

# Prime Investment Land

Located 0.25 KM from the City of  
Beaumont municipal boundary

4;24;50;21 NW  
Leduc County, Alberta

±54.62 Acres



# Prime Investment Land

4;24;50;21 NW | Leduc County, Alberta

## Property Details

- + Strategically positioned in Leduc County, providing meaningful tax advantages that enhance long-term value for buyers
- + Ideal opportunity for long-term investors or developers
- + Minutes away from the City of Beaumont, one of the fastest growing cities in the region
- + Potential to purchase adjoining property giving highway frontage right on the border of the City of Beaumont – Inquire with Broker
- + Potential for Organic Certification - No pesticides have been sprayed on the land since 2005

Legal Address	Plan 7521332; Lot A
Zoning	AGP - Agricultural Prime
Site Size	±54.62 Acres
Taxes (2025)	\$193.69
List Price	\$40,000 / Acre



## Drive Times

3 Min  
to Nisku/Leduc

8 Min  
to QEII  
Highway

12 Min  
to Edmonton  
International  
Airport

18 Min  
to Anthony  
Henday Drive

30 Min  
to Yellowhead  
Trail

35 Min  
to Edmonton  
City Centre

## Target Users



Agricultural  
Uses



Hemp  
Producers



Organic Food  
Groups



Investment  
Land Holders



Developers

## Leduc County Statistics

44 Years  
Median Age (2025)

Source: Sitewise

988  
Active Businesses (2024)

Source: Alberta Economic Dashboard

\$154,342  
Average Household  
Income (2025)

Source: Sitewise

5.1%  
Projected Population  
Growth (2025 - 2030)

Source: Sitewise

## City of Beaumont Statistics

35.9 Years  
Median Age (2025)

Source: Sitewise

573  
Active Businesses (2025)

Source: Alberta Economic Dashboard

\$169,619  
Average Household  
Income (2025)

Source: Sitewise

17.5%  
Projected Population  
Growth (2025 - 2030)

Source: Sitewise

# Prime Investment Land

4;24;50;21 NW | Leduc County, Alberta

# For Sale



## Contact Us

### Kevin Hughes

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com

### Gregg Maimann

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com

### Jordan Adams

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com

### Braylon Klemchuk

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com

### Jay Olmstead

Senior Associate  
+1 780 554 1191  
jay.olmstead@cbre.com

### John Allan McKay

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

\*Lead Broker

### Lucas Neumeyer

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.