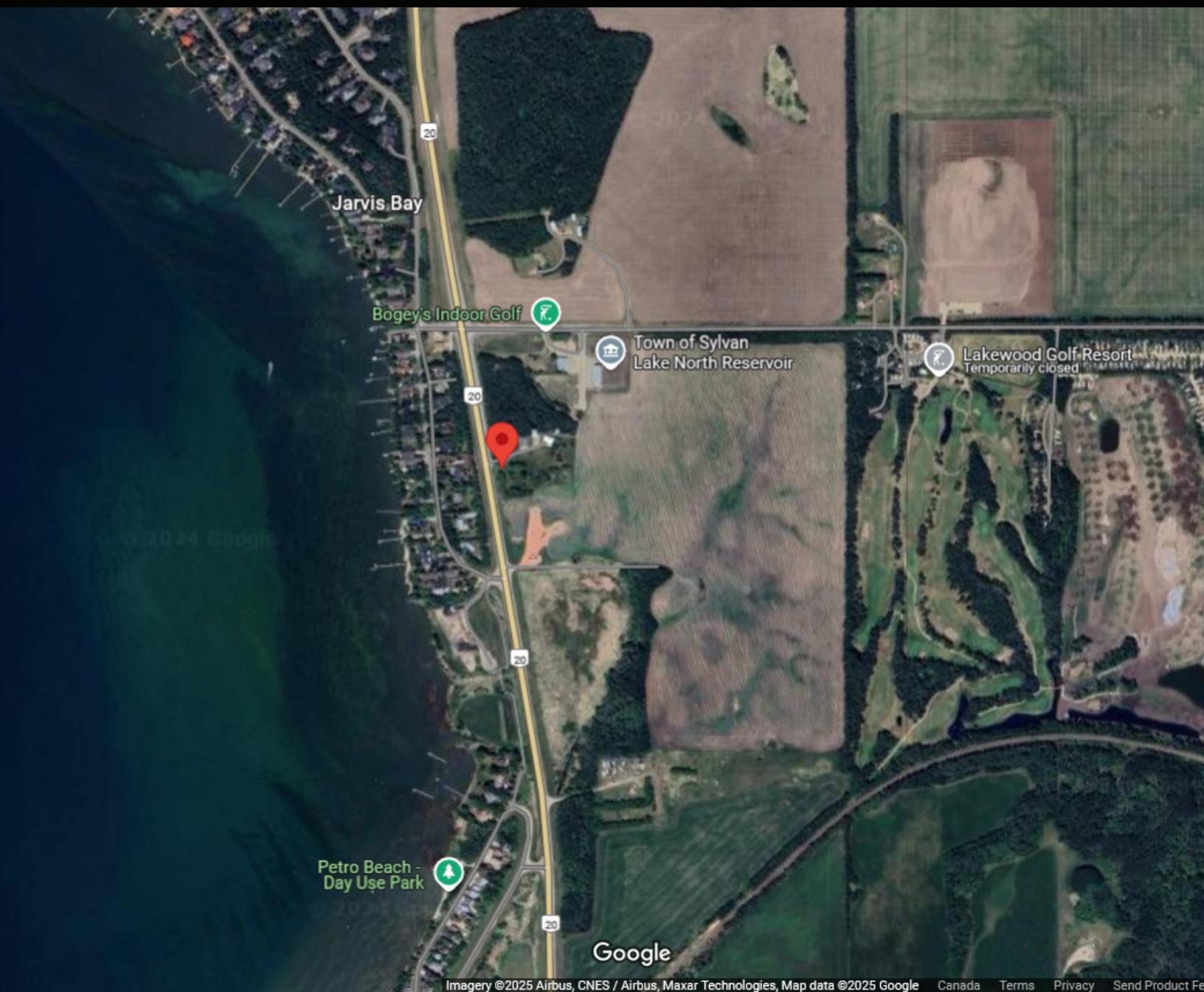




Highway 20 Township Road 391



ONCE IN A LIFETIME INVESTMENT OPPORTUNITY in Sylvan Lake

SYLVAN LAKE DEVELOPMENT OPPORTUNITY! CALLING ALL INVESTORS AND DEVELOPERS! This Quarter-section (123 acre parcel) is situated in the heart of the Central Alberta Region on Highway 20. To the west is the Summer Village of Jarvis Bay, to the north is TWP Road 391, to the east is the Lakewood Golf Resort and to the south is open farm land which stretches 0.8 kilometers to the town of Sylvan Lake. This Property is located 25 minutes west of Red Deer, and 90 minutes from Calgary and Edmonton. The area structure plan in place consists of 80 single family homes, 260 duplexes, one social care and 2 commercial lots. The lots are Approximately 40% -lakeview, 15% - park side, 15% - Golf Course views and 3% -border pristine wetlands. The farmhouse is currently tenanted. There is a surface lease in place. The Zoning is for Residential Low Density District "R-3" and Direct Control District No.25 "DCD-25" and deemed that the subdivision as proposed complies with The Municipal Government Act, The Municipal Development Plan, The Sylvan Lake/Red Deer County Intermunicipal Plan, The Sanbar Local Area Structure Plan and The Land Use Bylaw.







LOCATION:

- Strategically located in the heart of Central Alberta Region with easy access to Explore Beautiful Alberta
- Situated halfway between Calgary and Edmonton and just a short distance to RED DEER
- Easy access to Highway 2 and other major Highways
- The town of Sylvan Lake is situated approximately 0.8 kilometers southwest
- TWP Road 391 to the north
- The Summer Village of Jarvis Bay and Highway 20 are to the west
- Lakewood Golf Resort to the east
- Open farmland to the south

FEATURES OF LAND:

- Approximately 123 Acres of Land – quarter section
- Potential to build 960+ units through a mixture of fee simple lots (600 units) and condominium developments (360 units)
- 340 Resident Structural Plan - 80 single family homes, 260 duplexes, one social care and 2 commercial lots
- The lots are Approximately 40% -lakeview, 15% - park side, 15% - Golf Course views and 3% -border pristine wetlands
- The Zoning is for Residential Low Density District “R-3” and Direct Control District No.25 “DCD-25” and deemed that the subdivision as proposed complies with The Municipal Government Act, The Municipal Development Plan, The Sylvan Lake/Red Deer County Intermunicipal Plan, The Sanbar Local Area Structure Plan and The Land Use Bylaw

FEATURES OF SYLVAN LAKE:

- There has been great growth and development since 1990s
- The main growth industries are gas and petrochemical, manufacturing and value added industries
- Recreation and tourism remains important. Sylvan Lake is a major lake in the area. The lake is a popular destination for tourists from around Alberta, with around 1 million visitors each year

THIS OPPORTUNITY IS IDEAL FOR:

- Real Estate Developers
- Healthcare Real Estate Investors
- Hospitality Developers
- Specialized Land Brokers
- Investment Groups & Private Investors
- Agriculture Developers
- Agri Business



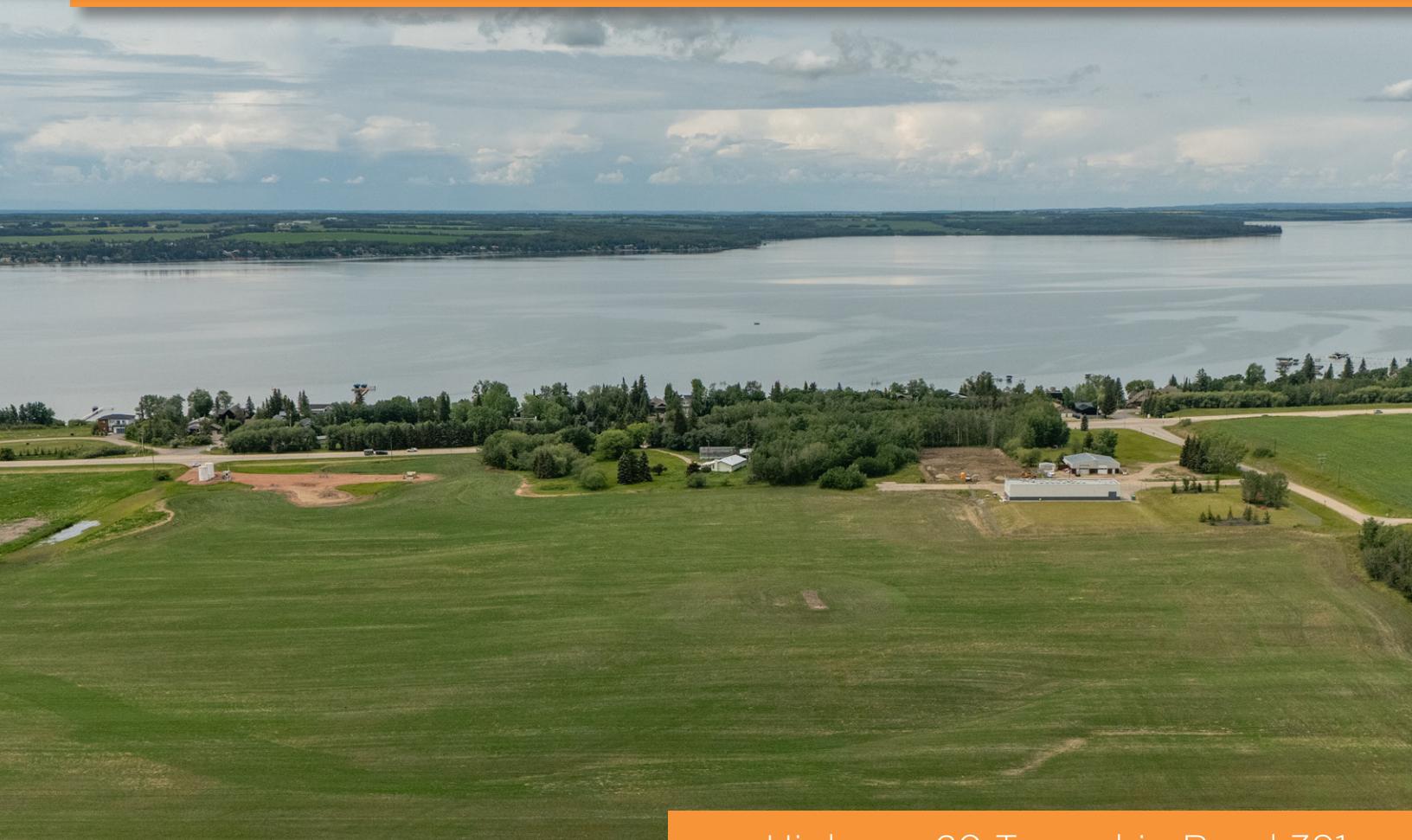


Cu-Consulting Ltd.
P.O. Box 972
Red Deer, AB T4N5H3
(403)864-1945

Figure 2
EXISTING SITE
FEATURES
Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013



www.HomeSweetHomeTeam.ca



Highway 20 Township Road 391

JULIE VESUWALLA

REALTOR®

403.874.9021

Julie@HomeSweetHomeTeam.ca

CENTURY 21
Bamber Realty Ltd.

Home Sweet Home Team



JULIE



CHARLES



MINDY



MIKE



JARRED