

FOR SALE | ASPEN MEADOWS

295 Acres Comprised of 160 Acre and 135 Acre Residential Development Land in Stony Plain

LOCATED LESS THAN 5 MINUTES FROM:

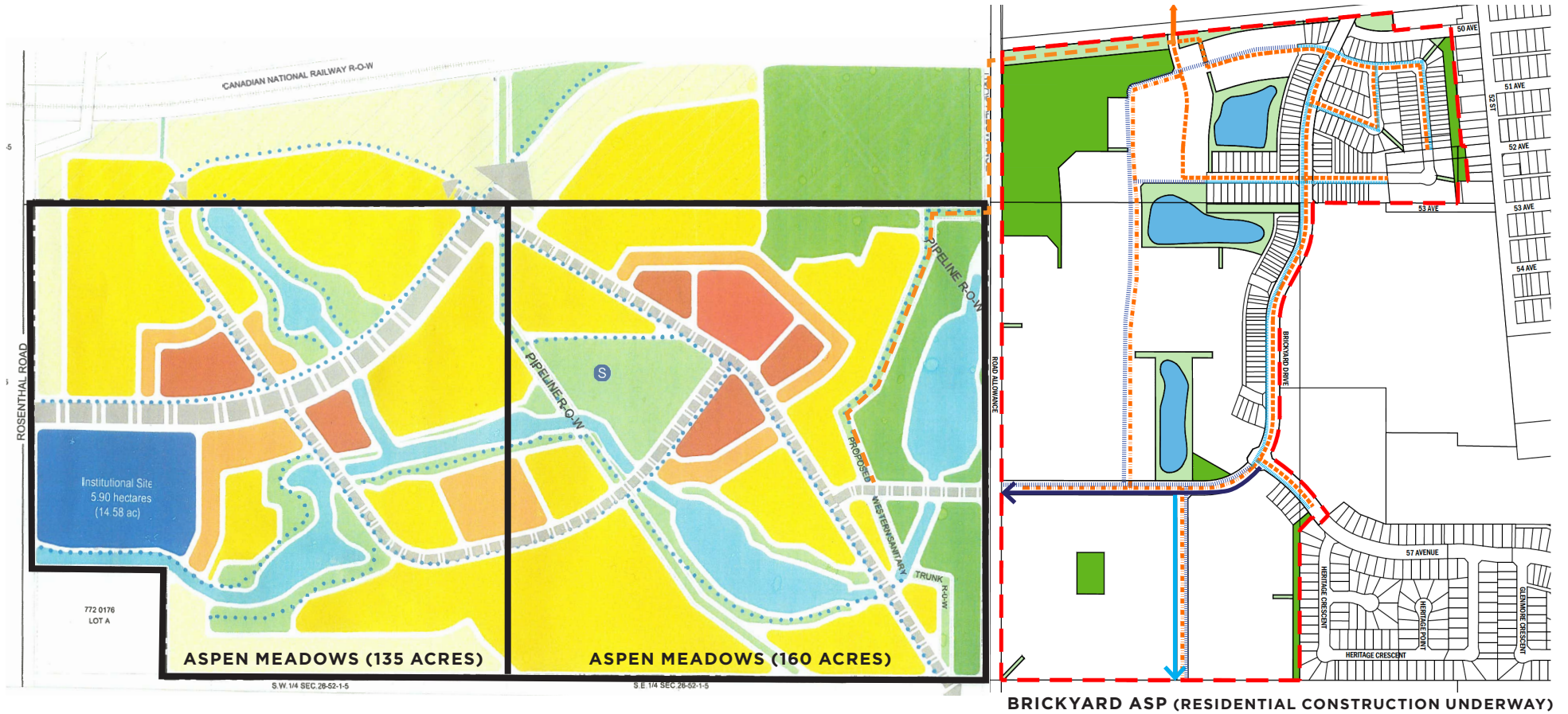
- ✓ A NEW BIG-BOX RETAILER PENDING ON 20 ACRES IN THE STONY PLAIN POWER CENTRE/BUSINESS PARK
- ✓ 120,000 SF ENGLISH BAY CHOCOLATE FACTORY (UNDER CONSTRUCTION)
- ✓ ONE OF CANADA'S LARGEST PICKLEBALL FACILITIES (UNDER CONSTRUCTION)



- Prime residential development land within the Aspen Meadows Area Structure Plan in Stony Plain, consisting of two titled parcels (± 160 acres and ± 135 acres), available individually or together.
- The ASP anticipates a future population of approximately 4,014 residents, with land use plans for low, medium and high-density housing, parks, and community amenities.
- Directly borders the Brickyard neighborhood, where residential construction is underway and housing demand remains strong.
- Located immediately west of the new \$41 million recreation centre, now under construction - a major amenity for future residents.
- 3 minutes to Hwy 16A, 5 minutes to Hwy 779, 8 minutes to Hwy 16 (Yellowhead Trail), 25 minutes to West Edmonton.
- Sanitary line is located on-site. Waterline and collector road are planned to extend through the adjacent Brickyard development, currently under construction.

ASP | ASPEN MEADOWS DEVELOPMENT LAND

■■■■ ASPEN MEADOWS AREA STRUCTURE PLAN, ADJACENT TO BRICKYARD NEIGHBORHOOD



LEGEND

- | | | | |
|--------------------------------|-----------------------------------|----------------------------|--|
| — ASP Boundary (Aspen Meadows) | ■ Institutional Site | ▬ Existing Watermain | ■ Separate Regional Division School Site |
| - - - ASP Boundary (Brickyard) | ■ Mixed Use Urban Village | ▬ Proposed Watermain | ▬ Arterial Roadway |
| ■ Large Lot Residential | ■ Municipal Reserve | ▬ Existing Sanitary Sewer | ▬ Collector Roadway |
| ■ Low Density Residential | ■ Environmental Reserve | ▬ Proposed Sanitary Sewer | ■ Shadow Plan Area |
| ■ Medium Density Residential | ■ Stormwater Management/PUL | ▬ Proposed Collector | |
| ■ High Density Residential | ⋯ Potential Multi-Use Trail Route | ▬ Proposed Minor Collector | |



DETAILS | ASPEN MEADOWS DEVELOPMENT LAND



MUNICIPAL ADDRESS

Brickyard Drive (future extension) & Range Road 12 | Stony Plain, AB

CURRENT ZONING

FD - Future Development District ⓘ

PROPOSED ZONING

Residential, Institutional

ASP

Aspen Meadows

WATER SERVICING

675mm main located within 450 meters with plans to extend through adjacent development to the property

SANITARY SERVICING

900mm main located on the property

OFFSITE LEVIES

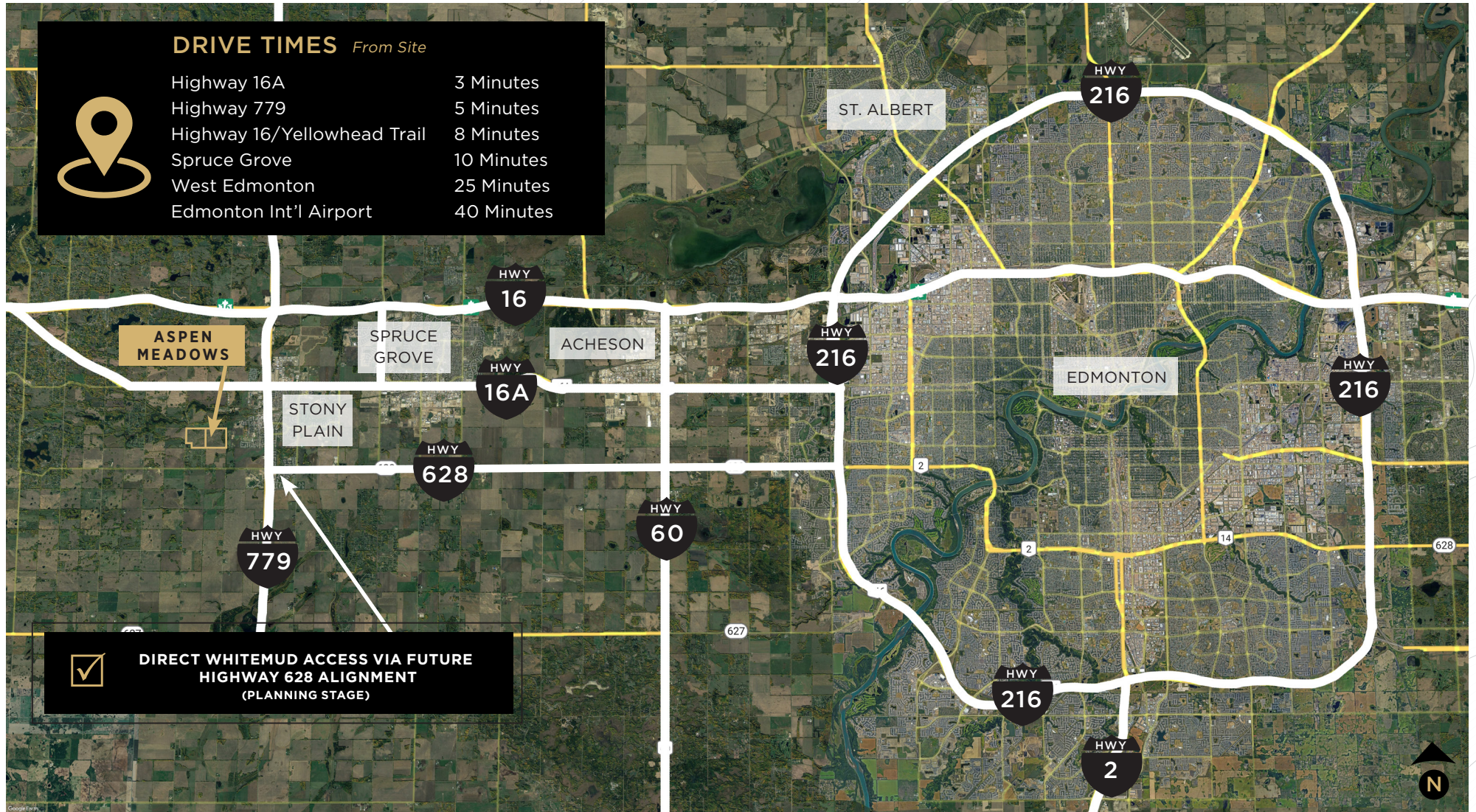
± \$31,400/acre)

PROPERTY TAXES

± \$3,103 (5;1;52;26;NE) & ± \$3,104 (5;1;52;26;NW)

Legal Description	Size (± Acres)	List Price
5;1;52;26;NE	160	\$13,600,000 (\$85,000/Acre)
5;1;52;26;NE	135	\$6,750,000 (\$50,000/Acre)

LOCATION | ASPEN MEADOWS DEVELOPMENT LAND



MAJOR ROADWAYS

- HWY 16** Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert
- HWY 60** Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)

- HWY 216** Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton
- HWY 2** Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

AMENITIES | ASPEN MEADOWS DEVELOPMENT LAND



BUSINESSES LOCATED IN STONY PLAIN POWER CENTRE/BUSINESS PARK

New Big-Box Retailer on 20 Acres (currently pending)

One of Canada's Largest Pickleball Facilities (under construction)

RETAIL & GROCERY

- 1 SAFEWAY
- 2 FRESH BROS Fresh Market
- 3 Homegrown Foods
- 4 Walmart
- 5 REAL CANADIAN SUPERSTORE

HARDWARE

- 6 CO-OP Home Centre
- 7 Home Depot
- 8 RONA
- 9 Home
- 10 Peavey Start

INDUSTRIAL

- 11 CO-OP Cardlock
- 12 RJ MACLEAN TANK SERVICES
- 13 XCMG
- 14 Brudco
- 15 Bearcat Mechanical Ltd.

RESTAURANTS

- 16 Tim Hortons
- 17 McDonald's
- 18 Wing 'n it
- 19 Starbucks
- 20 A&W

BANKS & AUTO

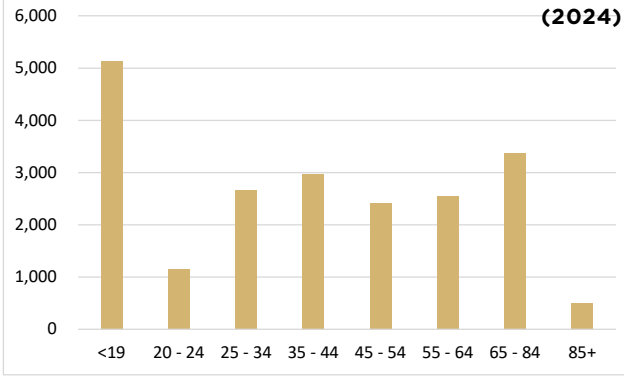
- 21 Scotiabank
- 22 servus credit union
- 23 PETRO-CANADA
- 24 Esso
- 25 Crystal Truck RV & Car Wash

HOSPITALITY

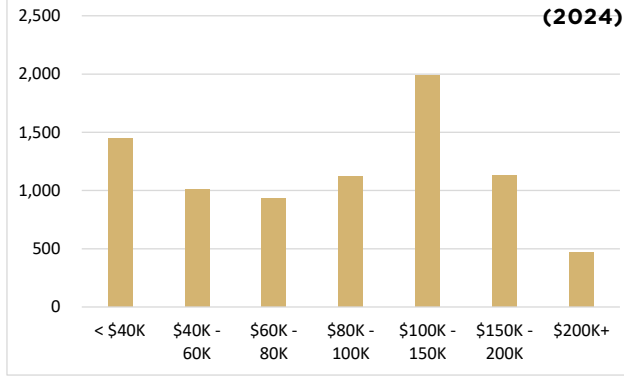
- 26 Holiday Inn Express & Suites
- 27 Best Western
- 28 STONY PLAIN INN & SUITES
- 29 Days Inn
- 30 Travelodge

STONY PLAIN | ASPEN MEADOWS DEVELOPMENT LAND

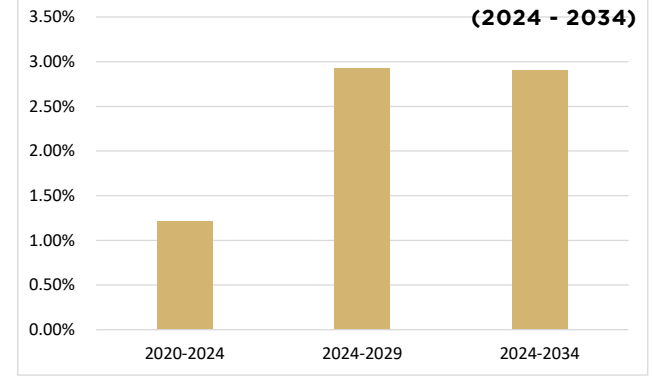
POPULATION BY AGE



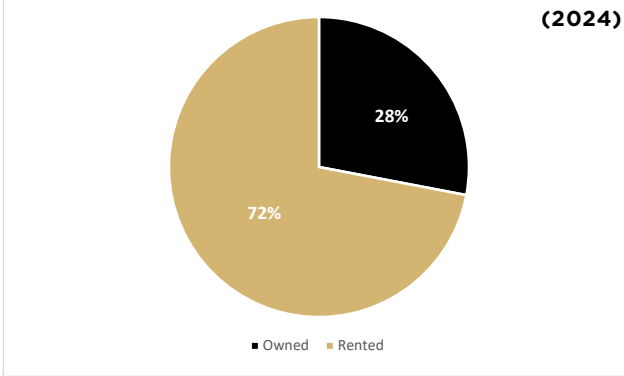
AVERAGE HOUSEHOLD INCOME



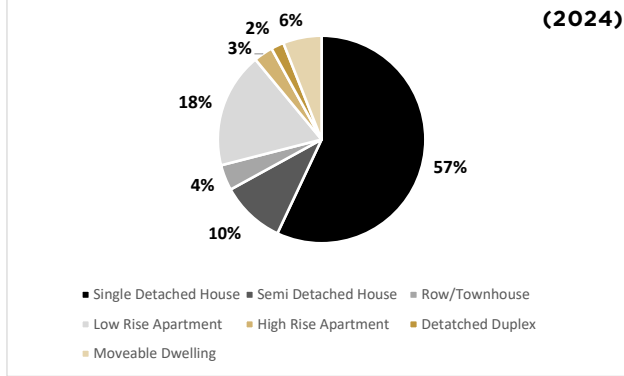
POPULATION GROWTH PROJECTION



OCCUPIED DWELLINGS



DWELLING TYPES



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

 **19,106**
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

Enjoy several competitive advantages compared to peer communities, including:

- Lower cost option including taxes
- A business-friendly reputation
- Good infrastructure linkages including rail, road, and telecommunications
- Home to a young and growing population with affordable living and good quality of life



Darin Luciw
SENIOR ASSOCIATE
INVESTMENT SALES & LEASING
780 573 0830 darin@hcrgroup.ca

Scott Hughes, MBA, AACI, CCIM, SIOR
BROKER/OWNER
INVESTMENT SALES & LEASING
780 915 7895 scott@hcrgroup.ca

This brochure has been constructed by Hughes Commercial Realty Group (HCR Group) with information provided by the Vendor and is considered to be reliable. The HCR Group does not warrant, represent or assume any responsibility for its accuracy or completeness. It is recommended that all information contained in this brochure be confirmed and verified by qualified professionals prior to being relied upon by a potential purchaser - the information is believed to be accurate when prepared but is subject to errors, omissions or changes without notice. This publication, the Hughes Commercial Realty Group name and logos are the copyrighted property of Hughes Commercial Realty Group and/or its licensor(s). You must not use such marks without the prior written permission of Hughes Commercial Realty Group. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners.

VIEW MORE PROPERTY LISTINGS AT WWW.HCRGROUP.CA



**HUGHES
COMMERCIAL
REALTY GROUP**