

# FOR SALE

**39.58 ACRES**

Industrial Land



## **NORTHWEST INDUSTRIAL LAND**

10503 - 214 Street, Edmonton , AB

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Maxwell Central

# PROPERTY OVERVIEW

**\$4,950,000.00**

## Property Features

- Current zoning: Future development (FD)
- Partially gravelled and fully fenced
- Convenient west Edmonton location with quick access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail



# DEVELOPMENT POTENTIAL

## DEMOGRAPHICS & TRAFFIC INSIGHTS

### 1. Rapid Population Growth

The area within a 10 km radius of the property is expected to see a significant population growth of approximately 30.19% by 2033. This growing population can lead to increased demand for industrial services, warehousing, and other related activities, as businesses will likely expand to accommodate the rising population needs.

### 2. Diverse and Expanding Workforce

The population data indicates a strong and diverse workforce, with a significant portion engaged in trades, transport, equipment operation (22.65% within a 2 km radius), and sales and service roles (21.93% within a 2 km radius). This implies a readily available labor force for industrial operations, making the location attractive to businesses looking to set up or expand operations.

### 3. High Household Income Levels

With the average household income in the vicinity ranging between \$111,148 to \$122,541, there is an indication of a relatively affluent population. Higher incomes suggest that local residents have more disposable income, which could increase demand for goods and services, thus encouraging businesses to establish industrial operations to meet this demand.

Date Source: Costar

# DEVELOPMENT POTENTIAL

## DEMOGRAPHICS & TRAFFIC INSIGHTS

### 4. Strategic Traffic Flow

The traffic count report indicates that the area has substantial daily traffic, with certain roads like Winterburn Road NW seeing up to 13,500 average annual weekday daily traffic (AAWDT)\*. High traffic volume suggests that the industrial lots will be easily accessible and visible, which is critical for businesses relying on transportation and logistics.

### 5. Business Potential

The demographic breakdown shows a considerable number of individuals in business, finance, and administrative occupations (approximately 17% in the nearby areas). This demographic could be a potential market for businesses requiring office or industrial spaces, further driving demand for the industrial lots.

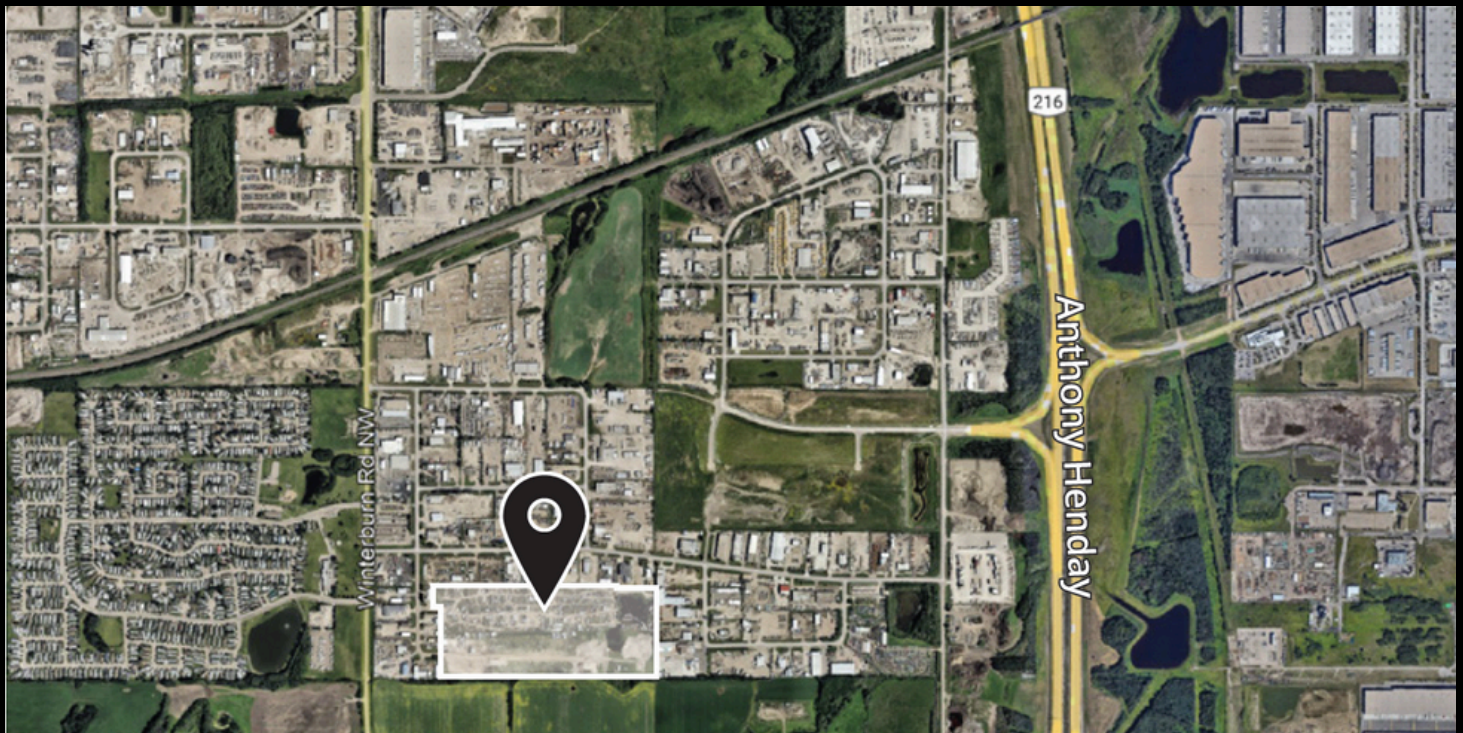
### 6. Long-term Household Growth

The number of households is expected to grow significantly (41.52% in a 2 km radius by 2033), which could drive local economic growth, encouraging more businesses to establish a presence in the area to cater to the increasing population.

Date Source: Costar | \*Traffic Data: 2018



# PROPERTY PHOTOS



**Ready For  
Development**



**Future Urban  
Development  
(FD)**



**2.4km to Yellowhead Trail  
1.6km to Anthony Henday**

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