

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:



NEW COSTCO WHOLESALE COMING TO 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

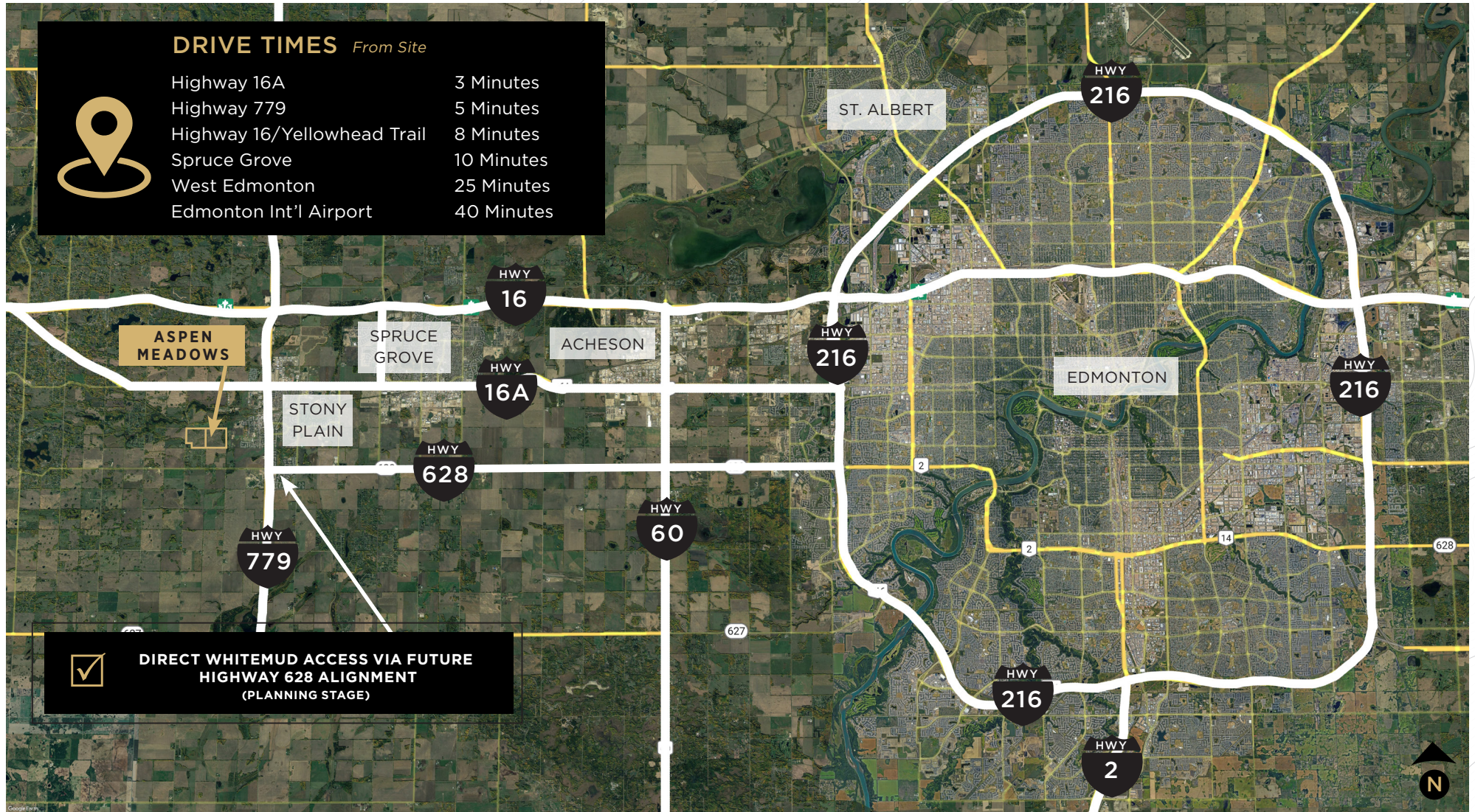
± \$31,400/acre)

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



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

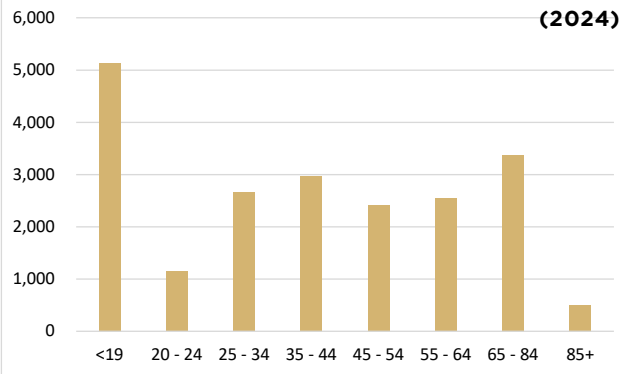
AMENITIES | ASPEN MEADOWS DEVELOPMENT LAND



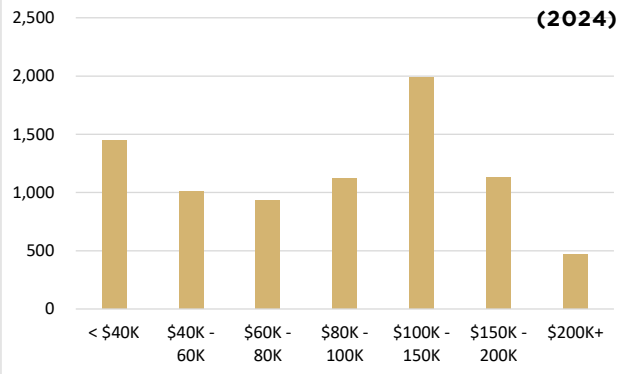
RETAIL & GROCERY	HARDWARE	INDUSTRIAL	RESTAURANTS	BANKS & AUTO	HOSPITALITY
1 SAFEWAY 2 FRESH FISH MARKET 3 Homegrown Foods 4 Walmart 5 REAL CANADIAN SUPERSTORE	6 CO-OP Home Centre 7 Home Hardware 8 RONA 9 Home Building Centre 10 Peavey Mart	11 CO-OP Cardlock 12 RJ MACLEAN TANK SERVICES 13 XCMG 14 Brudco 15 Bearcat Mechanical Ltd.	16 Tim Hortons 17 McDonald's 18 Wing 'n It 19 Starbucks 20 AEW	21 Scotiabank 22 servus credit union 23 PETRO-CANADA 24 Esso 25 Crystal Truck RV & Car Wash	26 Holiday Inn Express & Suites 27 Best Western 28 STONY PLAIN INN & SUITES 29 Days Inn 30 Travelodge by Wyndham

STONY PLAIN | ASPEN MEADOWS DEVELOPMENT LAND

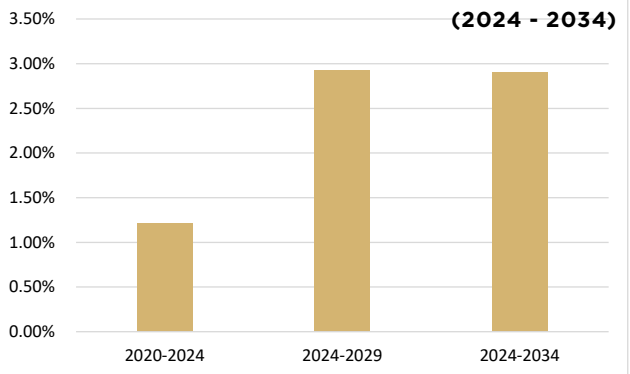
POPULATION BY AGE



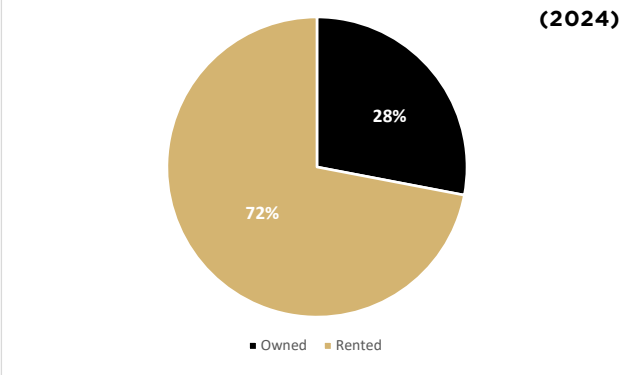
AVERAGE HOUSEHOLD INCOME



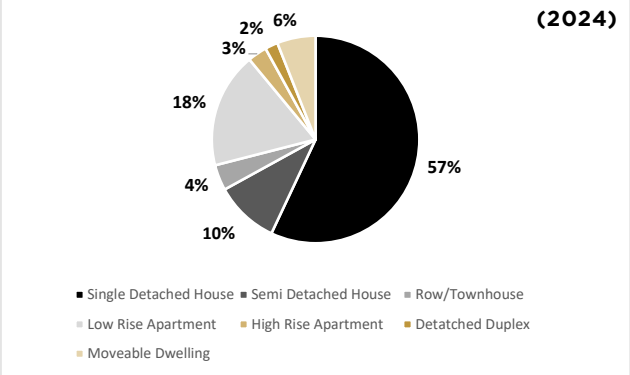
POPULATION GROWTH PROJECTION



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



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