



SE 36

Development Lands

135.20 Acres | Three Parcels For Sale in Red Deer, AB

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Property Overview

Colliers & JLL collectively as (the “Advisors”), are pleased to present the prime opportunity to secure approximately 138.09 acres (the “Lands”) between two titles situated directly between the Queens Industrial Park and the Burnt Lake Industrial Park. Lands are primarily undeveloped and a portion of Queens Drive currently forms as part of the lands by way of easement by the City of Red Deer. There is approximately 19.32 acres of prime land directly on the QE11 highway, just north of the Allan Dale RV’s & Trailers Dealership, and south of Leavitt Machinery. The Lands are included in the Queens Business Park SE 36 Industrial Area Structure Plan (Amended May 27, 2019), prepared by ParioPlan in association with Genivar, along with a servicing study with all preliminary engineering completed. Anticipated development phasing would first occur along the paved 79th Street roadway located in Queens Industrial park and proceed clockwise as conceptually shown.

Parcel 2 Disclosure: This property has an old original farm house generating \$1,000 per month in rental income on a month-month basis. This property will remain as residential until development permit approved.

The parcels can be sold separately or en-bloc.

Size

Parcel 1:	±115.88 acres	(46.89 ha)
Parcel 2:	±5.20 acres	(2.10 ha)
Parcel 3:	±14.12 acres	(5.71 ha)
Total:	±135.20 acres	(54.70 ha)

Est. 2025 Taxes

Parcel 1:	TBV
Parcel 2:	TBV
Parcel 3:	TBV
Total:	TBV

Legal Address

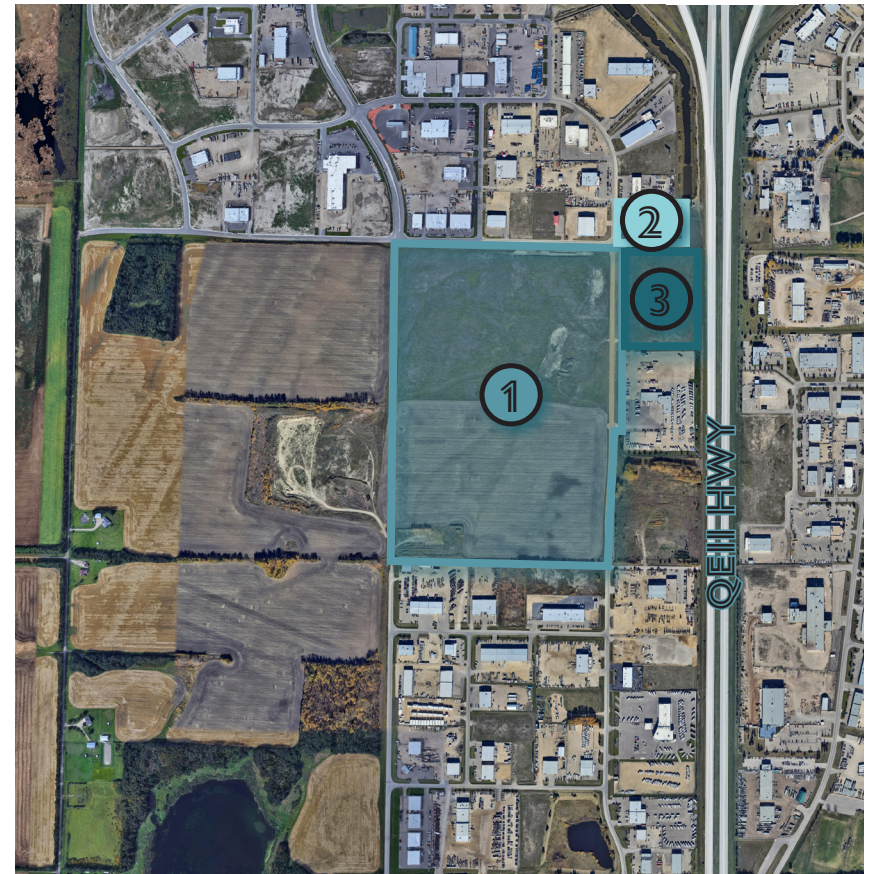
Parcel 1:	4 ;28 ;38 ;36 ;NE Linc 0035 822 212
Parcel 2:	4 ;28 ;38 ;36 ;NE Linc 0022 895 751
Parcel 3:	To Be Subdivided

Zoning

A-1: Future Urban Development Zone

Price

Parcel 1:	\$14,250,000	(\$123,000 / acre)
Parcel 2:	\$1,560,000	(\$300,000 / acre)
Parcel 3:	\$4,236,000	(\$300,000 / acre)



City of Red Deer Demographics

City of Red Deer

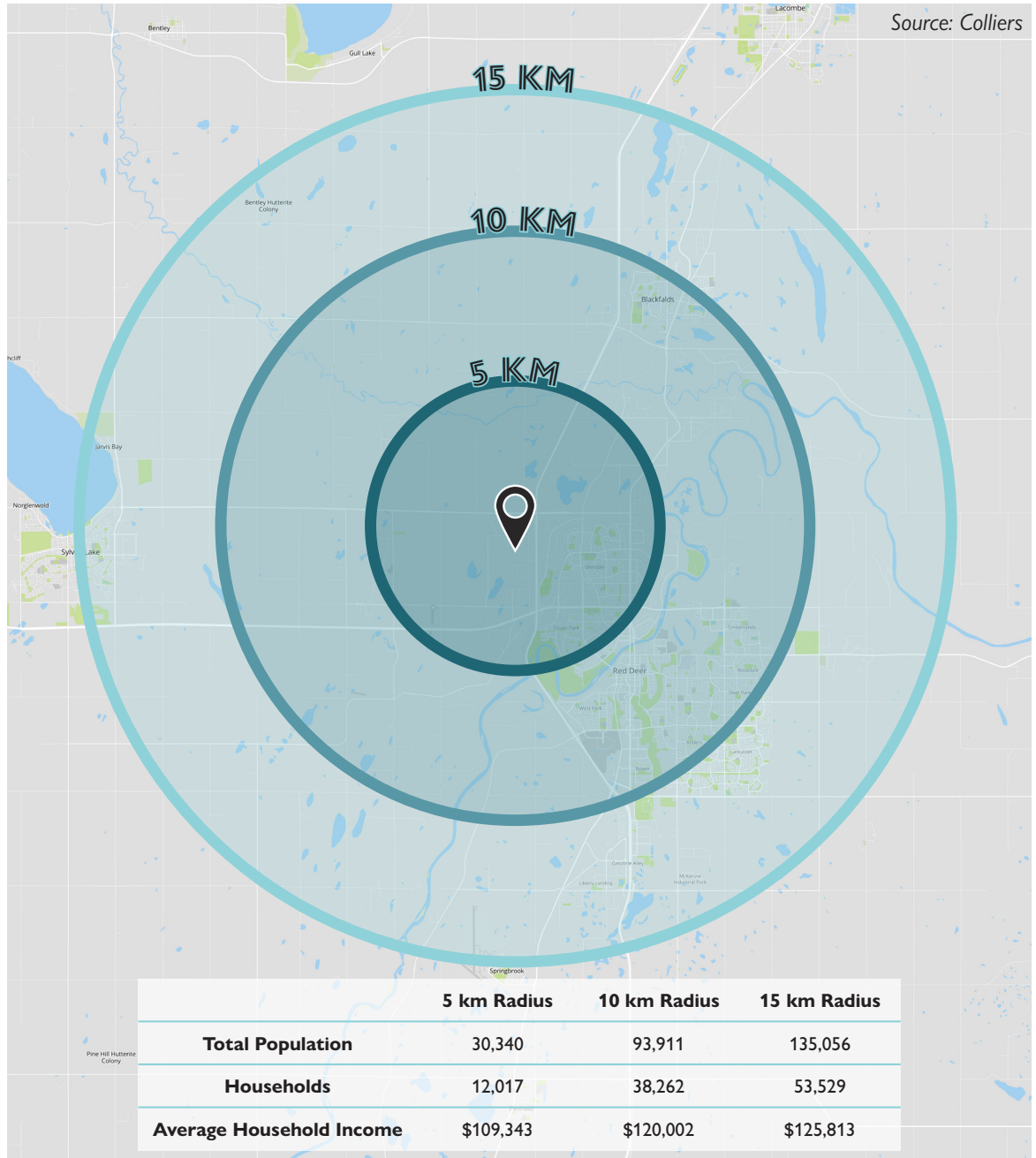
Red Deer, the third largest city in Alberta, is located midway on the Calgary–Edmonton Corridor. The City serves central Alberta, and its key industries include health care, retail trade, construction, oil and gas, hospitality, manufacturing and education. Red Deer has immediate access to over 81 per cent of Alberta's 4.4 million population in a two hour drive, making its central location an ideal place for warehousing, manufacturing, construction, oil & gas servicing, agriculture & agri-foods processing, and transportation companies. Red Deer benefits from being located along the most populated transportation corridor in Alberta and in one of the most prosperous regions in North America. In addition, Red Deer boasts an immediate trade area of over 312,700 people.

Business Advantages

Red Deer has an excellent business environment which has many advantages for all businesses to assist them in being more competitive in the provincial, national and world markets. Some of the advantages that Red Deer businesses enjoy are:

- No business taxes (over and above property taxes)
- No capital tax
- No machinery and equipment tax
- No payroll tax

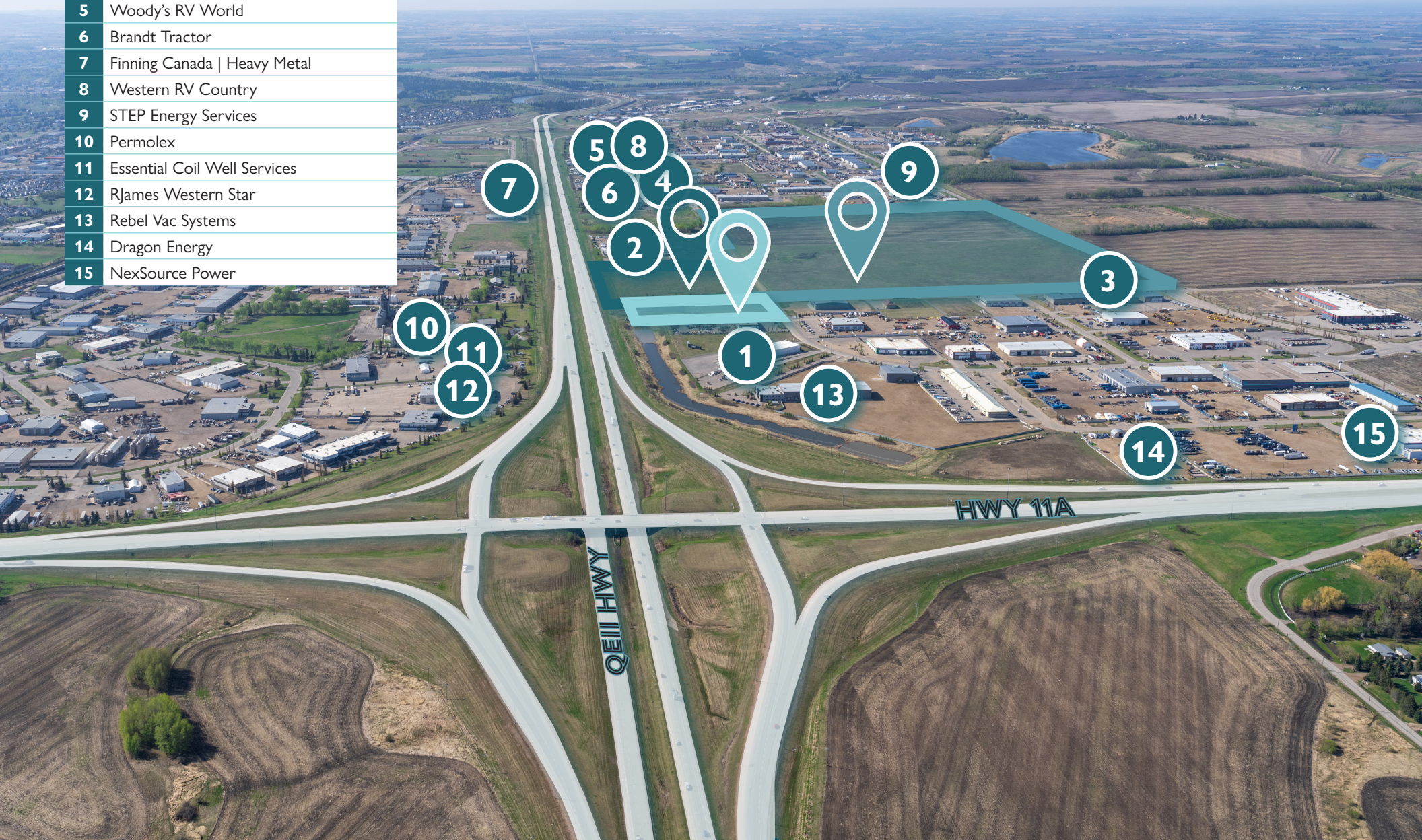
Source: The City of Red Deer



Subject Property

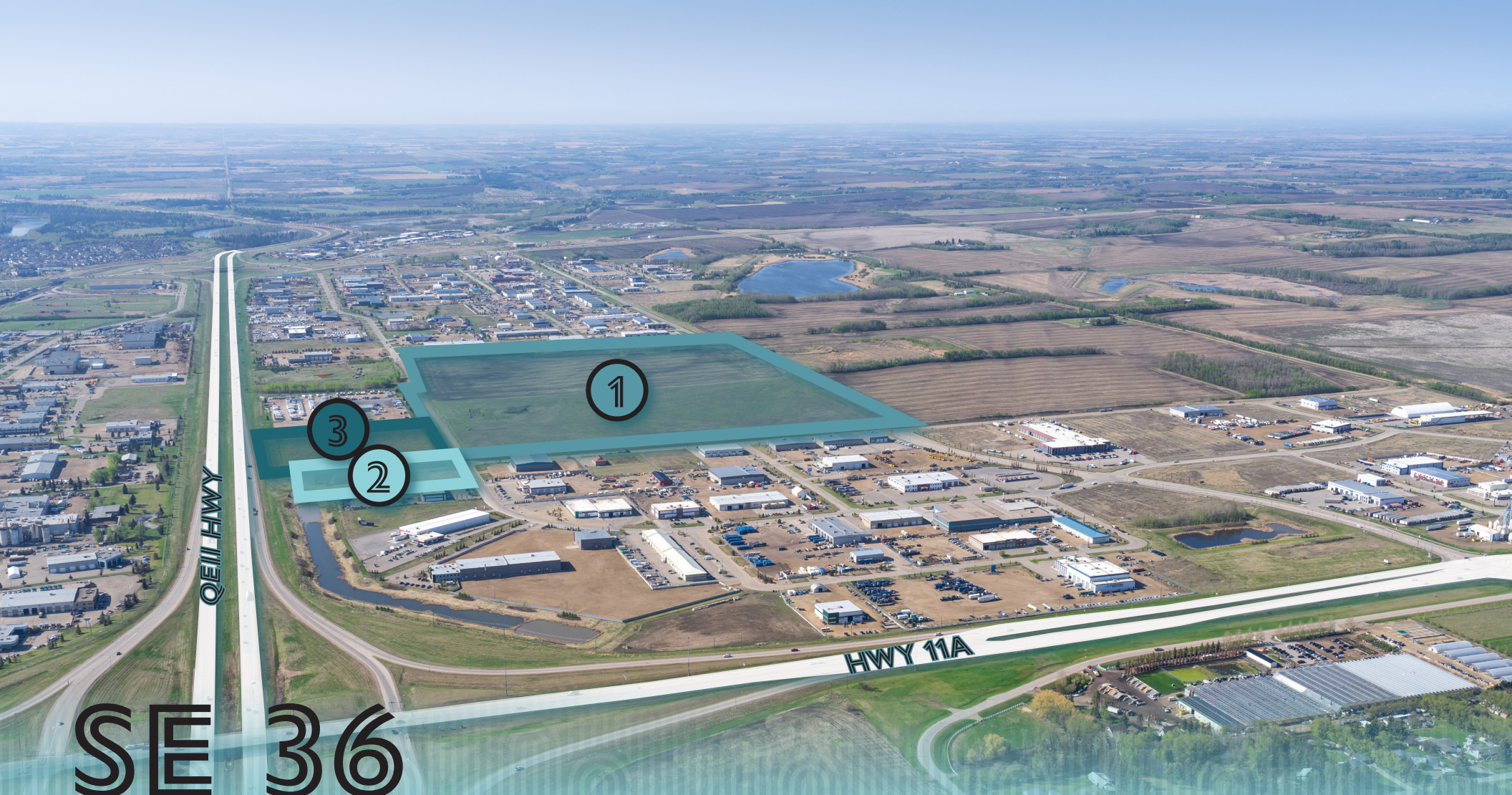
Location & Access

1	Purolator
2	Allan Dale RVs & Trailers
3	Loomis Express
4	Rangeland RV
5	Woody's RV World
6	Brandt Tractor
7	Finning Canada Heavy Metal
8	Western RV Country
9	STEP Energy Services
10	Permolex
11	Essential Coil Well Services
12	RJames Western Star
13	Rebel Vac Systems
14	Dragon Energy
15	NexSource Power



Aerials





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