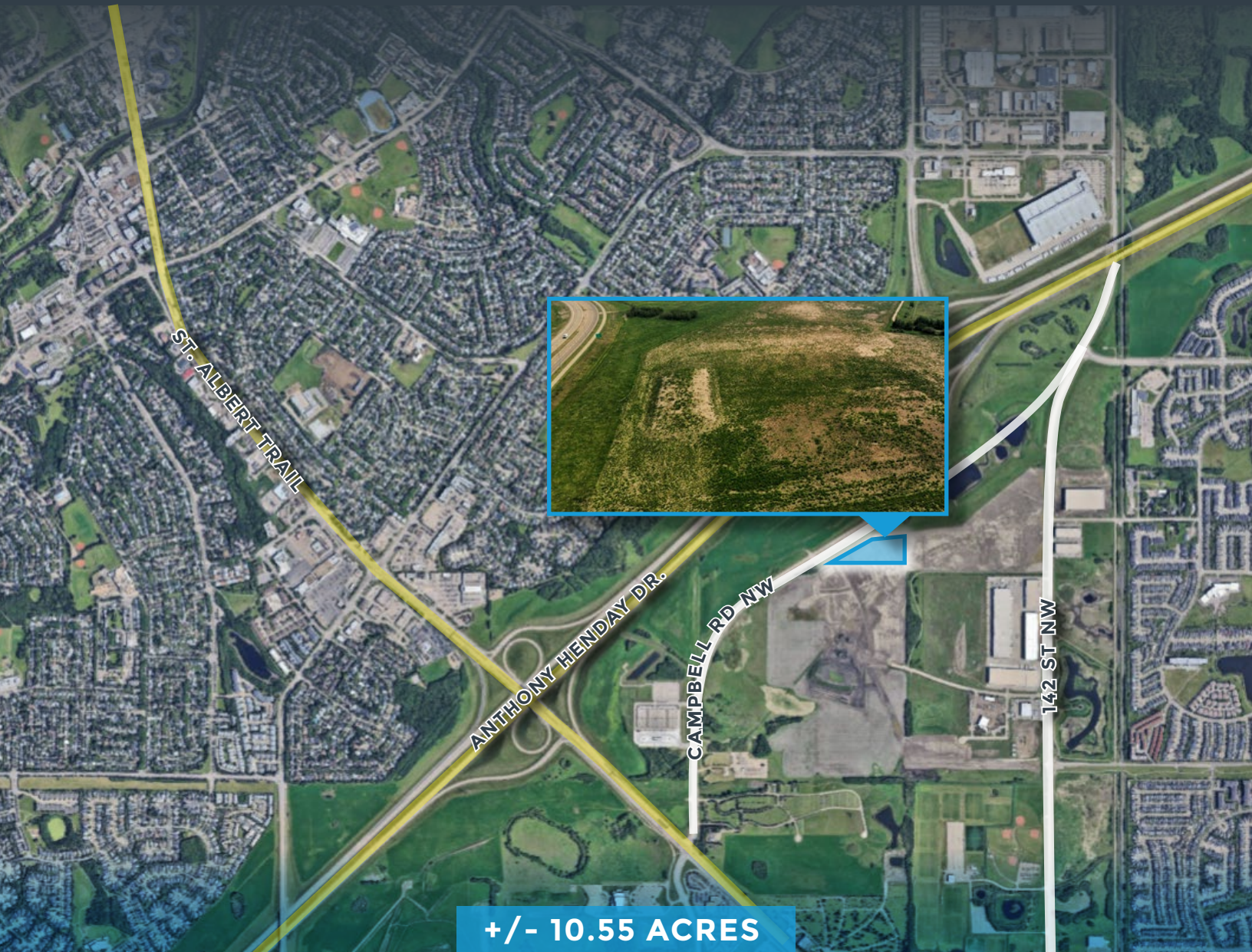


DEVELOPMENT OPPORTUNITY

Campbell Road Development Lands

16003 Campbell Road NW, Edmonton, Alberta



BRADYN ARTH
SENIOR MANAGING DIRECTOR
barth@ipammi.ca
780.982.3848

MATTHEW LABAS
MANAGING PARTNER
matthew@blacklabelpropertygroup.com
780.819.2615



THE OPPORTUNITY

Located near the prominent intersection of Campbell Road and Anthony Henday Drive, this high-profile investment site offers seamless connectivity between Edmonton and St. Albert. With growing infrastructure, excellent arterial access, and robust demographic growth in the surrounding area, the Subject Site presents a strategic short-term holding with significant long-term development potential.

PROPERTY HIGHLIGHTS

- 1. Strategic Location:** Situated near Anthony Henday Drive, Edmonton's ring road, and Campbell Road (156th Street), the Subject Site is seamlessly connected to St. Albert and Edmonton, with direct access to major transportation routes, facilitating quick connectivity to the city and surrounding communities, making it ideal for a wide range of commercial uses.
- 2. Accessibility:** With close proximity to the St. Albert Park & Ride hub and the adjacent expanding community, the site benefits from exceptional accessibility and connectivity. These factors enhance its long-term value and firmly establish the location as a key commercial node within the region, making it an attractive prospect for future commercial and mixed-use development.
- 3. Strong Demographic Growth** - The immediate area is forecast to experience a 11.5% population increase over the next five years, signalling an increase in demand for residential, commercial, and mixed-use developments, positioning the property for significant appreciation and development potential.
- 4. Development Flexibility** - The vacant land status allows a builder to tailor development plans in alignment with market demand as the area expands.

SITE DETAILS

Address

16003 CAMPBELL ROAD NW,
EDMONTON, ALBERTA

Legal Description

PLAN 1623535; BLOCK 1; LOT 2

Site Area

+/- 10.55 Acres

Community

Rampart Industrial

Current Zoning

AG (Agriculture Zone)

List Price

\$3,999,900 (\$379,137 / Acre)