

FORT SASKATCHEWAN



FOR SALE

ALSO AVAILABLE

±151.23 ACRES

ALSO AVAILABLE

SITE

CP RAIL

HIGHWAY 21

AURUM ENERGY INDUSTRIAL PARK (CITY OF EDMONTON)

SHERWOOD PARK

YELLOWHEAD HIGHWAY

±151.23 ACRE LAND PARCEL

LOCATED IN THE COUNTY OF STRATHCONA

±151.23 ACRES OF PRIME DEVELOPMENT OPPORTUNITY WITH APPROVED ASP AND RAIL ACCESSIBILITY

PROPERTY DETAILS

LEGAL DESCRIPTION

SITE: SW-25-53-23-W4

ZONING

AG - Agriculture General / Approved Area Structure Plan

NEIGHBOURHOOD

Strathcona County

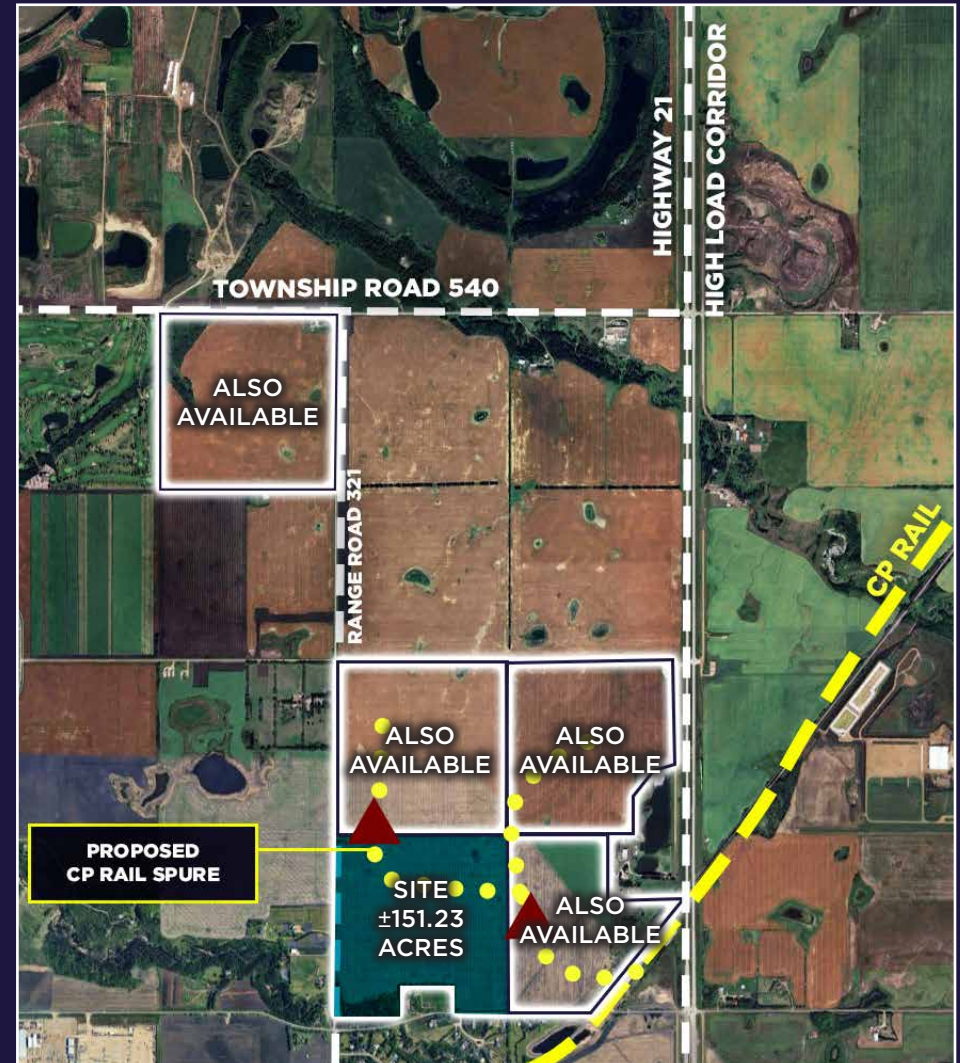
VEHICLES PER DAY

Highway 21 = 25,370 (2025)

Yellowhead Highway = 50,520 (2025)

LOT AREA

±151.23 Acres



SALE PRICE
\$59,900.00 PER ACRE OR \$9,060,000

STRATHCONA LANDS

- ±151.23 acres of shovel-ready development land.
- Site is 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



ALSO
AVAILABLE

ALSO
AVAILABLE

ALSO
AVAILABLE

LOT D

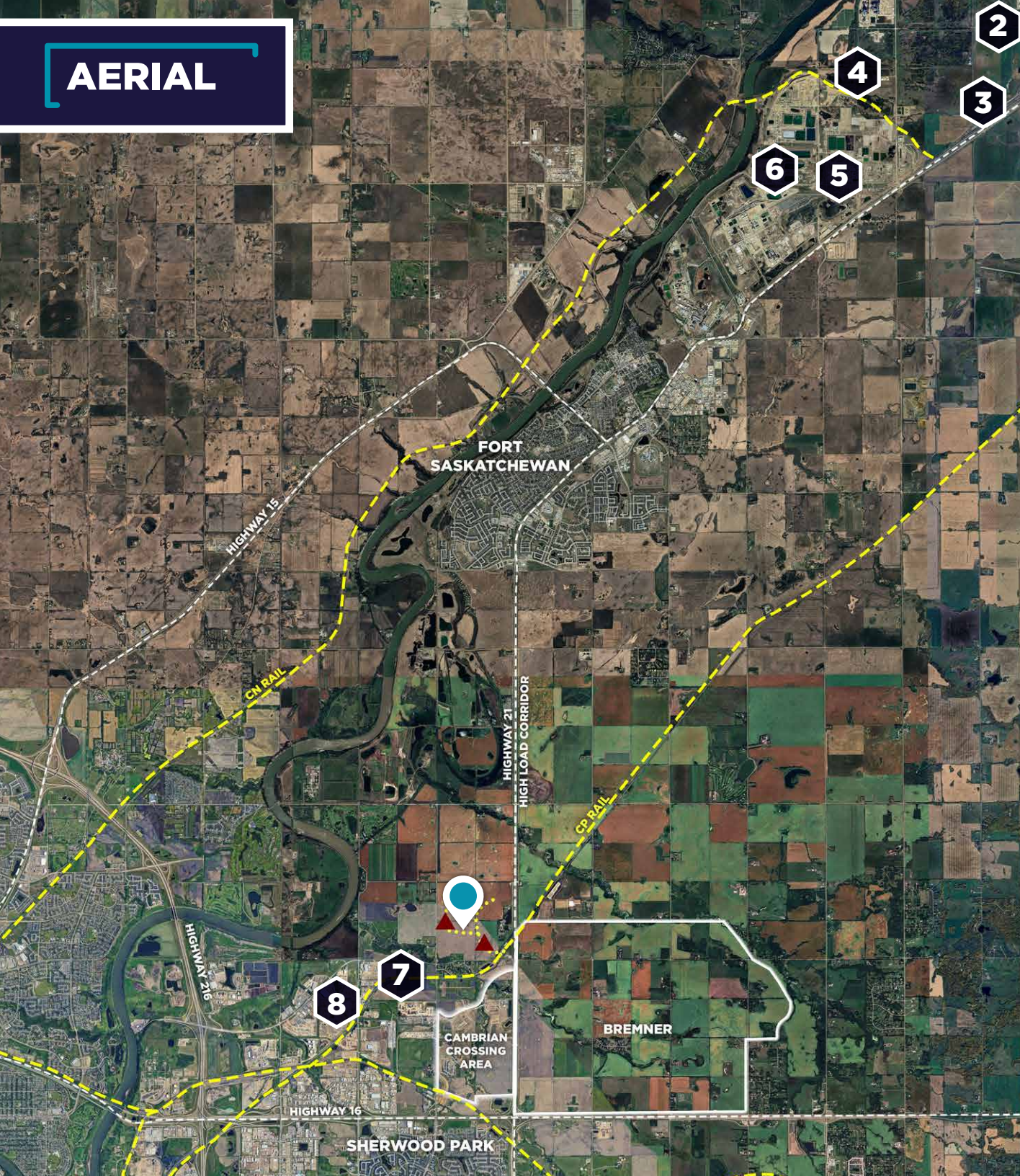


ALSO
AVAILABLE

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

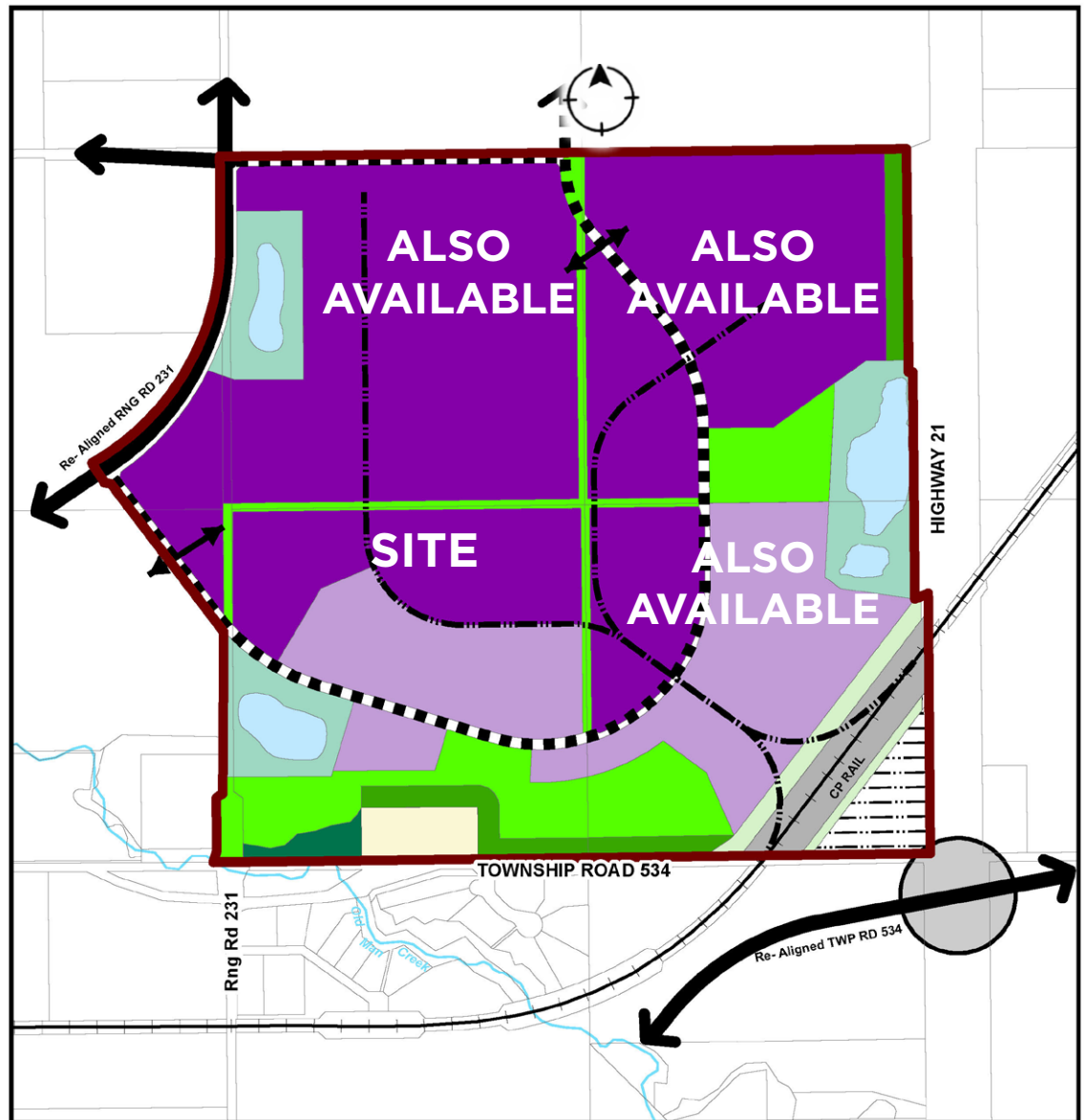


SUBJECT PROPERTY:



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

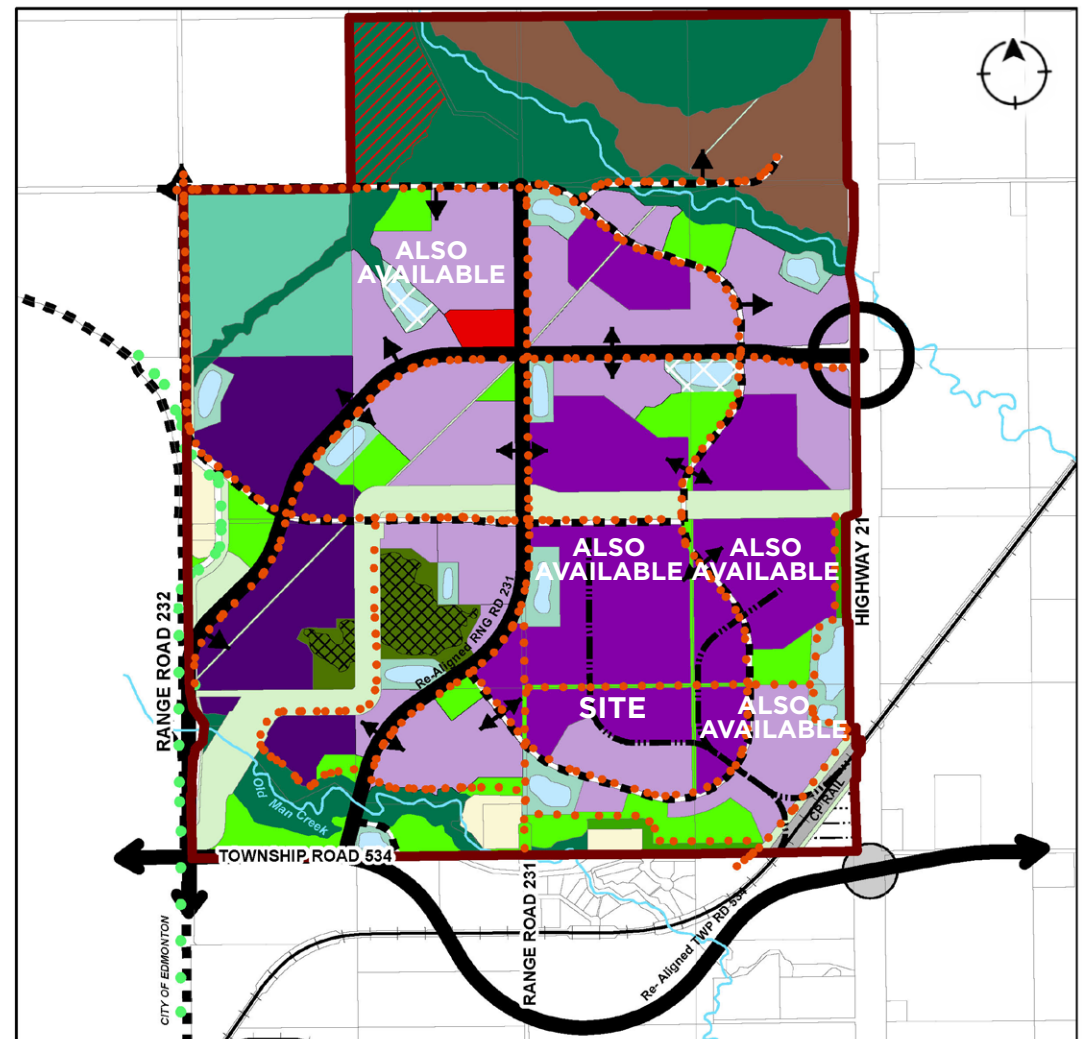
Legend

-  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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