

FOR SALE | DATA CENTRE LAND

124.08 Acres of Data Centre Land in Sturgeon County, Alberta

HCR | HUGHES
COMMERCIAL
REALTY GROUP



List Price: \$67,200/Acre (± \$8,338,000)

FORT SASKATCHEWAN

Dow



sherritt

240KV GRID LINE

Lamoureux
Substation

UnivarSolutions

BUNGE

Nutrien
Solutions

124.08 ACRES

Meta

7 KM FROM META'S \$13B
1 GW DATA CENTRE

HWY
825



- Data Centre Opportunity: Located ± 500 meters from the Lamoureux Substation and adjacent to a 240 kv double-circuit line. AltaLink completed a Pre-SASR report on a neighboring property which indicates feasible connection options with scalability from 250 MW to 350-550 MW, with capacity determined by AESO allocation process. The property has the scale and zoning to support on-site generation (gas, hydrogen, or renewables), enabling reliable interim power until **AESO Phase 2 grid allocations**. ⓘ
- 124.08 acres of land with full municipal services adjacent to Alberta's Industrial Heartland, where Beacon AI's 920 MW Heartland project, Capital Power's 250 MW supply agreement, and other hyperscale developments are now advancing.
- Permitted uses include Data Processing Facility (Major) and Gas Processing Facility.

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SERVICES | STURGEON COUNTY DATA CENTRE LAND



LEGEND

- Subject Property
- Access Points
- CN Rail
- Fortis Power Poles
- Fortis Power Lines
- 240kv Grid Line
- Water Main
- Sanitary Sewer Lines
- Low Pressure Natural Gas
- High Pressure Pipelines

MUNICIPAL ADDRESS

Highway 825, Range Road 224A &
Range Road 223C
Sturgeon County, Alberta

LEGAL DESCRIPTION

FORTSAS;;12 / RL-12-55-22-4

LAND SIZE

± 124.08 Acres

FRONTAGE

± 775M on Highway 825

SERVICES

Water, Sanitary, Power, Gas

ZONING

I4 - Medium Industrial Serviced District ⓘ

POWER

AltaLink completed a Pre-SASR report on a neighboring property which indicates scalability from 250 MW to 350-550 MW from the Lamoureux Substation with capacity determined by the AESO allocation process.

BUSINESS | STURGEON COUNTY DATA CENTRE LAND

Companies Who Chose to do
Business in Alberta's
Industrial Heartland



124 ACRES DATA CENTRE LAND

FORT SASKATCHEWAN

ST. ALBERT

EDMONTON

SHERWOOD PARK

SPRUCE GROVE

ACHESON

Legend:

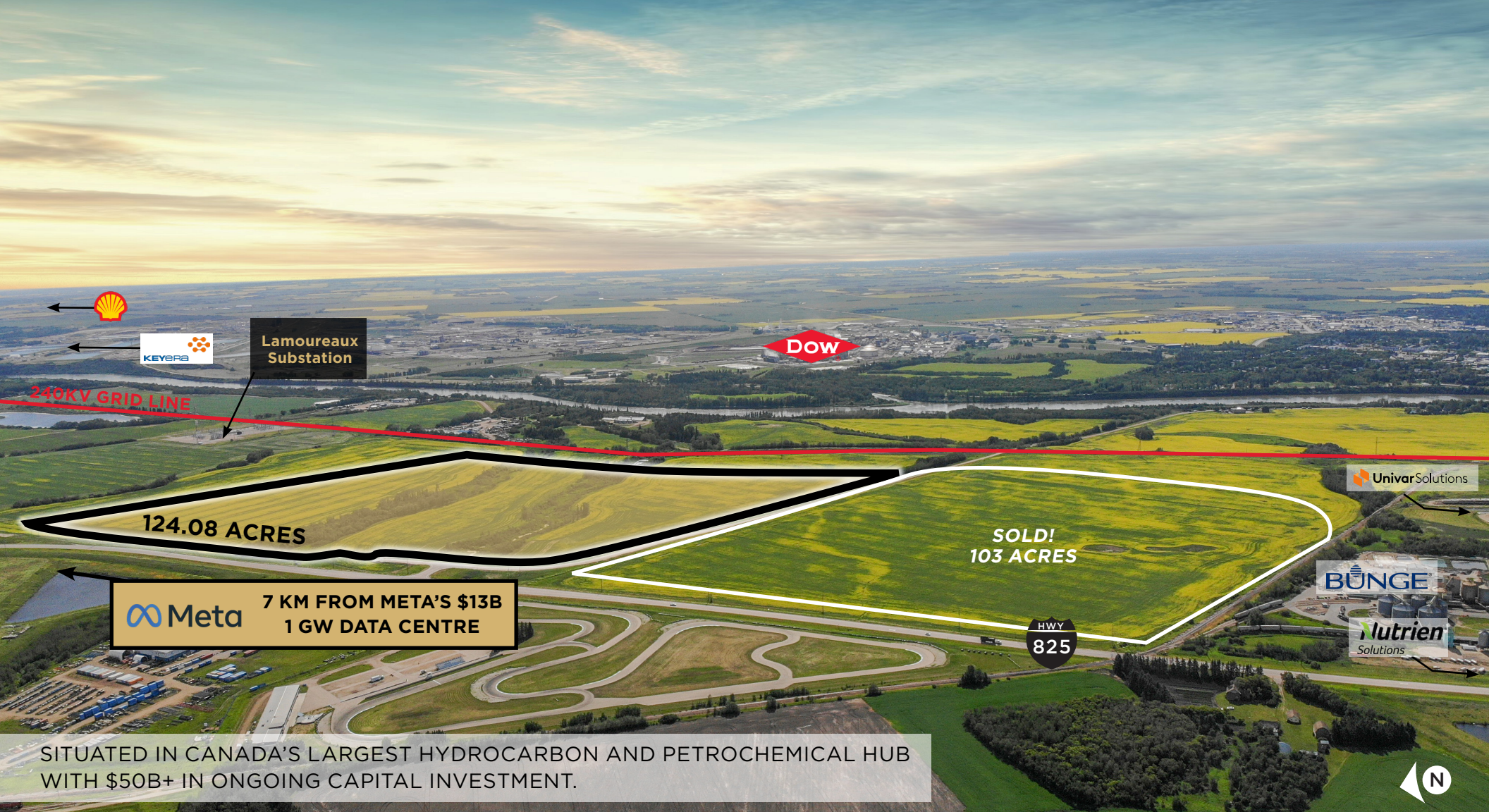
- HIGH LOAD CORRIDOR**
 - CORE ROUTES** (Red line)
 - CONNECTOR ROUTES** (Green line)

DRIVE TIMES From Site

Fort Saskatchewan	5 Minutes
DOW Chemical	10 Minutes
Anthony Henday Drive	15 Minutes
NWR Sturgeon Refinery	20 Minutes
Downtown Edmonton	35 Minutes

- An important route that connects the areas north of Edmonton, providing a vital corridor for both local and regional traffic.
- Highway 21 in Alberta is a significant route that runs north-south, linking communities from the southern part of the province to the Edmonton area.

-  Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton.
-  Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert.



SITUATED IN CANADA'S LARGEST HYDROCARBON AND PETROCHEMICAL HUB WITH \$50B+ IN ONGOING CAPITAL INVESTMENT.

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