

STONY PLAIN DEVELOPMENT LAND

For Sale | 151.20 Acres of Future Development Land in the Town of Stony Plain



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)



List Price: \$2,268,000
(\$15,000 Per Acre)



151.20 Acres at \$15,000 Per Acre. Well-priced future development land positioned just 500 metres west of an established industrial area and kitty-corner to the Meridian Meadows community.

Servicing. Sanitary sewer runs through the SE corner of the property. Water and municipal services are available for future tie-in about 500 metres east.

Future Development Flexibility. A clean slate for industrial, residential, or country residential with the opportunity to work with the Town to structure a new Area Structure Plan.

Industrial Potential. Located directly adjacent to the Northwest Industrial Area Structure Plan. The Town has expressed a desire for entitled land for large industrial end users.

Direct Dual Highway Access. Between Highway 16 (the Yellowhead) and Highway 16A, the two main east-west routes to Edmonton and western Alberta.

AMENITIES | STONY PLAIN DEVELOPMENT LAND



RETAIL & GROCERY	HARDWARE	INDUSTRIAL	RESTAURANTS	BANKS & AUTO	HOSPITALITY
1 SAFEWAY 2 FRESH BROS Fresh Market 3 Homegrown Foods 4 Walmart 5 REAL CANADIAN SUPERSTORE	6 CO-OP Home Centre 7 THE HOME DEPOT 8 RONA 9 Home building centre 10 Peavey Mart	11 CO-OP Cardlock 12 RJ MACLEAN TANK SERVICES 13 XCMG 14 Brudco 15 Bearcat Mechanical Ltd.	16 Tim Hortons 17 McDonald's 18 Wing in it 19 Starbucks 20 A&W	21 Scotiabank 22 servus credit union 23 PETRO-CANADA 24 Esso 25 Crystal Truck RV & Car Wash	26 Holiday Inn Express & Suites 27 Best Western 28 STONY PLAIN INN & SUITES 29 Days Inn 30 Travelodge BY WHIDAR

AREA STRUCTURE PLANS	(A) Northwest Industrial	(C) Goertz Business Park	(E) North Industrial	(G) Aspen Meadows
	(B) Parkland Gateway	(D) Border	(F) South Business Park	(H) The Brickyard at Old Town

DETAILS | STONY PLAIN DEVELOPMENT LAND



SPRUCE GROVE

STONY PLAIN

STONY PLAIN
POWER CENTRE

GOERTZ BUSINESS PARK

MERIDIAN
MEADOWS

HWY
16A

HWY
779

\$ List Price: \$2,268,000
(\$15,000 Per Acre)

DIRECT ACCESS TO
HIGHWAY 16A

GLORY HILLS ROAD

N

LOCATION

Glory Hills Road, between Highway 16A
and Highway 16 | Town of Stony Plain, AB

LEGAL DESCRIPTION

5;1;53;1;NW

LAND SIZE

151.20 Acres

PLANNING CONTEXT

Adjacent to the Northwest Industrial ASP.
Opportunity to work with the Town to
structure a new Area Structure Plan or
amend the neighboring one.

SERVICING

Sanitary sewer in the southeast corner of the
property. Water and municipal services for
future tie-in are located just 500 meters east.

ACCESS

500M of frontage on Glory Hills Road, with
direct access to Highway 16A and Highway 16.

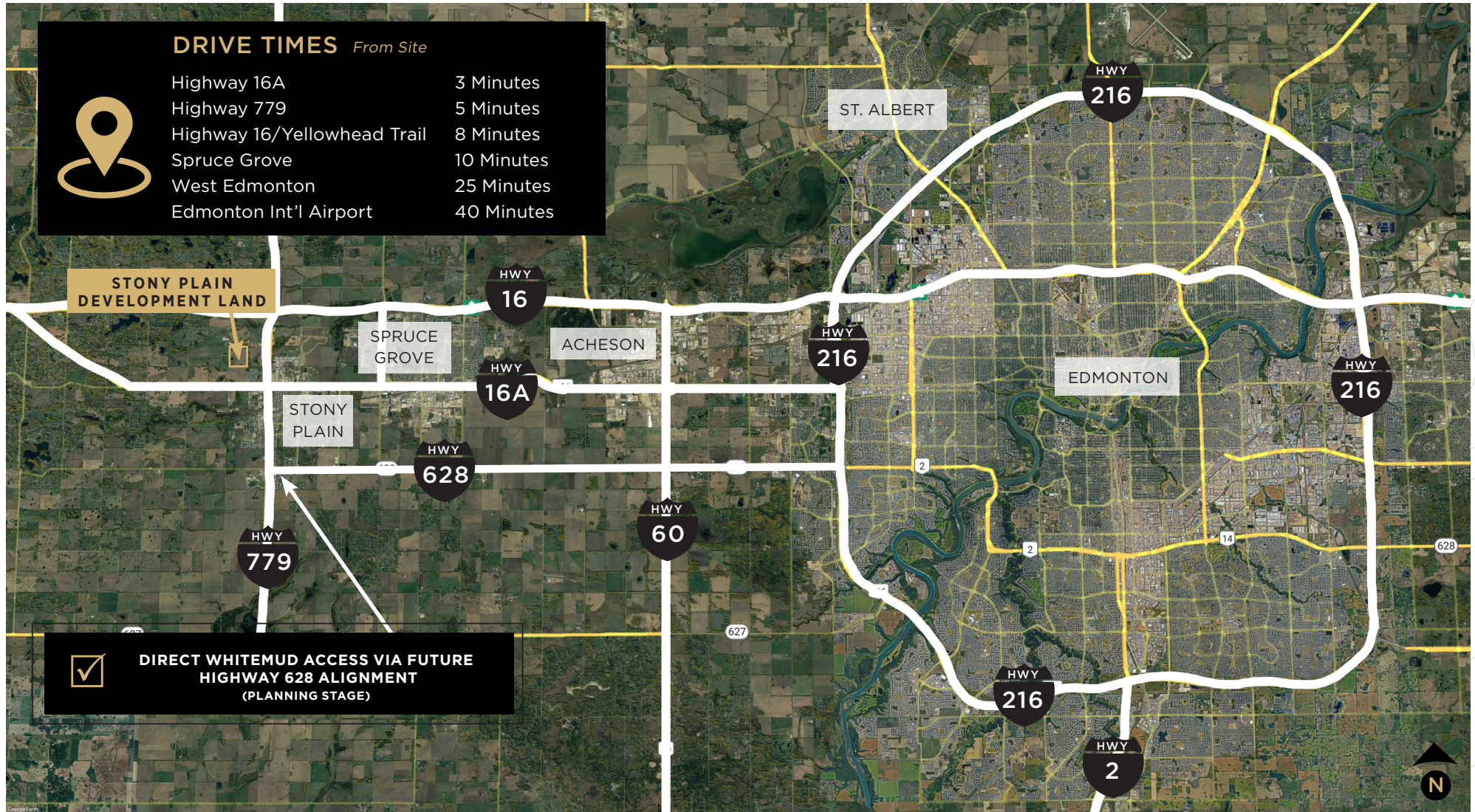
CURRENT ZONING

FD (Future Development District) ⓘ

View the Current
Zoning Information



LOCATION | STONY PLAIN DEVELOPMENT LAND



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)

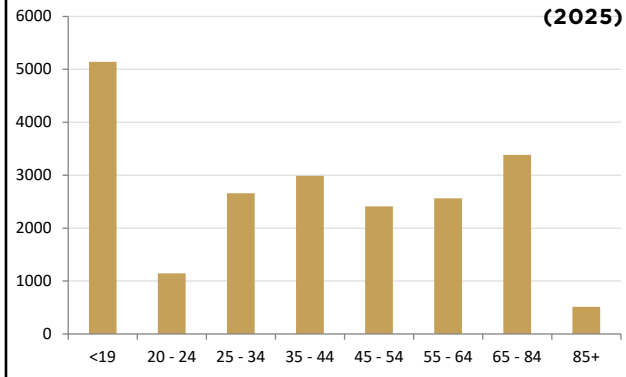


Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton

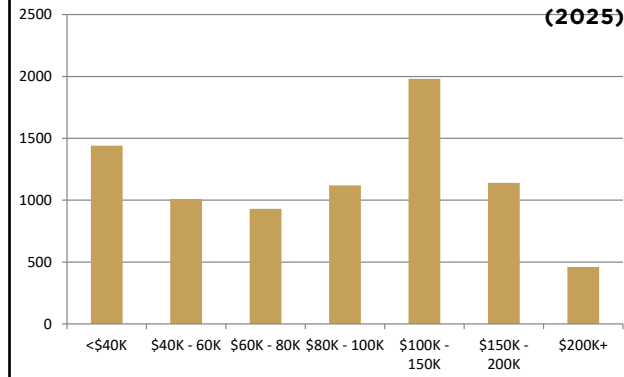


Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

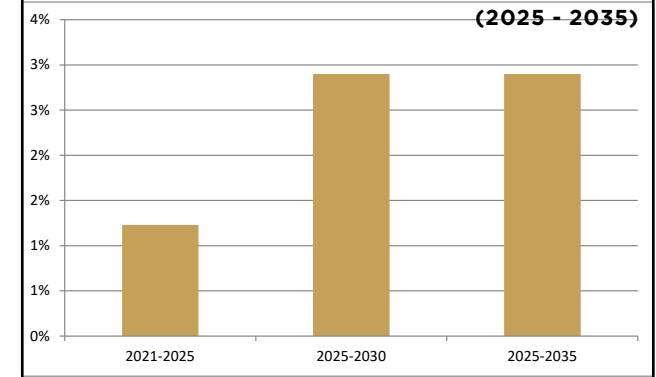
POPULATION BY AGE



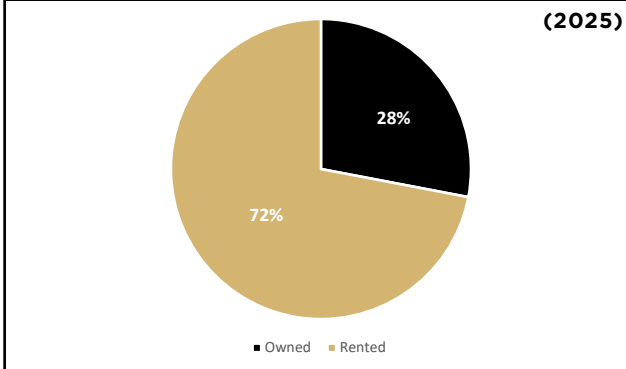
AVERAGE HOUSEHOLD INCOME



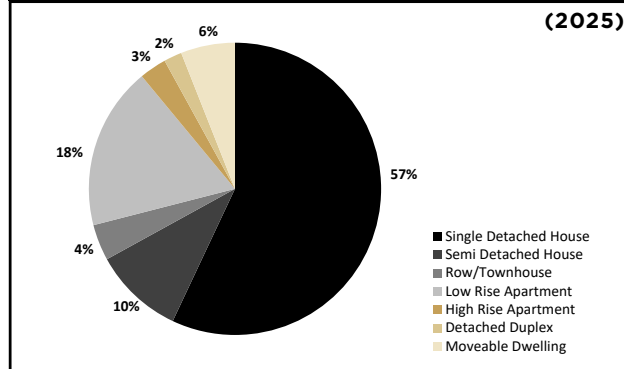
POPULATION GROWTH PROJECTION



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



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