

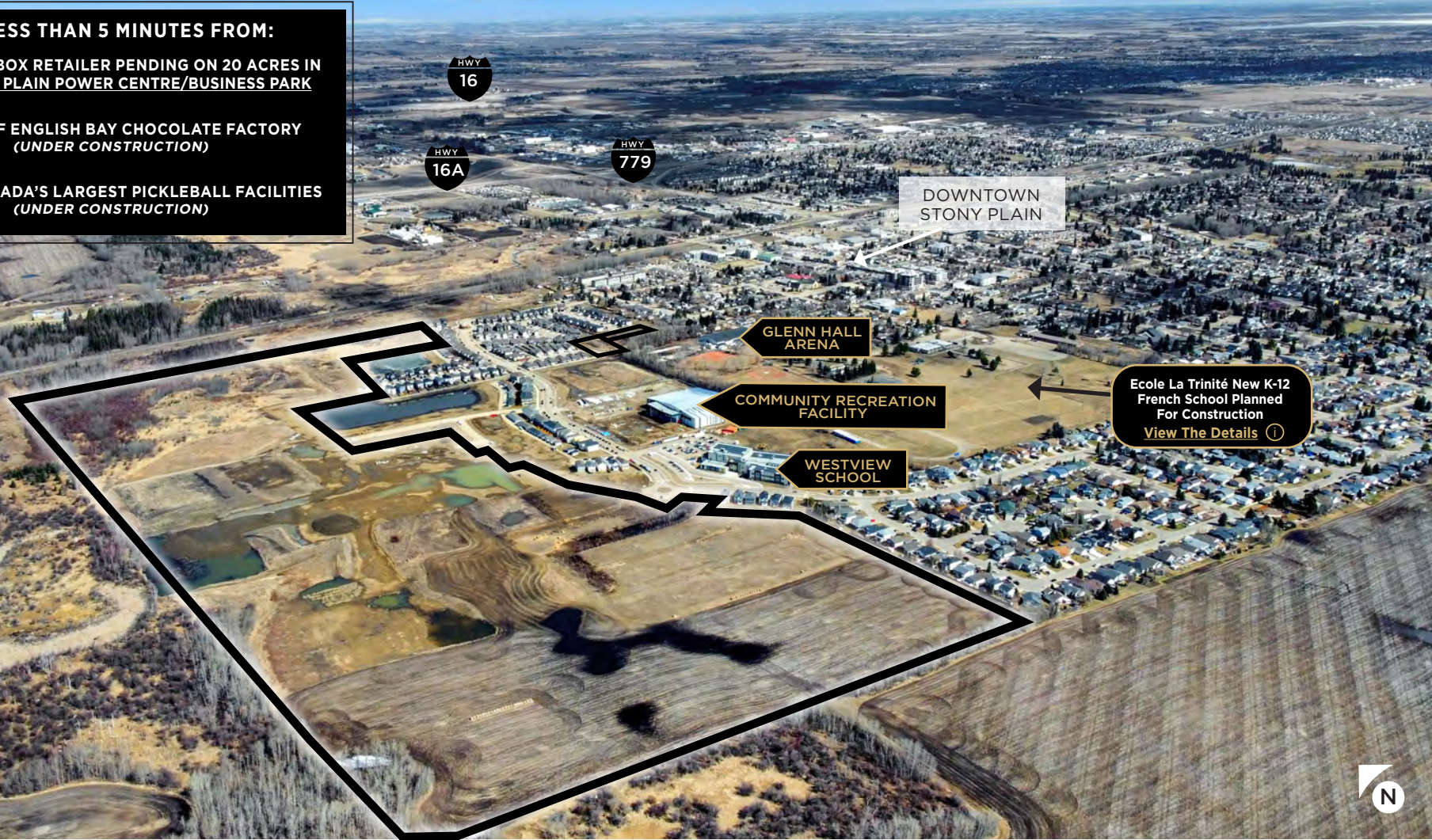
THE BRICKYARD AT OLD TOWN

For Sale | 112.58 Acres of Turn-Key Residential Development Land in Stony Plain

HCR HUGHES
COMMERCIAL
REALTY GROUP

LOCATED LESS THAN 5 MINUTES FROM:

- ✓ A NEW BIG-BOX RETAILER PENDING ON 20 ACRES IN THE STONY PLAIN POWER CENTRE/BUSINESS PARK
- ✓ 120,000 SF ENGLISH BAY CHOCOLATE FACTORY (UNDER CONSTRUCTION)
- ✓ ONE OF CANADA'S LARGEST PICKLEBALL FACILITIES (UNDER CONSTRUCTION)



Turn-Key Opportunity: More than shovel-ready. Shovels are in the ground. Residential development can continue immediately.

Master-Planned Community: Comprehensive development in place, complete with full municipal services and substantial infrastructure investment to date.

Adjacent to \$41M Recreation Centre: Opening Q4 2026, located immediately east of the subject property, alongside Westview School and Glenn Hall Arena.

Retail Corridor: Minutes from Stony Plain Power Centre, anchored by an international big-box retailer.

Momentum: Stony Plain grew 31% from 2011 to 2025. Land development inquiries to the Town rose 62% in 2025.

Access: 3 minutes to Highway 16A, 5 minutes to Highway 779, 8 minutes to Highway 16, 25 minutes to West Edmonton.







COMMUNITY | THE BRICKYARD AT OLD TOWN

BRICKYARD COMMUNITY MAP



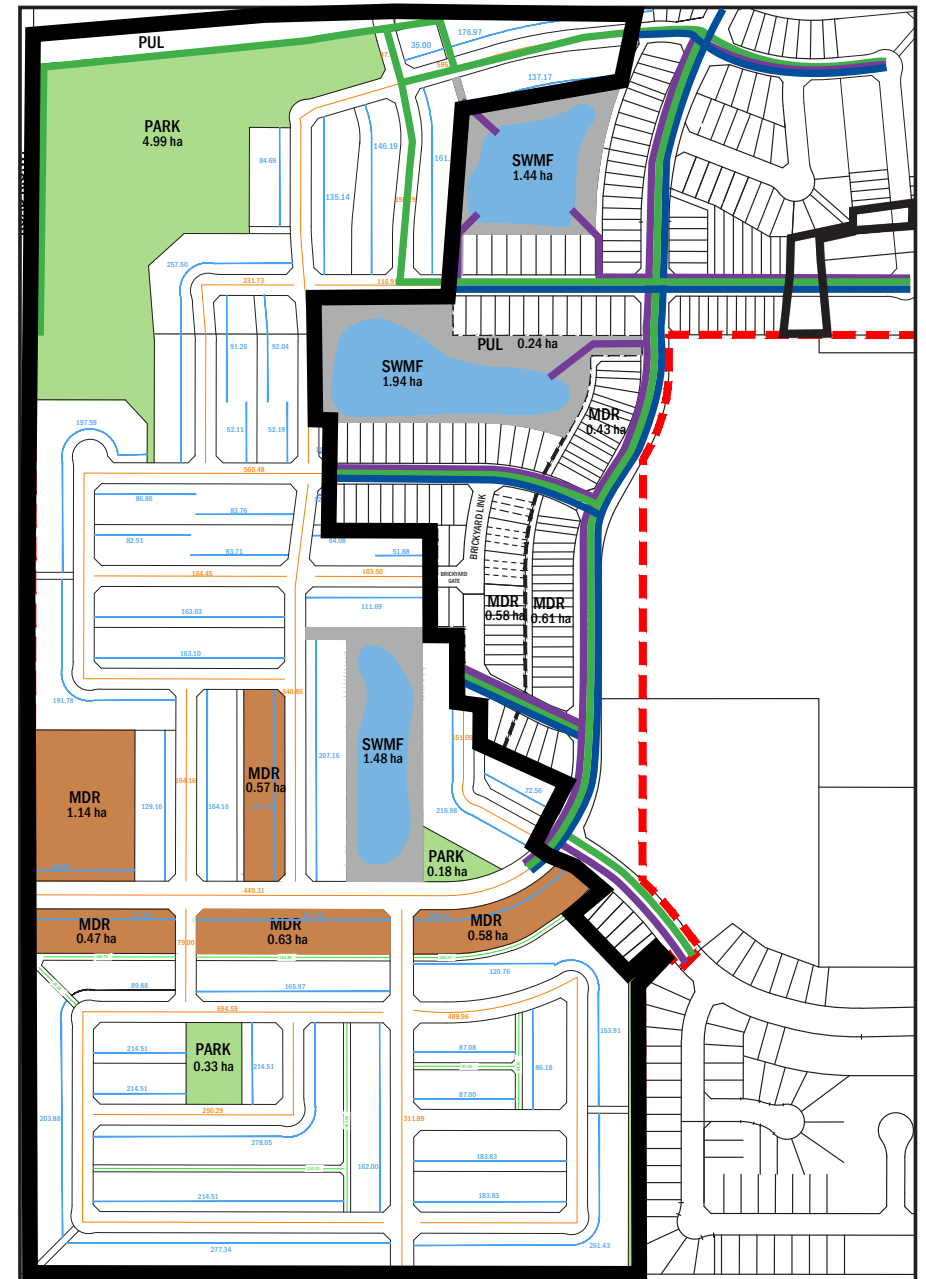
All stated measurements, including site area and boundary lengths, are estimated.

LEGEND

	Subject Property Boundary		Watermain
	Completed Phases 1-5		Storm Gravity Main
	Houses Under Construction Phase 6		Sanitary Gravity Main



FRONTAGE PLAN



DETAILS | THE BRICKYARD AT OLD TOWN



List Price: \$149,000/Acre
(± \$16,775,000)



MUNICIPAL ADDRESS

Brickyard Drive Stony Plain, Alberta

LEGAL DESCRIPTION & SITE AREA

± 111.44 Acres Plan 2620588, Block 38, Lot 1
± 1.14 Acres Plan 2620588, Block 38, Lot 2
± 112.58 Acres Total Site Area

ASP

The Brickyard at Old Town

DENSITY TARGET

26.72 dwelling units per net residential
hectare (EMRB Priority Growth Area A)

LAND USE

Predominantly Low Density Residential;
Medium Density Residential; Parks and
Open Space

SERVICING

Full municipal services

OFFSITE LEVIES

± \$25,834/Acre

CURRENT ZONING

Residential (Land Use Bylaw 2686/LUO/24) ⓘ

View the Current
Zoning Information

GALLERY | THE BRICKYARD AT OLD TOWN



Brickyard at Old Town



Stony Plain Recreation Centre



Stony Plain Recreation Centre



Westview School

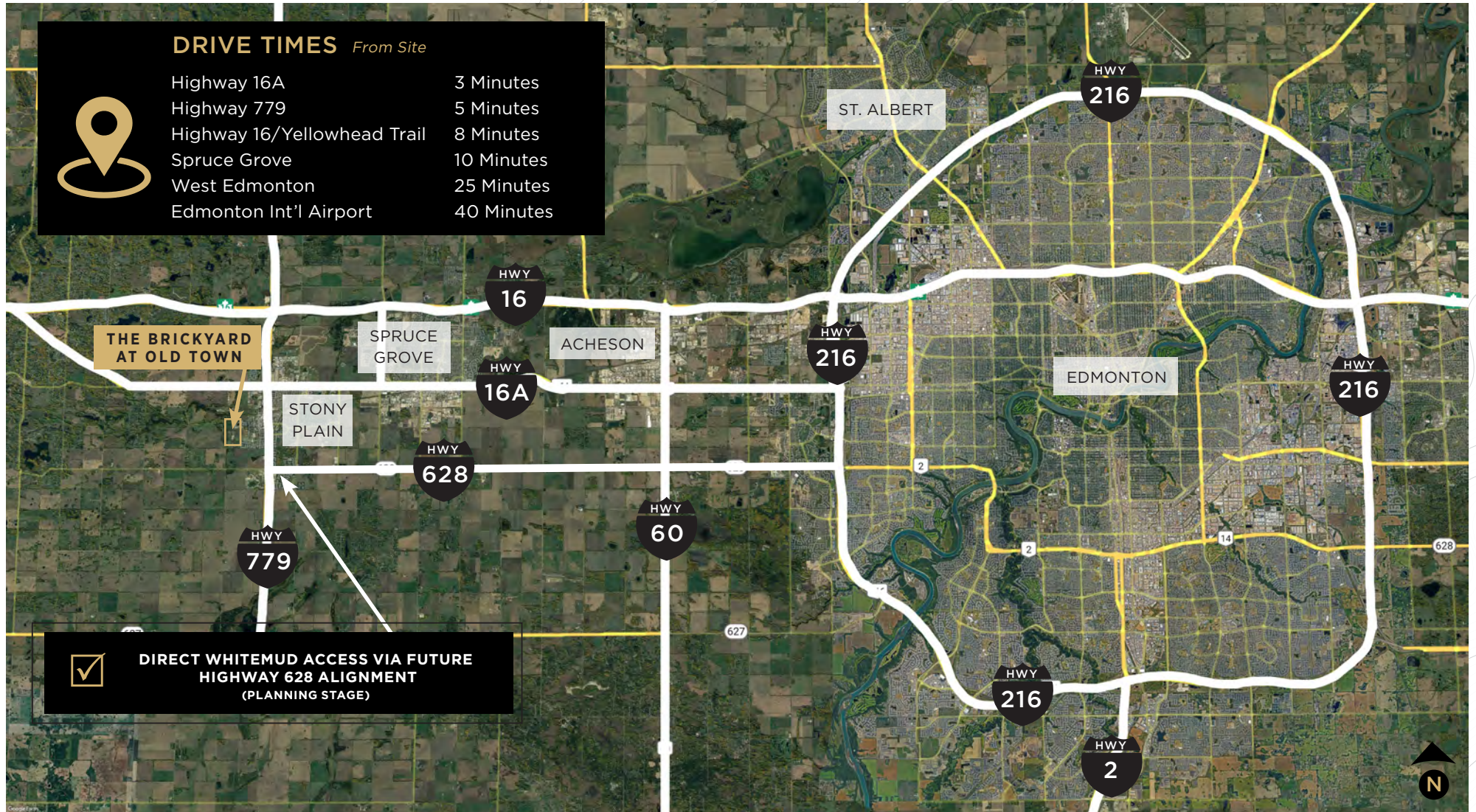


Westview School



Stony Plain Recreation Centre



LOCATION | THE BRICKYARD AT OLD TOWN





DRIVE TIMES <i>From Site</i>	
Highway 16A	3 Minutes
Highway 779	5 Minutes
Highway 16/Yellowhead Trail	8 Minutes
Spruce Grove	10 Minutes
West Edmonton	25 Minutes
Edmonton Int'l Airport	40 Minutes

 **DIRECT WHITEMUD ACCESS VIA FUTURE HIGHWAY 628 ALIGNMENT (PLANNING STAGE)**

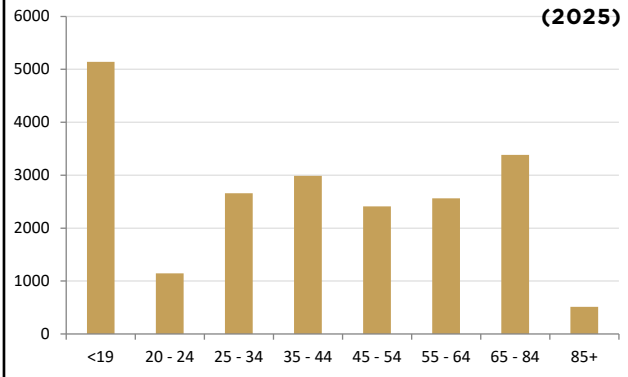
MAJOR ROADWAYS

-  Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert
-  Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)

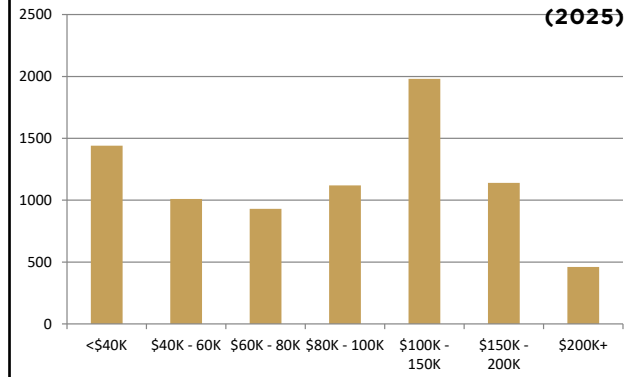
-  Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton
-  Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

STONY PLAIN | THE BRICKYARD AT OLD TOWN

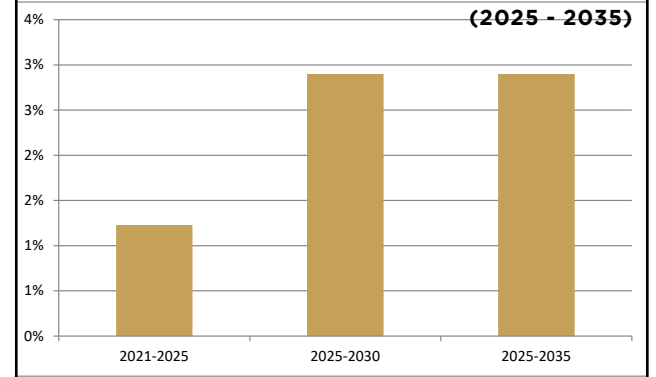
POPULATION BY AGE



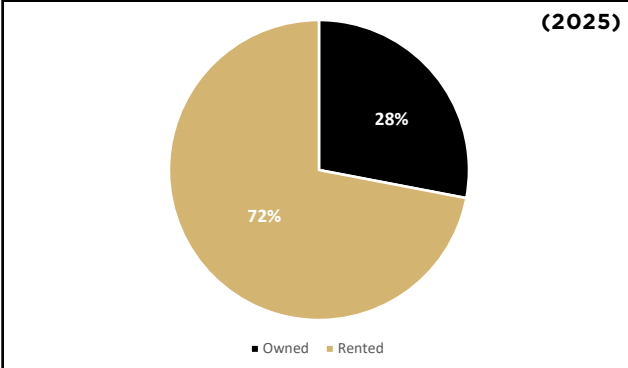
AVERAGE HOUSEHOLD INCOME



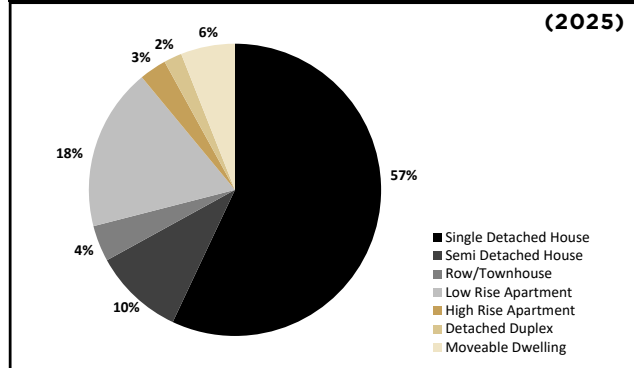
POPULATION GROWTH PROJECTION



OCCUPIED DWELLINGS



DWELLING TYPES



 **184,914**
within the Stony Plain service area

 **19,662**
current population of Stony Plain

 **99,659**
labour force in the Stony Plain service area

 **± 1,000**
businesses in Stony Plain

 **\$119,841**
Average household income in the Stony Plain service area

THE TRI-MUNICIPAL REGION

- 31% population growth 2011 to 2025 (4,611 net new residents)
- 62% increase in land development inquiries in 2025 (105 LDIs vs. 65 in 2024)
- International big-box retailer anchoring Stony Plain Power Centre
- 120,000 SF English Bay Chocolate Factory under construction
- Affordability advantage over Edmonton proper

HCR Group also represents the adjacent 295-acre Aspen Meadows parcel, providing developers with a combined development runway of over 400 acres in Stony Plain. ①

HWY 16A

WESTVIEW SCHOOL

COMMUNITY RECREATION FACILITY

Ecole La Trinité New K-12 French School Planned For Construction
View The Details ①

GLENN HALL ARENA



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