

FOR SALE

76.23 & 76.95 AC (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Range Road 225 & Township Road 543A, Sturgeon County, AB

HOGAN ROAD LANDS

Property Highlights

- The City of St. Albert will spend around +/- \$50 million to build an arterial road through the lands from the Costco to the secondary main road to Edmonton
- City of St. Albert will purchase the land for the arterial road known as Fowler Way estimated +/- 5 Acres
- Storm Pond 1 West side is S & D land East side is Melcor, networked through Melcor's Jensen Lake
- Fowler Way is scheduled to bring services to site by 2024/25
- Development of site can start as early as 2024



780.488.0888



www.lizotterealestate.com

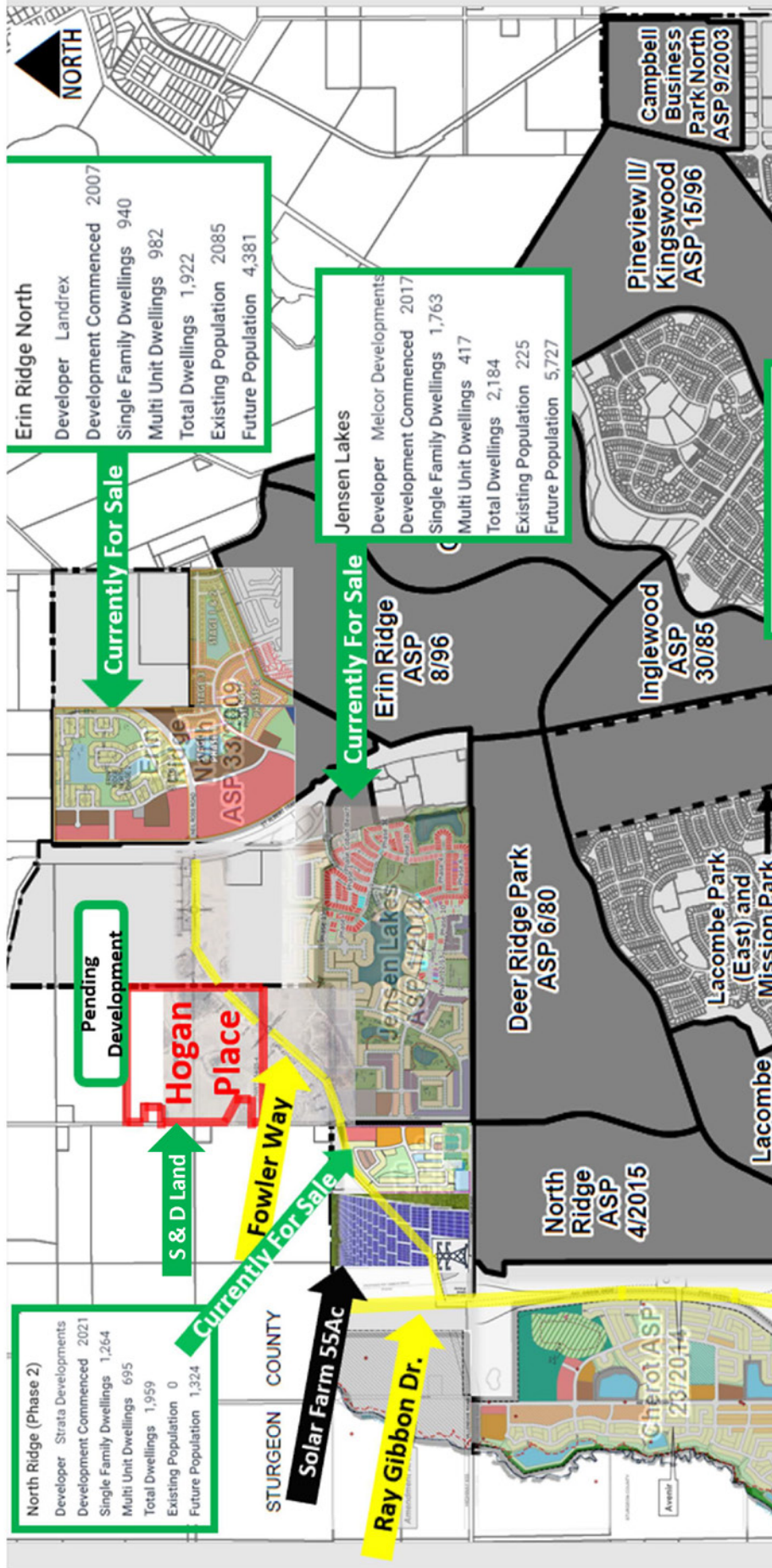


#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

Example City of St. Albert



Google Image
March 2022
Sales info
July 22 2022



Hogan Place Developable 2023/24

Fowler Way Arterial Road 2024/25

North Ridge Sales

Jensen Lakes

North Ridge

Hogan 2

Hogan 1

Hogan 2

Hogan 1

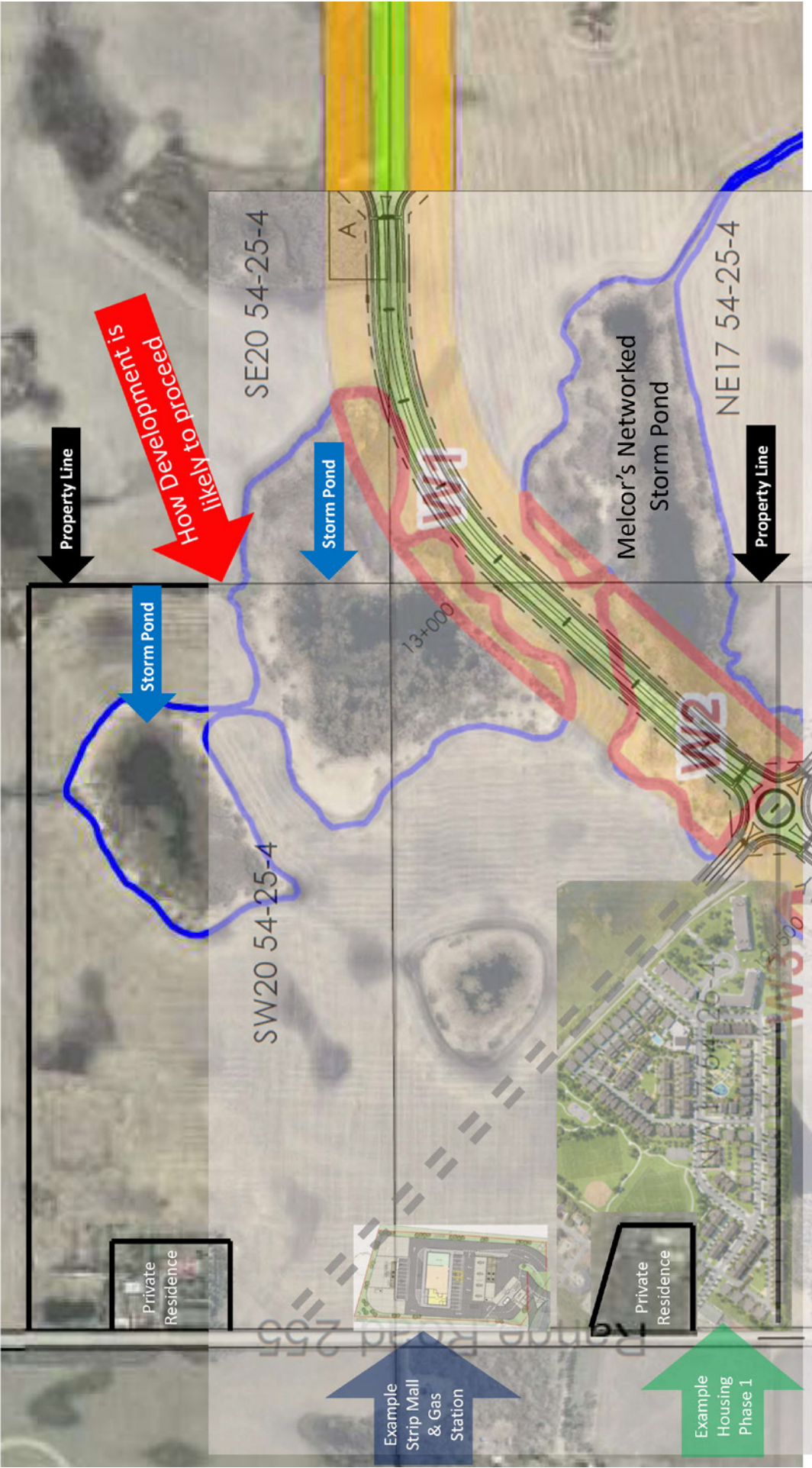
Hogan 2

Hogan 1

Google Earth

Google Image
March 2022





Property Line

How Development is likely to proceed

Storm Pond

SE20 54-25-4

Storm Pond

13+000

Melcor's Networked Storm Pond

NE17 54-25-4

Property Line

SW20 54-25-4

Private Residence

Example Strip Mall & Gas Station

Private Residence

Example Housing Phase 1

Range Road 255

FOR SALE

Hogan Road Lands

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Location: **Hogan Place 1** Located On the East Side of Range Road 225 South of Township Road 543A Sturgeon County, AB

Hogan Place 2 Located On the East Side of Range Road 225 South of Township Road 543A Sturgeon County, AB

Size: **Hogan Place 1** 76.23 Acres (+/-)
Hogan Place 2 76.95 Acres (+/-)

Zoning: Development Land

Possession: Immediate/negotiable

\$\$\$

Lease Rate: Market

Contact

Karim Bensalah

Associate

Cell: 780.729.4382

karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.