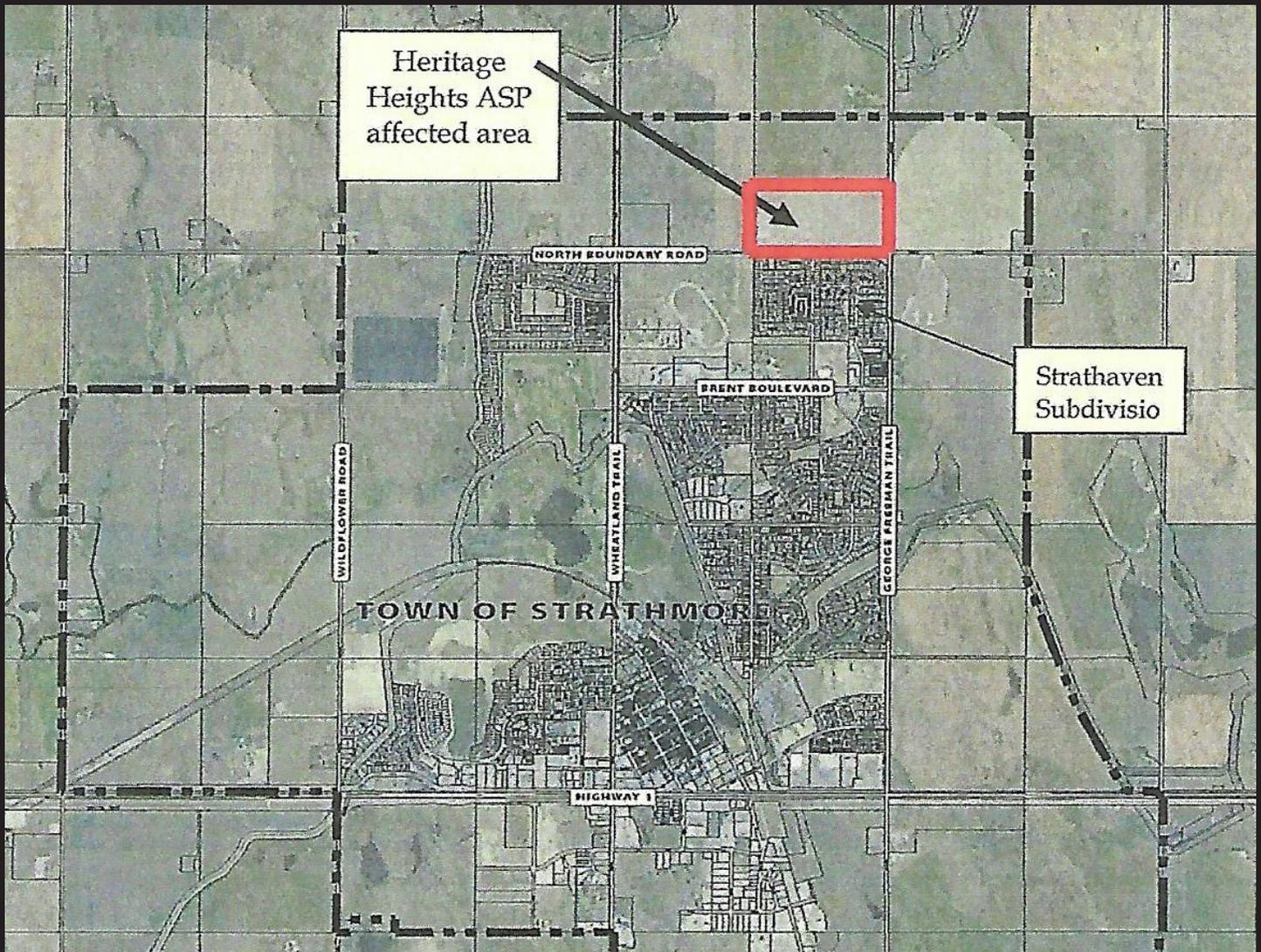


# FOR SALE

## 80 ACRES DEVELOPMENT LAND



## 244 George Freeman Trail Strathmore, AB

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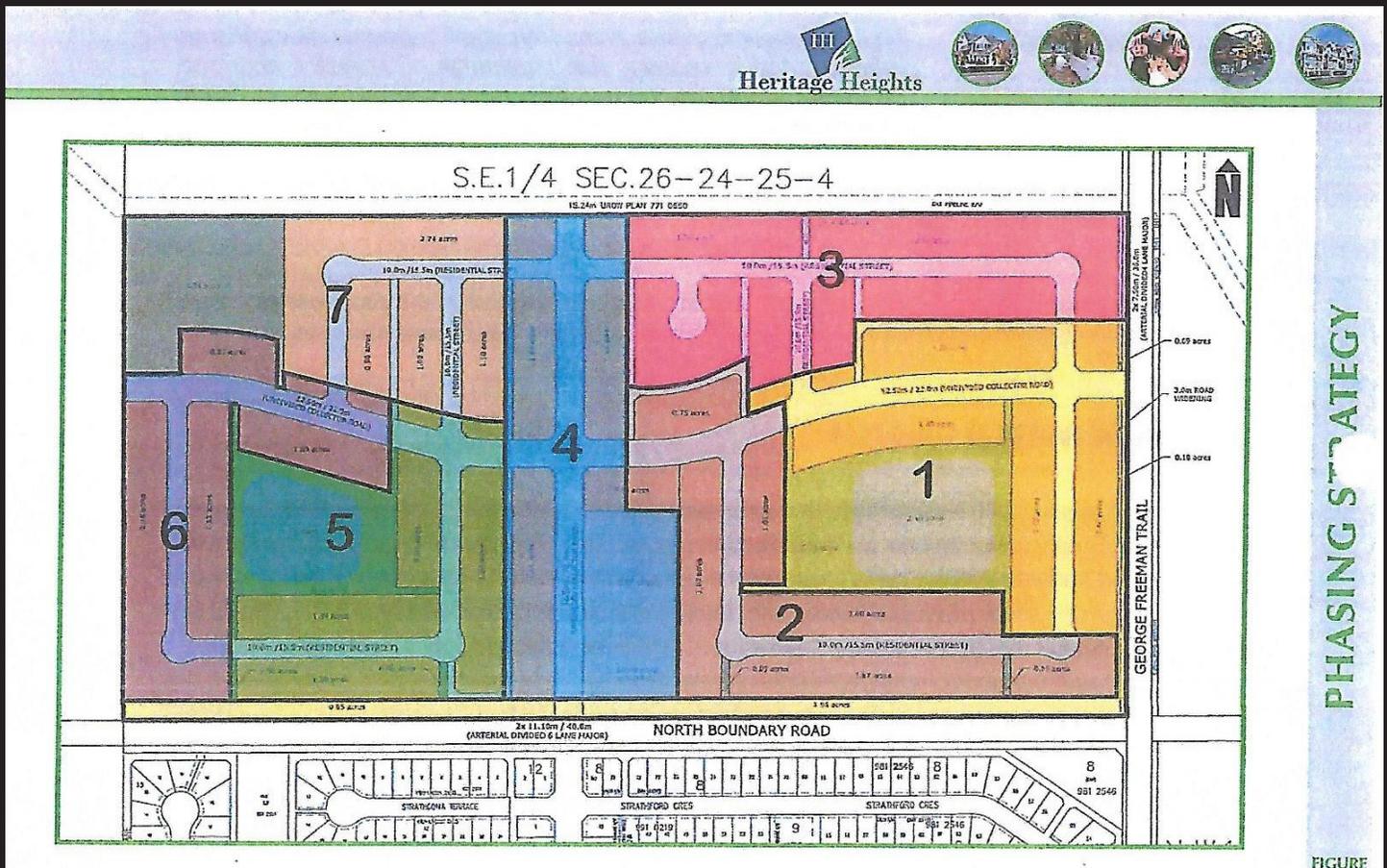
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# PROPERTY OVERVIEW

## \$4,000,000

### Property Features

- 80 Acres residential development land within approved ASP (Heritage Heights)
- 2 separate 40 Acre parcels side by side
- Located on the north side of Strathmore
- Partially serviced



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# STRATHMORE & AREA

- There have been 3 recent announcements since 2022 with new industries moving into the area.
- 1) **Phyto Organix Foods** is a processor, developer and distributor of sustainably processed plant based protein, starch, fiber and pea hull fiber for the food and beverage industry. The \$225 million facility they intend to build is the largest ever capital investment in Strathmore with the facility set to be operational by 2024.
- 2) **CGC** is building a new wallboard plant on 214 acres in Wheatland County. The \$210 million facility will employ 200 people during construction and provide jobs for 100 once the plant comes on stream.
- 3) **DeHavilland Aircraft Canada** has announced that the site of their new aircraft manufacturing facility will be located south of Strathmore in Wheatland county, they anticipate 1500 new jobs to be created at this facility.
- Located approximately 50 km east of Calgary on the TransCanada Highway, Strathmore had a population of 15,189 (2022), an increase of 6.6% in 5 years. Strathmore is an important agricultural town with a growing interest from oil and gas exploration, and in recent years has seen major growth in commercial development with several franchise restaurant and some big-box chain stores opening in the community.