

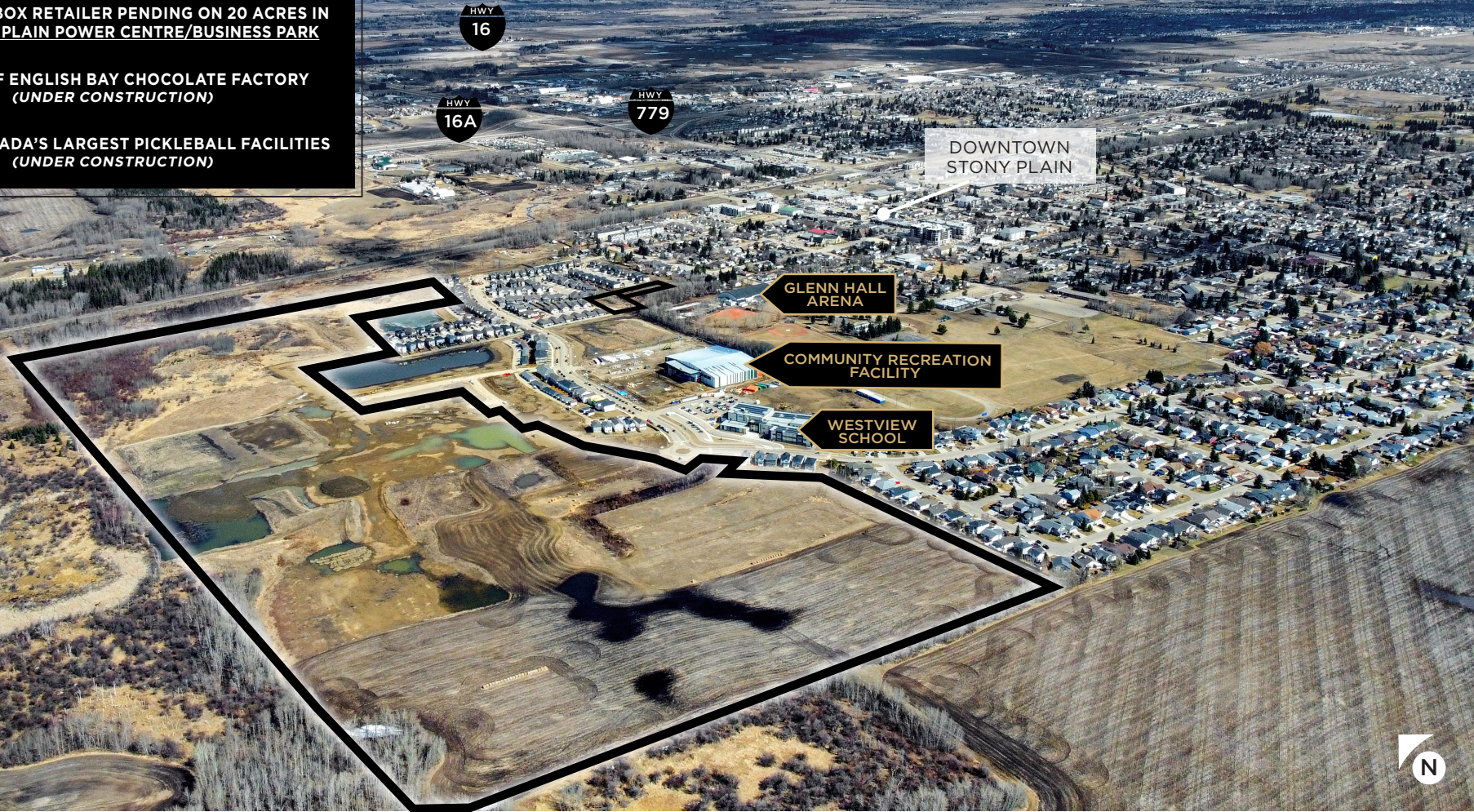
THE BRICKYARD AT OLD TOWN

For Sale | 112.58 Acres of Turn-Key Residential Development Land in Stony Plain

HCR 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)



Turn-Key Opportunity: More than shovel-ready. Shovels are in the ground. Residential development can continue immediately.

Master-Planned Community: Comprehensive development in place, complete with full municipal services and substantial infrastructure investment to date.

Adjacent to \$41M Recreation Centre: Opening Q4 2026, located immediately east of the subject property, alongside Westview School and Glenn Hall Arena.

Retail Corridor: Minutes from Stony Plain Power Centre, anchored by an international big-box retailer.

Momentum: Stony Plain grew 31% from 2011 to 2025. Land development inquiries to the Town rose 62% in 2025.

Access: 3 minutes to Highway 16A, 5 minutes to Highway 779, 8 minutes to Highway 16, 25 minutes to West Edmonton.

COMMUNITY | THE BRICKYARD AT OLD TOWN

BRICKYARD COMMUNITY MAP



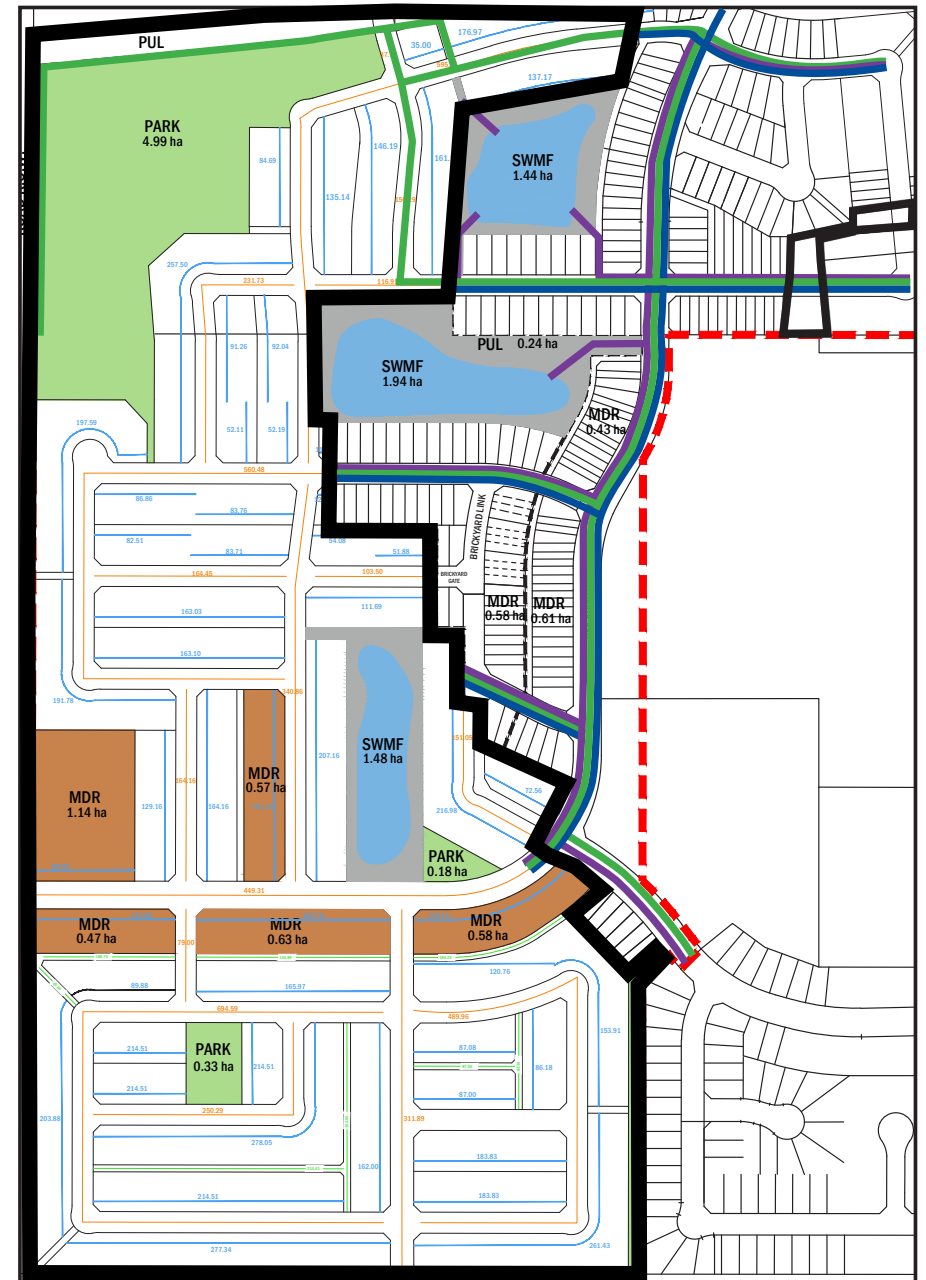
All stated measurements, including site area and boundary lengths, are estimated.

LEGEND

- Subject Property Boundary
- Completed Phases 1-5
- Houses Under Construction Phase 6
- Watermain
- Storm Gravity Main
- Sanitary Gravity Main



FRONTAGE PLAN



DETAILS | THE BRICKYARD AT OLD TOWN



List Price: \$149,000/Acre
(± \$16,775,000)



MUNICIPAL ADDRESS

Brickyard Drive Stony Plain, Alberta

LEGAL DESCRIPTION & SITE AREA

± 111.44 Acres Plan 2620588, Block 38, Lot 1
± 1.14 Acres Plan 2620588, Block 38, Lot 2
± 112.58 Acres Total Site Area

ASP

The Brickyard at Old Town

DENSITY TARGET

26.72 dwelling units per net residential hectare (EMRB Priority Growth Area A)

LAND USE

Predominantly Low Density Residential;
Medium Density Residential; Parks and
Open Space

SERVICING

Full municipal services

OFFSITE LEVIES

± \$25,834/Acre

CURRENT ZONING

Residential (Land Use Bylaw 2686/LUO/24) ⓘ

View the Current
Zoning Information

GALLERY | THE BRICKYARD AT OLD TOWN



Brickyard at Old Town



Stony Plain Recreation Centre



Stony Plain Recreation Centre



Westview School

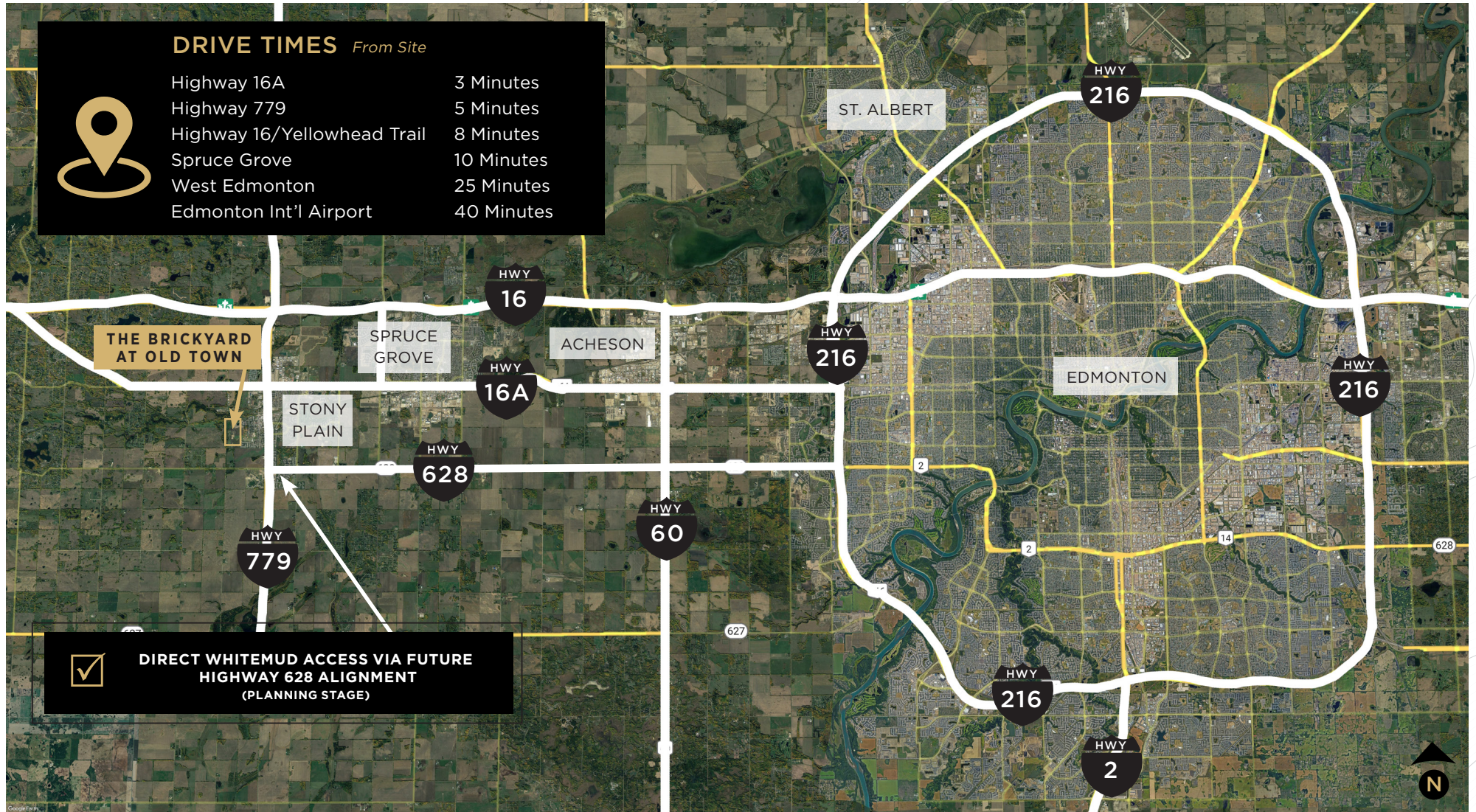


Westview School



Stony Plain Recreation Centre

LOCATION | THE BRICKYARD AT OLD TOWN



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

AMENITIES | THE BRICKYARD AT OLD TOWN



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

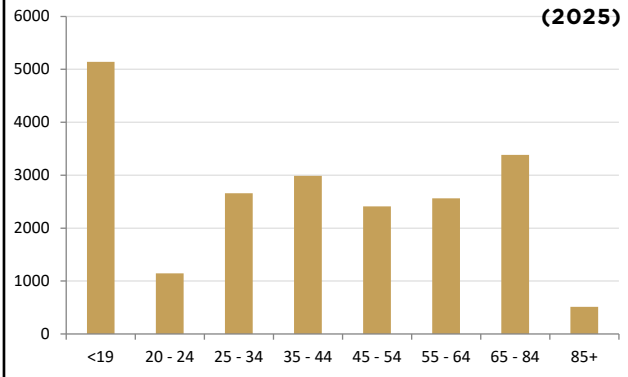
- 21 Scotiabank
- 22 servus credit union
- 23 PETRO-CANADA
- 24 Esso
- 25 Crystal Truck RV & Car Wash

HOSPITALITY

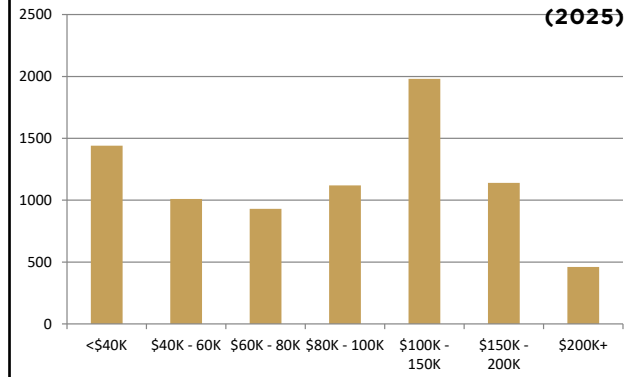
- 26 Holiday Inn Express & Suites
- 27 Best Western
- 28 STONY PLAIN INN & SUITES
- 29 Days Inn
- 30 Travelodge

STONY PLAIN | THE BRICKYARD AT OLD TOWN

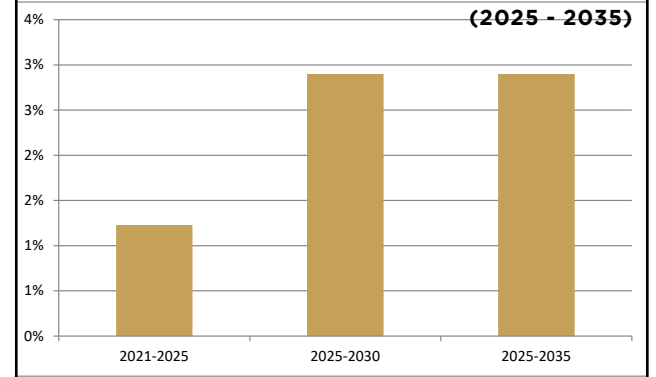
POPULATION BY AGE



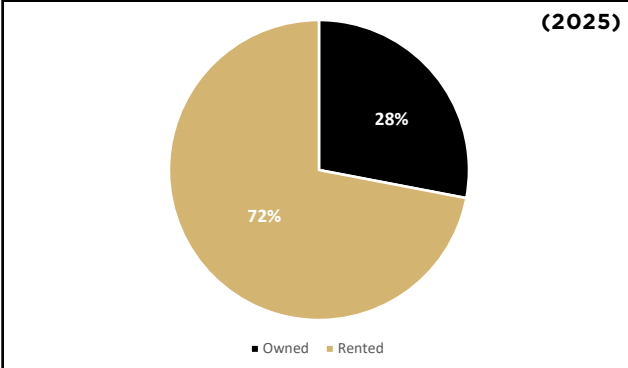
AVERAGE HOUSEHOLD INCOME



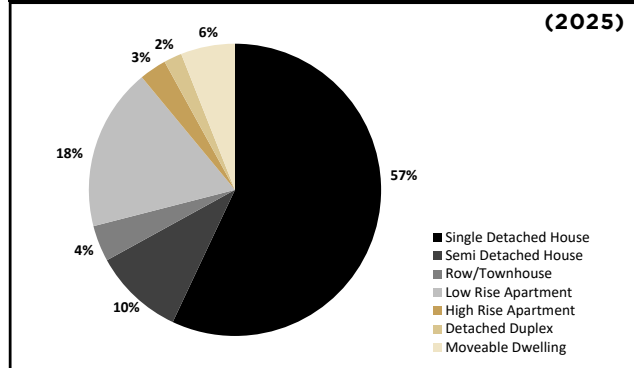
POPULATION GROWTH PROJECTION



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

HCR Group also represents the adjacent 295-acre *Aspen Meadows* parcel, providing developers with a combined development runway of over 400 acres in Stony Plain. ①

HWY 16A

WESTVIEW SCHOOL

COMMUNITY RECREATION FACILITY

GLENN HALL ARENA



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