

STRATHCONA INDUSTRIAL LAND

For Sale | 142.07 Acres of Industrial Development Land in Strathcona County

HCR HUGHES
COMMERCIAL
REALTY GROUP



List Price: \$49,271/Acre
(± 7,000,000)



Designated for Industrial Use. Light and medium industrial designation is in place under the adopted Bremner & LEA Area Concept Plan.

Vacancy below 3%. Capture unmet demand in Sherwood Park / Strathcona County. Industrial vacancy remains near historic lows.

Bremner Directly North. Strathcona County's next urban community sits directly across Highway 16. 85,000+ residents and 9,800 jobs at full build-out.

Cambrian Crossing Kitty-Corner. 11,000-resident master-planned community under construction across the Highway 16 and Highway 21 intersection.

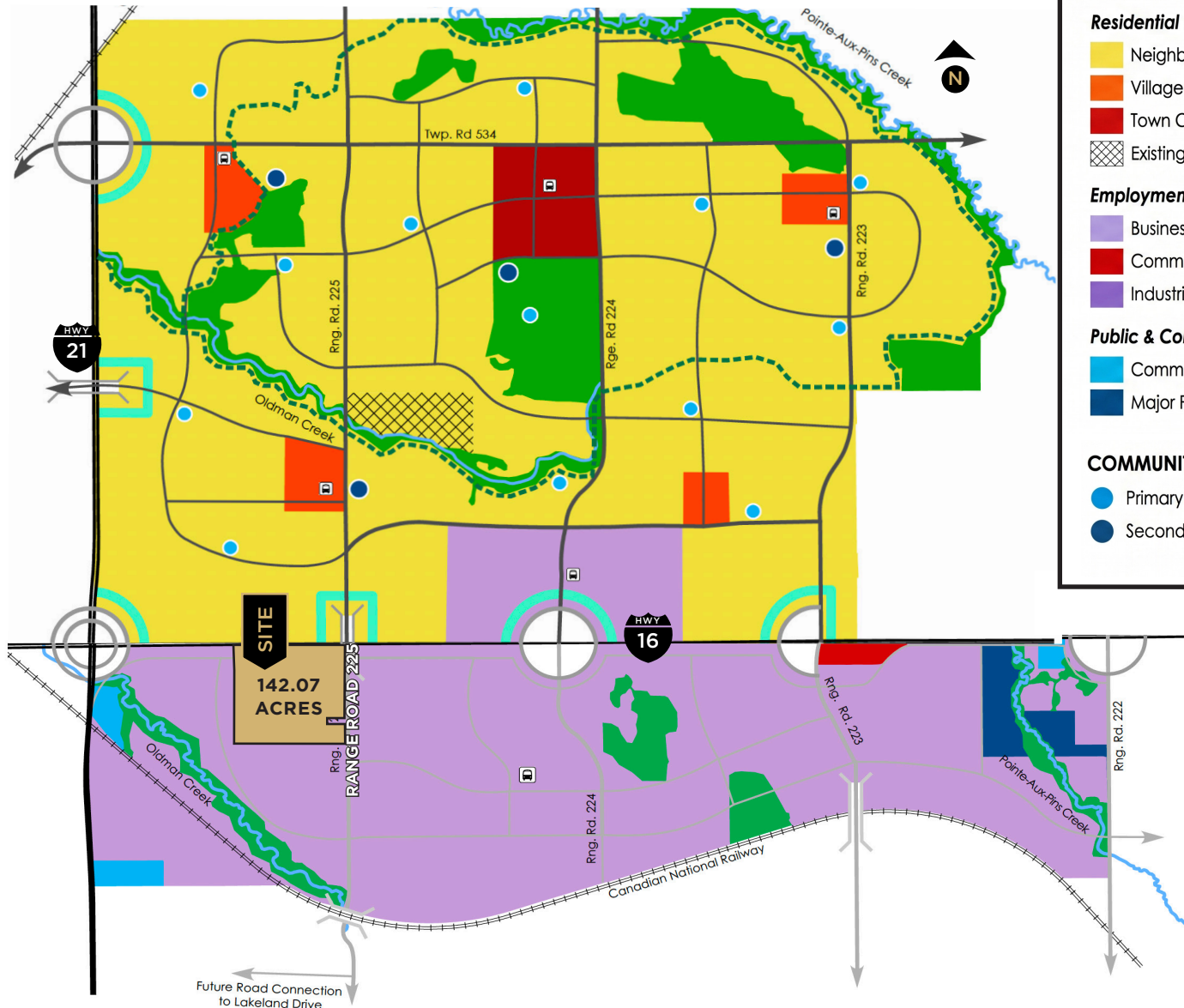
Highway 16 Frontage. Over 800 metres of direct exposure on Yellowhead Trail, Alberta's primary east-west freight corridor.

Rural Servicing Permitted. Develop under rural servicing standards. No waiting for full urban infrastructure.

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CONCEPT | STRATHCONA INDUSTRIAL LAND

||| BREMNER & LEA AREA CONCEPT PLAN



LEGEND

LAND USE & POLICY AREAS

Residential & Policy Areas:

- Neighbourhood Policy Area
- Village Centre Policy Area
- Town Centre Policy Area
- Existing Country Residential

Employment Areas:

- Business Park Policy Area (2A)
- Commercial (2B)
- Industrial (2B)

Public & Community Services:

- Community Service (2B)
- Major Public Service (2B)

COMMUNITY NODES

- Primary Community Node
- Secondary Community Node

TRANSPORTATION & INFRASTRUCTURE

- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways
- Future Road Connection to Lakeland Drive

ENVIRONMENT & OPEN SPACE

Environmental Policy & Open Space:

- Environmental Features Policy Area (2A)
- Priority Wetlands, Uplands and Open Space (2B)
- Major Open Space Corridor/ Eco-Trail

ROADS, RAILWAYS, & WATERWAYS

Infrastructure:

- Hwy. 21, Hwy. 16, Township Rd. 534, Range Roads
- (minor road)
- Canadian National Railway, (2B)
- Canadian Pacific Railway, (2A)
- Creek

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

DETAILS | STRATHCONA INDUSTRIAL LAND



LOCATION

Highway 16 (Yellowhead Trail) &
Highway 21 (Range Rd. 225)
Strathcona County, Alberta

LEGAL DESCRIPTION

4-22-53-7-NE

LAND SIZE

142.07 Acres

FRONTAGE

Over 800m on Highway 16 (Yellowhead Trail)

SERVICES

Rural gas and power. Future development is approved under rural servicing standards (municipal piped water and stormwater; private on-site wastewater and fire protection), allowing developers to proceed without waiting for deep urban infrastructure.

DESIGNATED FUTURE LAND USE


Light and Medium Industrial / Open Space

PLAN IN EFFECT

Bremner & LEA Area Concept Plan (Bylaw 3-2019) 

CURRENT ZONING

AG (Agriculture)

View the
Plan in Effect
Information 

LOCATION | STRATHCONA INDUSTRIAL LAND



DRIVE TIMES *From Site*

Sherwood Park	3 Minutes
Anthony Henday Drive	6 Minutes
Fort Saskatchewan	8 Minutes
Downtown Edmonton	20 Minutes
Edmonton Int'l Airport	30 Minutes

EDMONTON
INTERNATIONAL AIRPORT

HWY
16

Highway 16 is the economic backbone that seamlessly links major industrial hubs, rural communities, and global trade corridors.

HWY
21

Serving as a vital economic artery, Highway 21 bridges bustling rural hubs with major centers, driving local commerce and opening the doors to regional opportunity.

VISION & MARKET | STRATHCONA INDUSTRIAL LAND



CONCEPTUAL RENDERING FOR ILLUSTRATION PURPOSES ONLY



107,345

Strathcona County Population



54,395

Labour force in Strathcona County



\$151,140

Average household income in Strathcona County



75,575

Current population of Sherwood Park



± 3,769

Businesses in Strathcona County



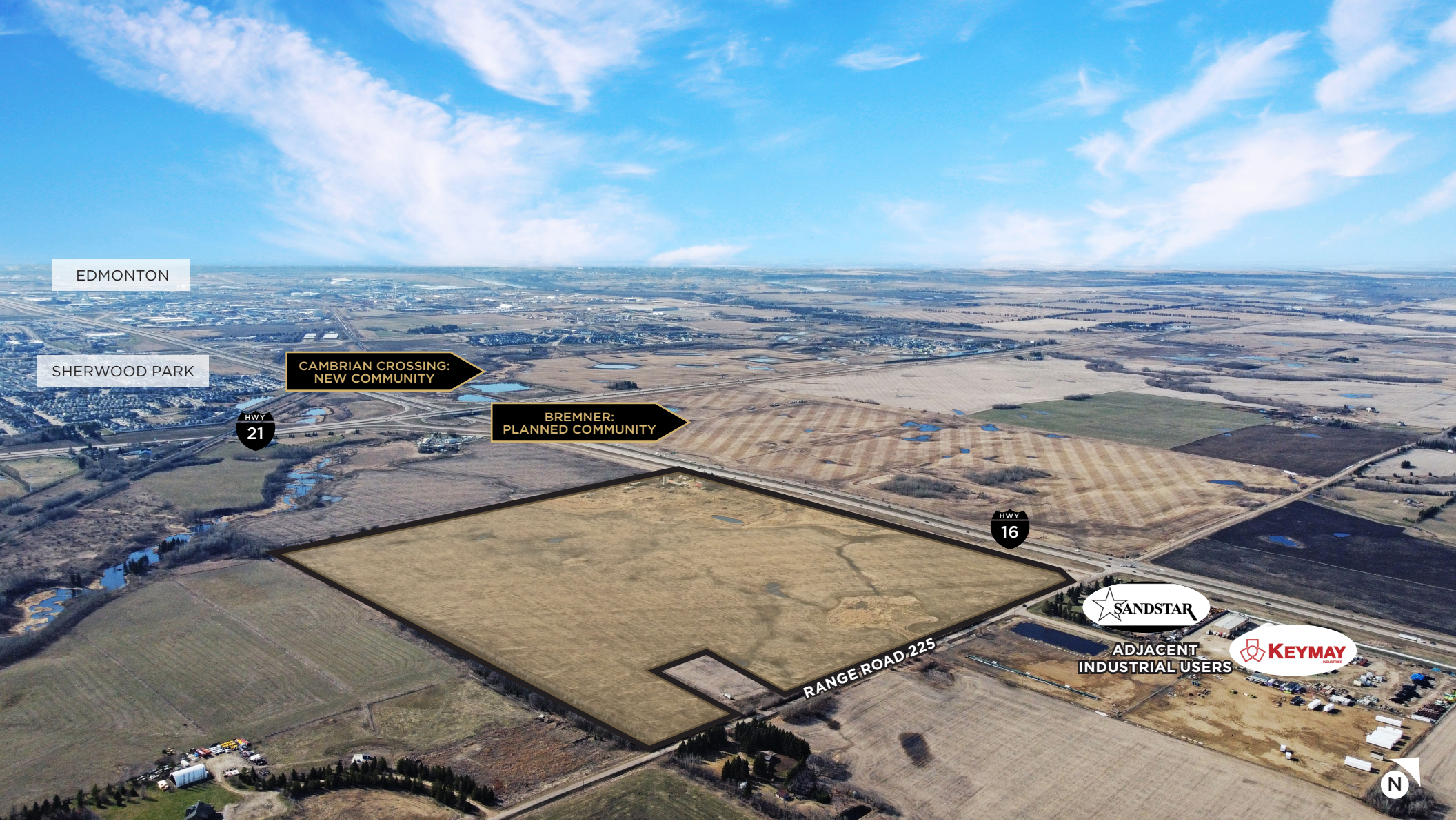
98,460+

VPD on Anthony Henday Drive

THE STRATHCONA REGION HIGHLIGHTS

- One of the lowest non-residential mill rates in the Greater Edmonton Region (15.08 in Strathcona County vs. 29.266 in Edmonton)
- Sherwood Park's industrial sector is operating at a near-historic low availability rate, with overall vacancy holding tight well under 3.0%.
- Strong industrial demand continues to outpace speculative build-outs in the region.
- The county anchors Canada's largest petrochemical and heavy industrial cluster, hosting over \$65 billion in world-class energy, advanced manufacturing, and hydrogen infrastructure, which provides unparalleled regional feedstock and supply chain synergy.
- Positioned directly adjacent to Edmonton's eastern border along Highway 16, anchoring the region's heavy industrial and manufacturing core.

2025 Data



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