

FORT SASKATCHEWAN



FOR SALE

±158 ACRES

±416 ACRES

LOT D

LOT A

LOT C

AVAILABLE

LOT B

CP RAIL

HIGHWAY 21

AURUM ENERGY INDUSTRIAL PARK
(CITY OF EDMONTON)

SHERWOOD PARK

YELLOWHEAD HIGHWAY

FOUR LAND PARCELS

LOCATED IN THE COUNTY OF STRATHCONA

±575 ACRES OF PRIME DEVELOPMENT OPPORTUNITY
WITH APPROVED ASP AND RAIL ACCESSIBILITY

LOT A, B, C | DRONE VIDEO



LOT D | DRONE VIDEO



PROPERTY DETAILS

LEGAL DESCRIPTION

LOT A: NW-25-53-23-W4

Area: ±64.7 Hectares (160 Acres)

LOT C: SE-S5-53-23

±44 Hectares (109 Acres)

LOT B: NE-25-53-23-W4

Area: ±59.87 Hectares (148 Acres)

LOT D: NE-35-53-23-W4

Area: ±63.94 Hectares (158 Acres)

ZONING

AG - Agriculture General / Approved Area Structure Plan

NEIGHBOURHOOD

Strathcona County

VEHICLES PER DAY

Highway 21 = 25,370 (2025)

Yellowhead Highway = 50,520 (2025)

LOT AREA

A - 160 Acres

B - 148 Acres

C - 109 Acres

D - 158 Acres

Total - ±575 Acres



SALE PRICE

\$49,900.00 PER ACRE OR \$28,692,500.00

STRATHCONA LANDS

- ±575 acres of shovel-ready development land.
- 3 parcels, A, B, and C, are located within the Highway 21 ASP and Horizons North ASP and lot D is located within Highway 21 ASP.
- Highway 21 & Anthony Henday Drive are major transportation corridors providing convenient access northward to the Alberta Industrial Heartland with access to Alberta's high load corridor.
- Approved ASP providing for industrial, logistics, and rail spur access.
- Well-suited for large-format industrial, manufacturing, distribution, and energy users.
- Site is close to the future urban community of Bremner, which is expected to have a full build-out population estimate of 85,000.

Positioned at the centre of one of Alberta's fastest-growing regions, with large-scale residential development and transformative hydrogen, petrochemical, and clean-energy projects driving long-term demand.



LOTS A, B, C



LOT A
±160 ACRES

LOT B
±148 ACRES

LOT C
±109 ACRES

LOT D

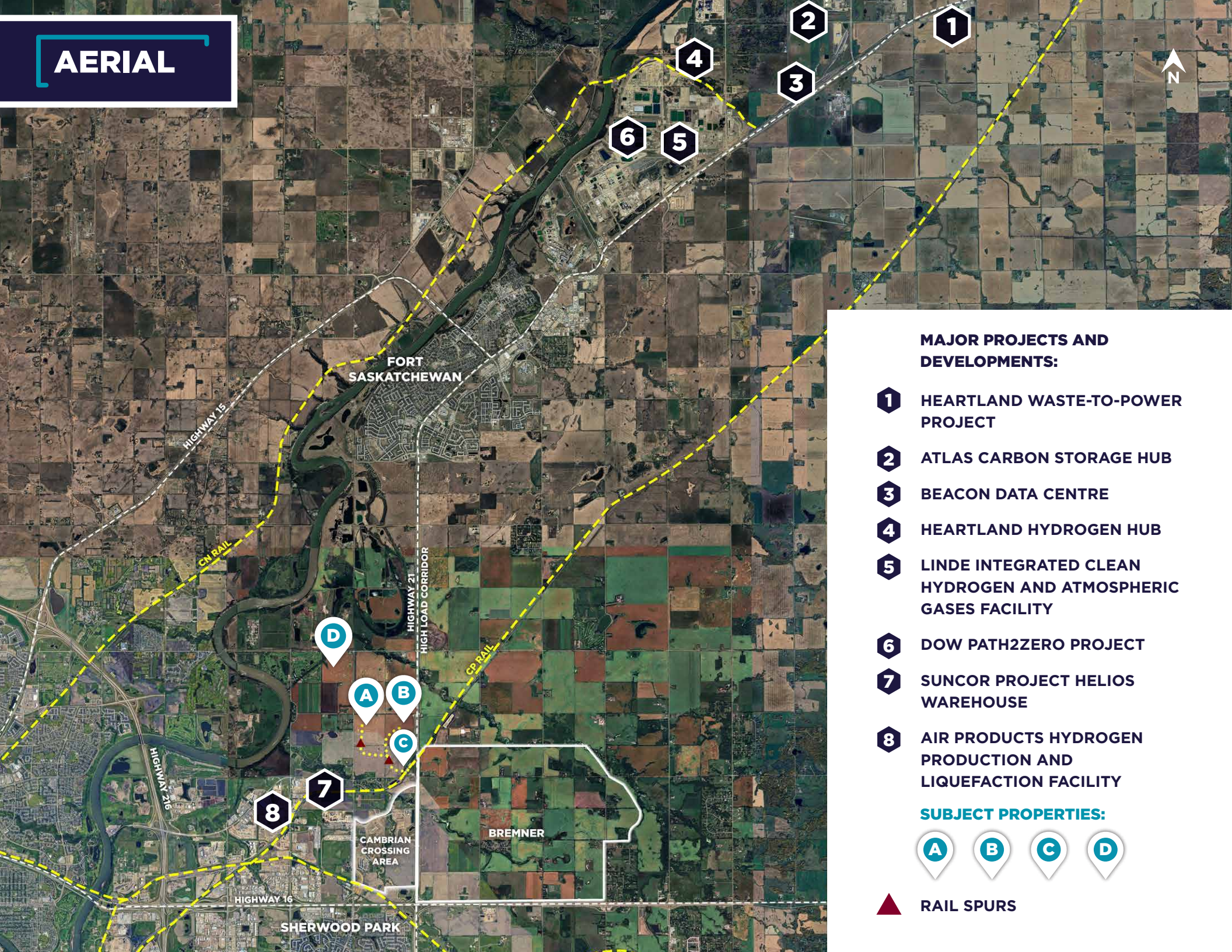


LOT D
±158 ACRES

RANGE RD 231

TOWNSHIP RD 540

AERIAL



MAJOR PROJECTS AND DEVELOPMENTS:

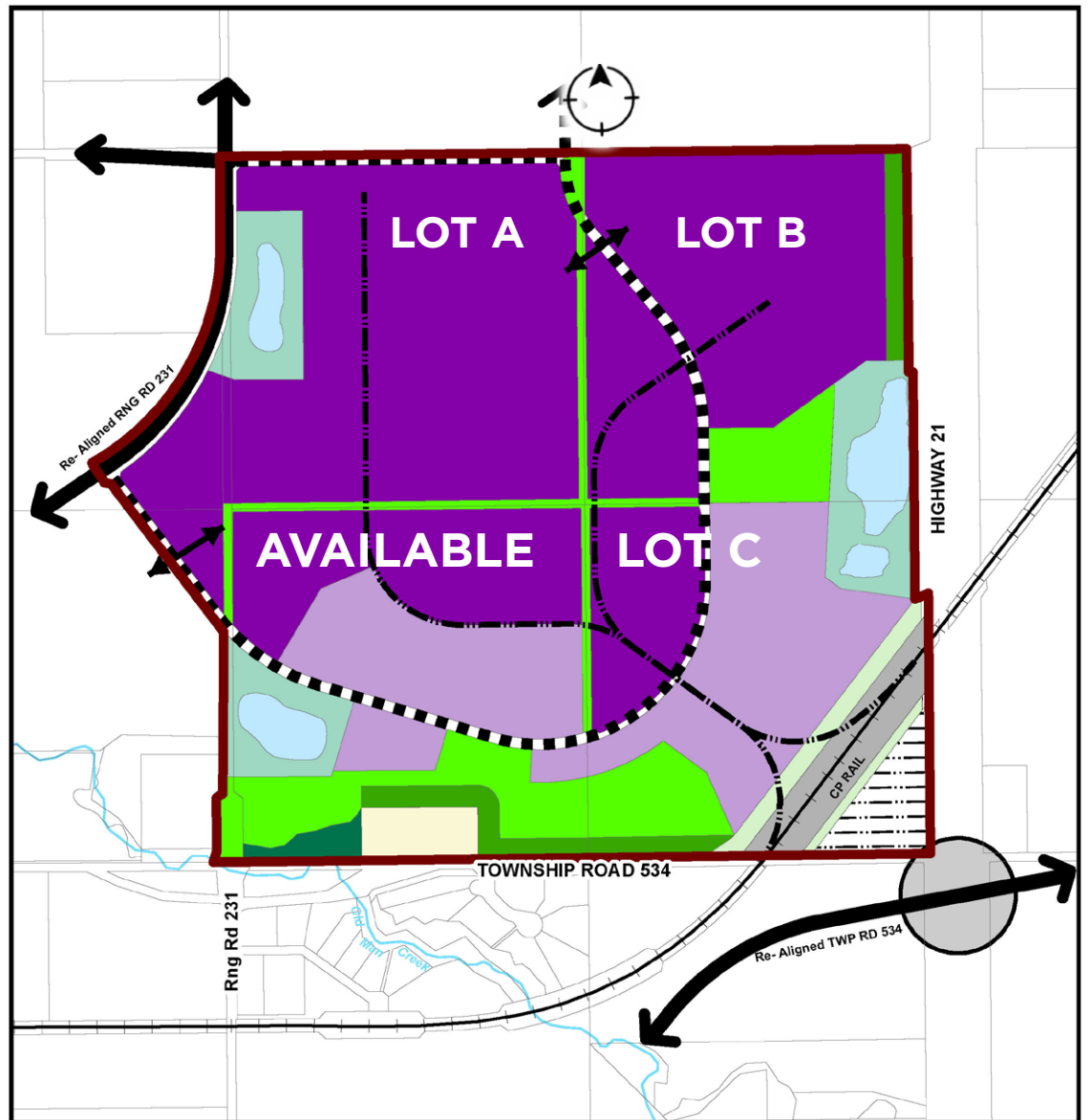
- 1** HEARTLAND WASTE-TO-POWER PROJECT
- 2** ATLAS CARBON STORAGE HUB
- 3** BEACON DATA CENTRE
- 4** HEARTLAND HYDROGEN HUB
- 5** LINDE INTEGRATED CLEAN HYDROGEN AND ATMOSPHERIC GASES FACILITY
- 6** DOW PATH2ZERO PROJECT
- 7** SUNCOR PROJECT HELIOS WAREHOUSE
- 8** AIR PRODUCTS HYDROGEN PRODUCTION AND LIQUEFACTION FACILITY

SUBJECT PROPERTIES:



 RAIL SPURS

HORIZONS NORTH AREA STRUCTURE PLAN LOT A, LOT B, & LOT C






Horizons North Area Structure Plan

Bylaw : 2-2015

Date of Adoption: July 3, 2015

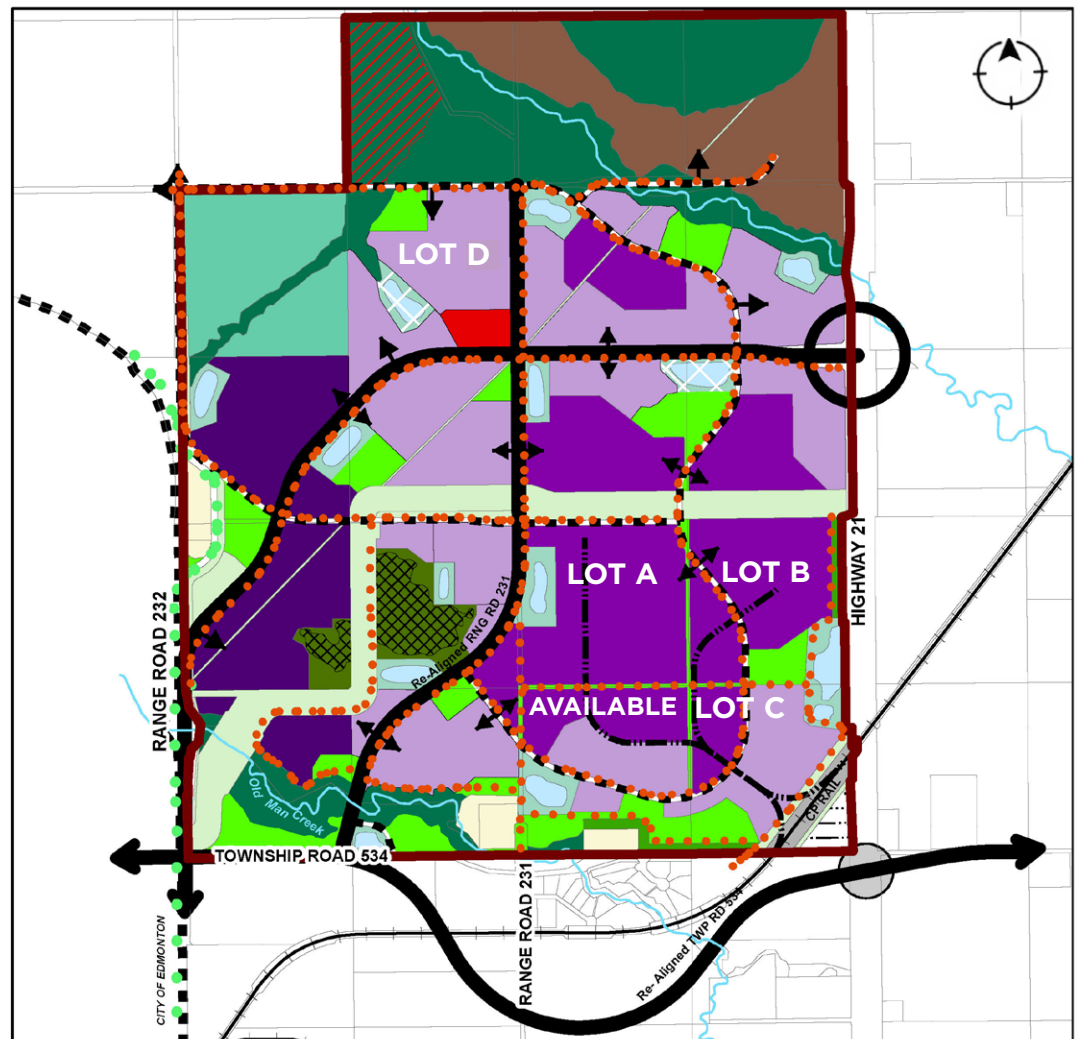
Legend

-  Light Industrial
-  Medium Industrial
-  Park
-  Public Utility Lot
-  Buffer

-  Environmental Reserve
-  Canadian Pacific Railway
-  Existing Homesite
-  SWMF
-  Future Interchange

-  Rail Spur
-  Industrial Collector Road
-  Arterial Road
-  Potential Access
-  Planned Interchange
-  ASP Boundary

WEST OF 21 AREA CONCEPT PLAN LOTS A, B, C, & D



West of 21 Area Concept Plan

Bylaw : 2-2015

Date of Adoption: July 3, 2015

Business Employment	Environmental Reserve
Light Industrial	Canadian Pacific Railway
Medium Industrial	Existing Golf Course
Park	Aggregate Extraction Operation
Public Utility Lot	Wetland
Buffer	SWMF
Existing Homesite	SWMF Constructed Over Wetland
Commercial Retail	Agriculture Large Holdings Policy Area
Natural Area	

Rail Spur	
Arterial Road	
Industrial Collector	
Potential Access	
Proposed Trans Canada Trail	
Proposed Trans Canada Trail	
Future Interchange	
Planned Interchange	
Potential Interchange	
ACP Boundary	

KEEP IN TOUCH



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