

FOR SALE

PARSONS CREEK LAND PARCELS

NAICommercial



PARSONS CREEK NORTH | FORT MCMURRAY | DEVELOPMENT OPPORTUNITIES

PROPERTY DESCRIPTION

- Join the exciting transformation of North Parsons Creek, a community on the rise with a bright future. Don't miss these unique development opportunities in this developing neighbourhood.
- Four (4) parcels of land available for purchase from 0.22 Acres± to 8.06 Acres±.

Secure your piece of Parsons Creek today!

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MICHAEL PARSONS
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\$209,742

AVERAGE
HOUSEHOLD INCOME

68,002

FORT MCMURRAY POPULATION
(2021 CENSUS)

24,000

RESIDENTS PLANNED FOR
PARSONS NORTH

3,880 PARSONS NORTH
POPULATION

1,727 DWELLINGS

CO-LISTED WITH:

CB COLDWELL BANKER | UNITED

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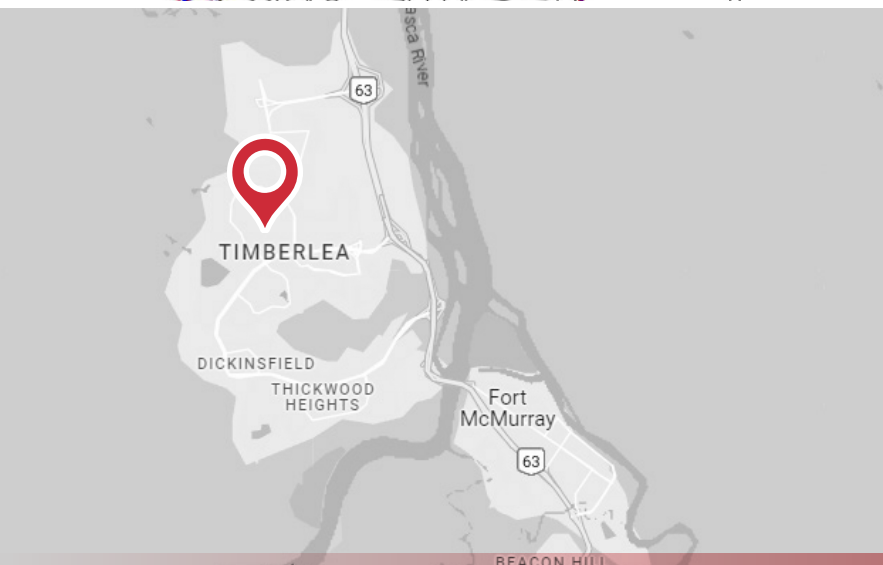
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AVAILABLE LAND FOR SALE

PARCEL #	ACRES±	ZONING	PRICE
18	8.06	MDD	\$6,250,000
5B	6.67	ND	\$1,000,000
65	0.55	ND	\$580,000 Reduced to \$550,000
66	0.22	ND	\$270,000 Reduced to \$220,000



LOCATION & NEIGHBOURHOOD INFORMATION

Parsons Creek’s design offers a walkable, vibrant, mixed-use with good connections to adjacent neighbourhoods. Focus on sustainable principles such as mixed-use areas, extensive trail systems, pedestrian connections, and transit nodes; Parsons Creek has been designed to encourage sustainable development and lifestyles.

This trendy suburban location features an ideal combination of residential opportunities with connected open spaces, two elementary schools, and future commercial/retail development.

Signature traits include an abundance of planned parks, paved trails, a skatepark, a water spray park, and a future waterfront village with canal and two man-made ponds are all announced or proposed for the area.

The population of Parsons Creek in 2021 was 3,880 with 1,727 dwellings according to a municipal census conducted by the R.M of Wood Buffalo. Once built out it is anticipated this neighbourhood will be home to 24,000 residents on over 815 acres of land.

Seated on a scenic plateau overlooking the Athabasca River Valley stands the community of North Parsons Creek. Parsons Creek is located west of the Athabasca River valley and Hwy 63 and north of the existing Timberlea residential subdivision.

Parsons North is a Master-Planned development designed as a multi phased integrated community that promotes a high quality of life for residents through a pedestrian-friendly environment and a variety of transportation, housing, commercial, and future recreational options.

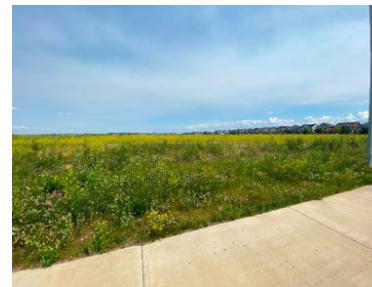
PROPERTY INFORMATION

LIST PRICE	\$6,250,000
LAND SIZE	8.06 Acres± (3.26 Hectares±)
LEGAL ADDRESS	Plan 1422879, Block 18, Lot 1
ZONING	MDD (Mixed Development District)
LOCATION	Parsons Creek North - Corner of Heritage & Callen Drive
DIMENSIONS/ FRONTAGE	Frontage is approximately 1,150 feet along Callen Drive and Dakin Drive. There is a return depth of 2,500 feet along Heritage Drive.
SERVICES	Based on adjacent development and conversations with the property owner, the site is provided full services to the property line(s) including water, natural gas, sewer, and power.
TRAFFIC EXPOSURE	Location results in roadside frontage on all sides of the property.
SITE IMPROVEMENTS	The subject site has been cleared and graded for potential development.

**ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.*

PARCEL 18

Parcel 18 is situated on the corner of Heritage and Callen Drive boasts an expansive 8.06 ACRES (3.26 Hectares) of land zoned MDD (Mixed Development District). Envision the new residential community taking shape. Invest in the future of Parsons Creek and be a part of this master planned neighbourhood.



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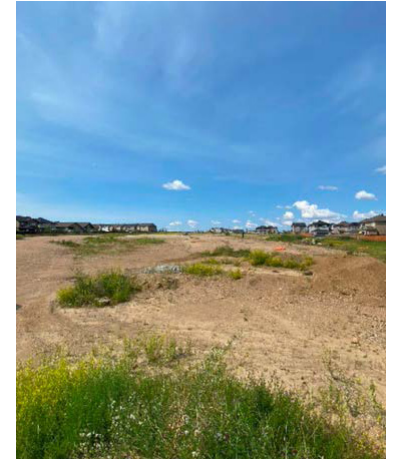
PROPERTY INFORMATION

LIST PRICE	\$1,000,000
LAND SIZE	6.67 Acres± (2.7 Hectares±)
LEGAL ADDRESS	Plan 1125218, Block 5B, Lot 1
ZONING	ND (Neighbourhood District)
LOCATION	Parsons Creek North - Heritage Drive
SERVICES	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
TRAFFIC EXPOSURE	Frontage to Heritage Drive results in primarily local traffic flow.

**ZONING, PERMITTED LAND USES AND SERVICING TO BE
VERIFIED BY PURCHASER WITH THE RMWB.*

PARCEL 5B

Parcel 5B is situated on Heritage Drive boasts an expansive 6.67 ACRES (2.7 Hectares) of land zoned ND Neighbourhood District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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PROPERTY INFORMATION

LIST PRICE ~~\$580,000~~ **Reduced to \$550,000**

LAND SIZE **0.55 Acres±**

LEGAL ADDRESS Plan 1822021, Block 8, Lot 65

ZONING ND (Neighbourhood District)

LOCATION Parsons Creek North -
Heritage Drive

SERVICES Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.

TRAFFIC EXPOSURE Frontage to Heritage Drive results in primarily local traffic flow.

**ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.*



PARCEL 65

Parcel 65 situated on Heritage Drive boasts .55 ACRES of land zoned ND Neighbourhood District. In the heart of Parsons Creek’s sustainable and walkable community, this parcel offers an ideal location for residential development. Build homes that blend seamlessly with the neighbourhood’s natural beauty and amenities.

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PROPERTY INFORMATION

LIST PRICE	\$270,000 Reduced to \$220,000
LAND SIZE	0.22 Acres±
LEGAL ADDRESS	Plan 1822021, Block 8, Lot 66
ZONING	ND (Neighbourhood District)
LOCATION	Parsons Creek North - Heritage Drive
SERVICES	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
TRAFFIC EXPOSURE	Frontage to Heritage Drive results in primarily local traffic flow.

**ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.*

PARCEL 66

Parcel 66 situated on Heritage Drive boasts .22 ACRES of land zoned ND Neighbourhood District. This parcel is fully serviced to the lot line, ready for your creative vision. Create cozy residences in this compact but well connected location within Parsons Creek. Take advantage of the existing infrastructure and join the community's growth by offering homes that emphasize the quality of life and connectivity that Parsons Creek is known for.



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