FOR SALE

BEAUMONT LAKEVIEW LANDS



Beaumont, Alberta

78.01 ACRE DEVELOPMENT LAND



CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Jeff McCammon, CCIM Senior Associate 780 445 0026 jeff.mccammon@cwedm.com **Doug Bauer** Senior Associate 780 991 6456 doug.bauer@cwedm.com

PROPERTY DETAILS

LEGAL DESCRIPTION

South Half of the SE Quarter of Section 26, Township 50, Range 24, West of the 4th

ZONING

Future Residential

NEIGHBOURHOOD Lakeview

LOT AREA

± 78.01 Acres

TOTAL RESIDENTIAL DEVELOPABLE ACREAGE

± 43.2 Acres

± 1.85 Acres commercial site,

± 4.51 Acres assisted living/Seniors site & ± 8.4 Acres school site.

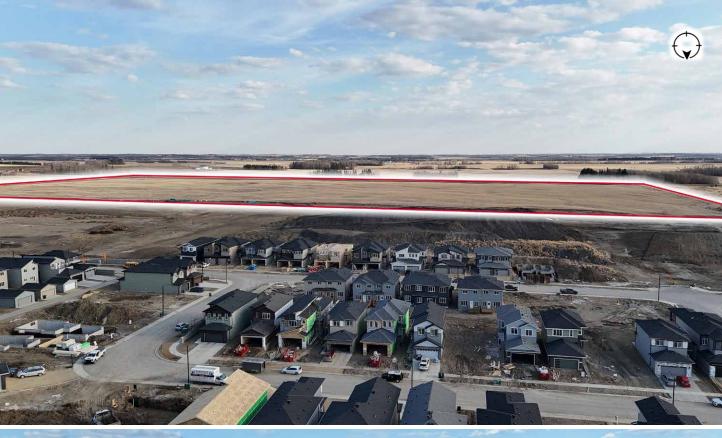
MUNICIPAL RESERVES

+ 2.86%

ASKING PRICE

\$12M - \$154,000 per Acre

- Approved ASP in place
- Slated to be primarily a walkable residential neighbourhood
- Servicing tie-ins will be allowed by neighbourhoods to the west
- Mix of residential types are being encouraged
- Residential densities to meet Edmonton Metropolitan Region Growth Plan target of 35/ha (14/ac) of net residental area
- Population projected to be 1,705 upon completion









Jeff McCammon, CCIM Senior Associate 780 445 0026

jeff.mccammon@cwedm.com

Doug Bauer Senior Associate 780 991 6456 doug.bauer@cwedm.com