

FOR SALE

# 19.99 ACRES BORDERING CITY OF LEDUC

50009 Range  
Road 250,  
Leduc County

Cushman & Wakefield Edmonton  
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Edmonton, AB T5J 2Z1  
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**BORDERING CITY  
OF LEDUC**

**LOCATED IN MAJOR  
EMPLOYMENT AREA**

**FUTURE MIXED USE**

**±19.99  
ACRES**

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# PROPERTY HIGHLIGHTS

- Access to amenities & major transportation routes (Highway 2)
- 14 Minute Drive to Edmonton International Airport
  - Land neighbours City of Leduc, located in County of Leduc within Nisku Major Employment Centre (MEC) ASP
- On-demand transit operates in Nisku Business Park
  - Quick Access to Queen Elizabeth II
- Potential for future Mixed Use (refer to ASP)

## PROPERTY DESCRIPTION

### MUNICIPAL ADDRESS

50009 Range Road 250,  
Leduc County

### LEGAL DESCRIPTION

Plan 9926636 Lot 3

### ZONING

AG - Agricultural

### AREA STRUCTURE PLAN

Saunders Lake ASP,  
Nisku MEC ASP

### SALE PRICE

\$1,750,000

### TAXES

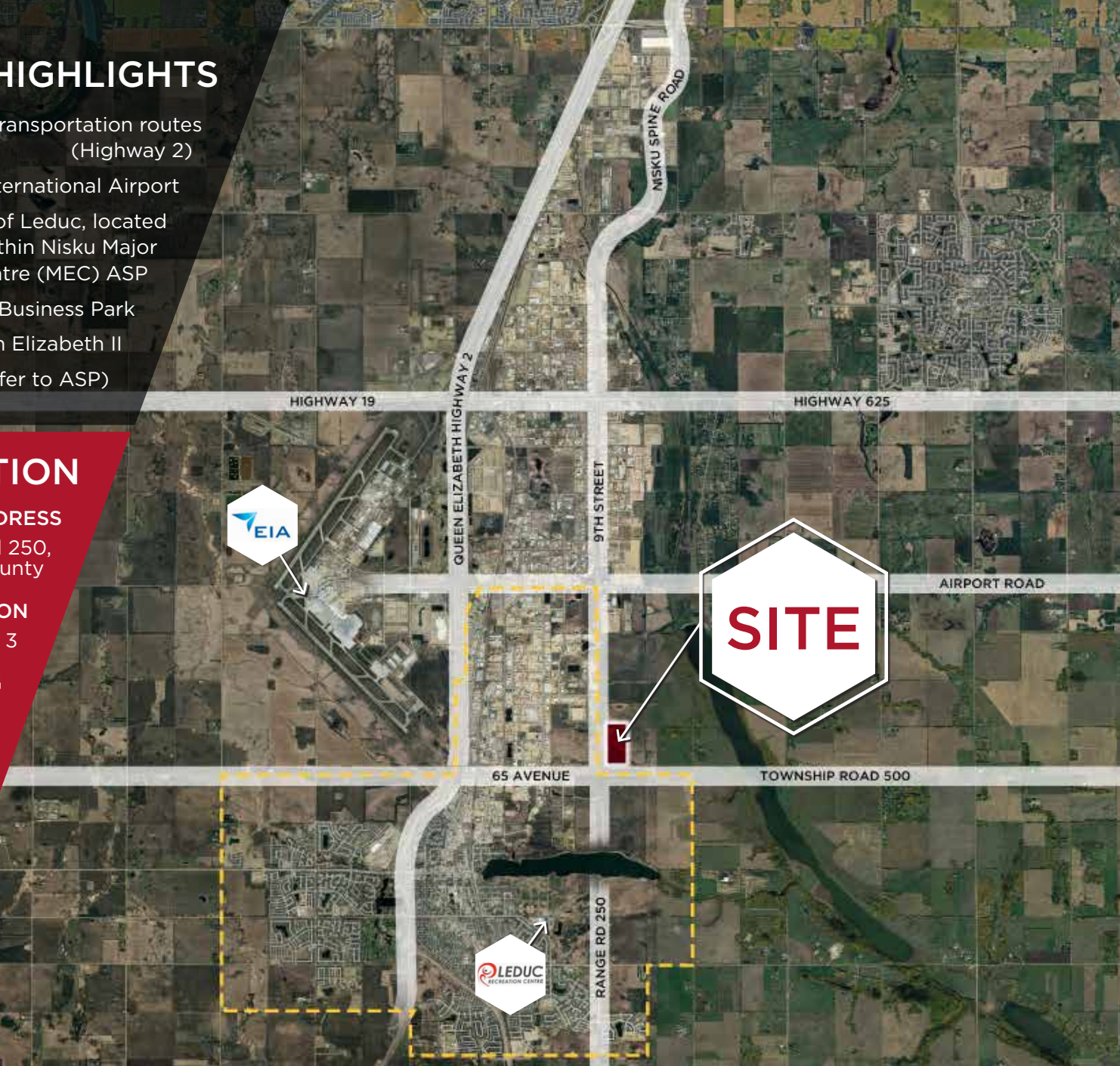
\$4,900 (2023 TBC)

### OFFSITE LEVY

Arterial Roads & Water  
Sanitary Sewer

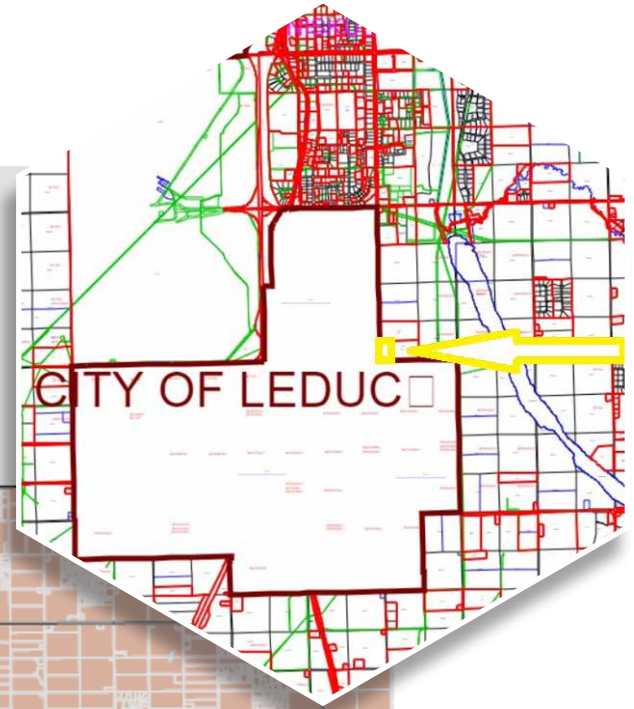
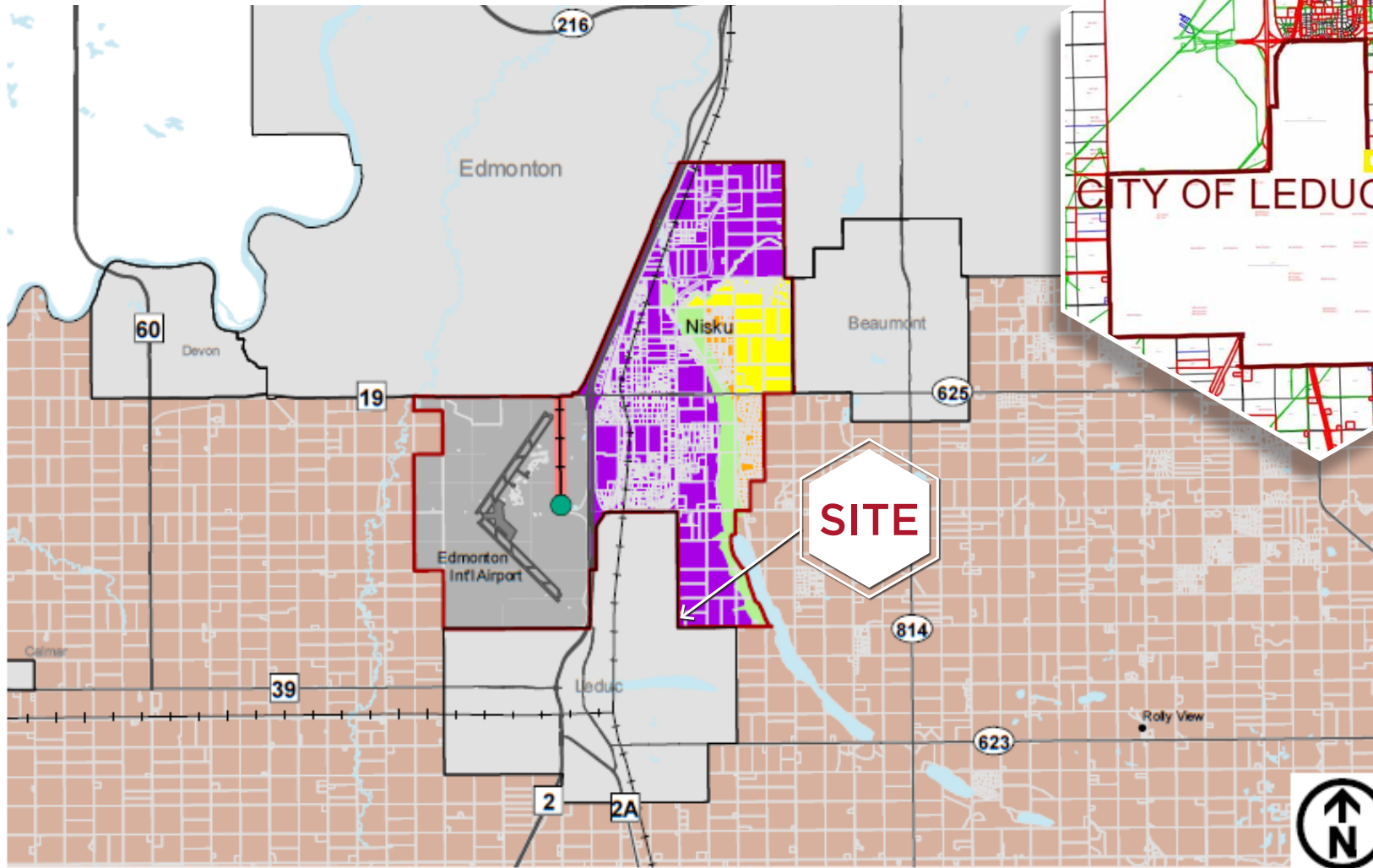
## LEDUC COUNTY VISION STATEMENT

“Leduc County offers an economic advantage, sustainable agriculture networks, environmental leadership and unsurpassed quality of life”





# Nisku Area Land Use Concept



## Legend

- |                                |                    |   |
|--------------------------------|--------------------|---|
| Major Employment               | Open Space         | Hamlet  |
| Urban Centre                   | Nisku Area         | Higher Order Transit (as per Edmonton Metropolitan Regional Growth Plan)                |
| Existing Country Residential   | Urban Municipality | Transit-Oriented Development Centre (as per Edmonton Metropolitan Regional Growth Plan) |
| Edmonton International Airport | Rural County Area  |   |

14 MIN. TO THE AIRPORT  
 7 MIN. TO LEDUC RECREATION CENTRE  
 5 MIN. TO NISKU BUSINESS PARK  
 WITHIN NISKU MAJOR EMPLOYMENT CENTRE ASP



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