbourhoods and commercial developments.

Nearby retailers include Costco, Walmart, Home Depot, numerous restaurants and bars, hotels, and vehicle dealerships.



DEMOGRAPHICS

SURROUNDING NEIGHBOURHOODS

Jensen Lakes

Population: 232 (2022 Estimate)
Households: 107

Erin Ridge

Population: 6,100 (2022 Estimate)
Households: 2,113

Erin Ridge North

Population: 2,152 (Estimate 2022)
Households: 787

Deer Ridge

Population: 6,199 (2022 Estimate)
Households: 2,067

ST. ALBERT

Population: 71,531

Major Arteries: St. Albert Trail/ Highway 2
Boudreau Road
Giroux Road
Ray Gibbon Drive
McKenney Avenue
Villeneuve Road/ Highway 633

Number of Households: 25,794

Highest Income Earnings: 4,831 Households (\$150K-\$200K)
2,939 Households (+\$200K)

STURGEON COUNTY

Population: 21,885

Major Arteries: Highway 2
Highway 44
Highway 28 & 28A
Highway 651
Highway 642
Highway 37
Highway 633

Number of Households: 7,257

Highest Income Earnings: 1,253 Households (\$150K-\$200K)
1,175 Households (+\$200K)

MORNVILLE

Population: 11,111

Major Arteries: 100 Avenue
Highway 642
100 Street

Number of Households: 3,978

Highest Income Earnings: 594 Households (\$150K-\$200K)
178 Households (+\$200K)

SHERWOOD PARK

Population: 72,017

Major Arteries: Broadmoor Blvd
Emerald Drive
Clover Bar Road
Sherwood Drive
Baseline Road
Lakeland Drive
Highway 21
Yellowhead Trail
Wye Road

Number of Households: 28,323

Highest Income Earnings: 5,635 Households (\$150K-\$200K)
2,540 Households (+\$200K)

OFFERING PROCESS

Cushman and Wakefield Edmonton has been retained on an exclusive basis to arrange for the sale of the St. Albert Lands.

This opportunity is being offered with pricing guidance set at \$170,000/acre. All expressions of interest are encouraged and will be dealt with in order as received.

Please contact agents for more information.



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**LISTING
TEAM**

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