

FOR SALE

CAMBRIAN CROSSING RESIDENTIAL DEVELOPMENT LAND North of Highway 16 & West of Highway 21, Strathcona County, AB



HIGHLIGHTS

- 68.69 acre ± parcel within approved Area Structure Plan
- Development currently underway
- Adjacent to Rohit & Mattamy Homes
- Area to hold 4,750 households and accommodate 11,000+ residents

CONTACT

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Property Information & Financials

MUNICIPAL ADDRESS	Hwy 16 & Hwy 21, Strathcona County, AB
LEGAL DESCRIPTION	4; 23; 53; 13; SE
CURRENT ZONING	AD (Agriculture: Future Development)
PROPOSED ZONING	Residential, Institutional
SITE AREA	68.69 Acres ±
ASP	Cambrian Crossing
SERVICES	In progress (details available upon request)
OFFSITE LEVIES	\$123,266.63/acre (2023)
PROPERTY TAXES	\$181/annum (2023)
POSSESSION	Negotiable
SALE PRICE	\$15,000,000 (\$218,372/acre)

Additional Features

- Land is located within the approved Cambrian Crossing Area Structure Plan
- Home to a future 11,000+ residents
- Nearby commercial/industrial services
- Oldman Creek runs along the south boundary of the property, providing appealing natural features and premium pricing for residential lots



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Area Structure Plan | Cambrian Crossing

TWP 534

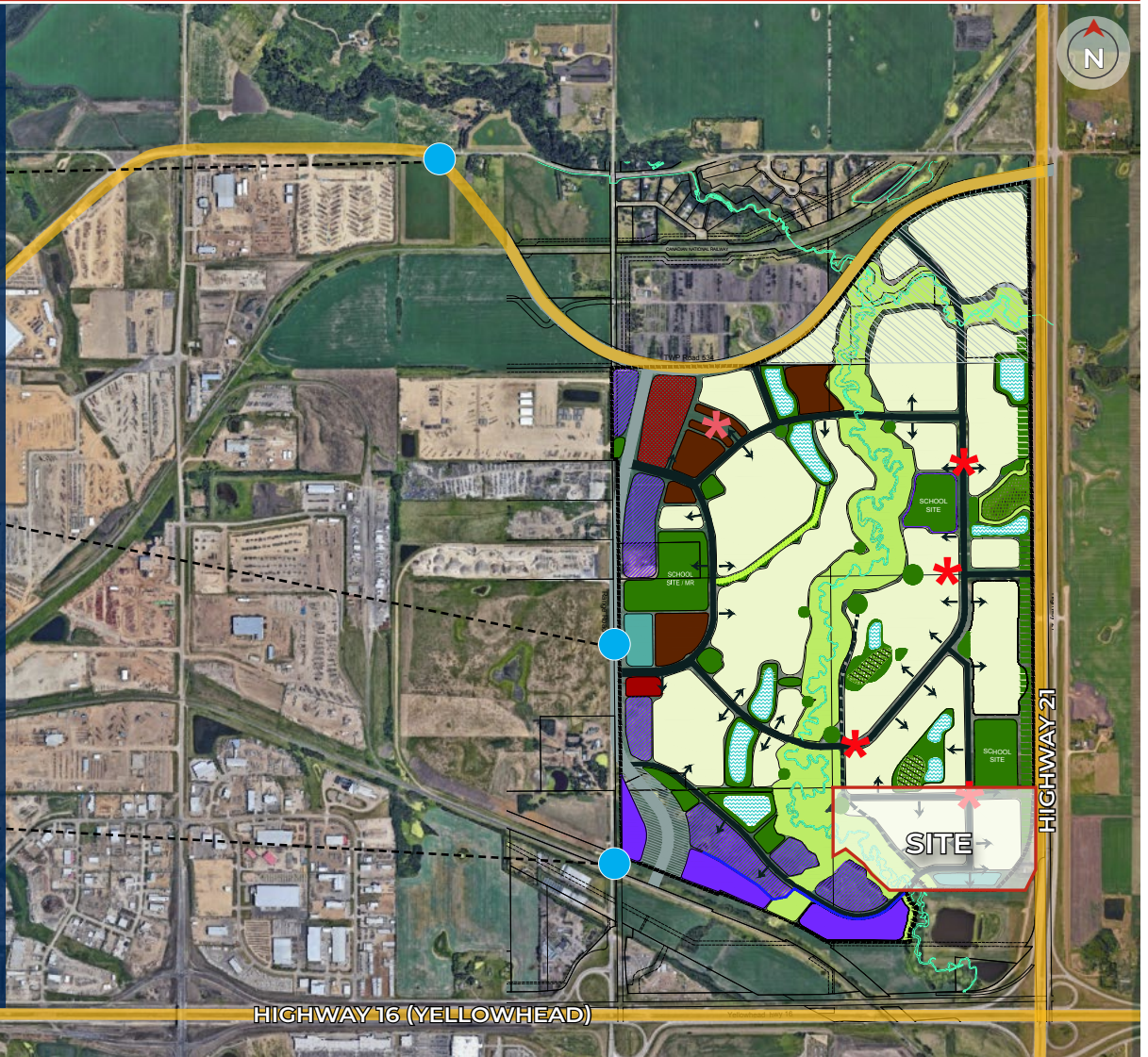
Twp 534 will be realigned from existing roadway as development progresses & upgraded with direct access to Anthony Henday via Aurum Road and Highway 21.

RR 231

Upgrades to expand RR 231 to a double lane road will be funded by the development community. Improvements now underway.

CN Overpass

Upgrades to the overpass are in progress allowing unencumbered vehicle access to the development.



LEGEND - Development Concept Plan

Residential	Stormwater Facility	Possible Access Point
Medium Density Residential	Retained Wetlands	Top of Bank Road
Business Employment	Ravine Park	Arterial Roadway
Light Industrial	Greenway 21	Collector Roadway with Boulevard
Institutional	Park/ School Site	Collector Roadway
Arterial Commercial	Environmental Reserve	Eco-Industrial Right-of-Way
Community Commercial	Bioswale	Arterial ROW
ASP Boundary	Further Studies Required at Rezoning Stage	Mixed Use Node
		Main Street

Cambrian is a leading edge, sustainable community uniquely integrated for living, working, learning, playing and relaxing.

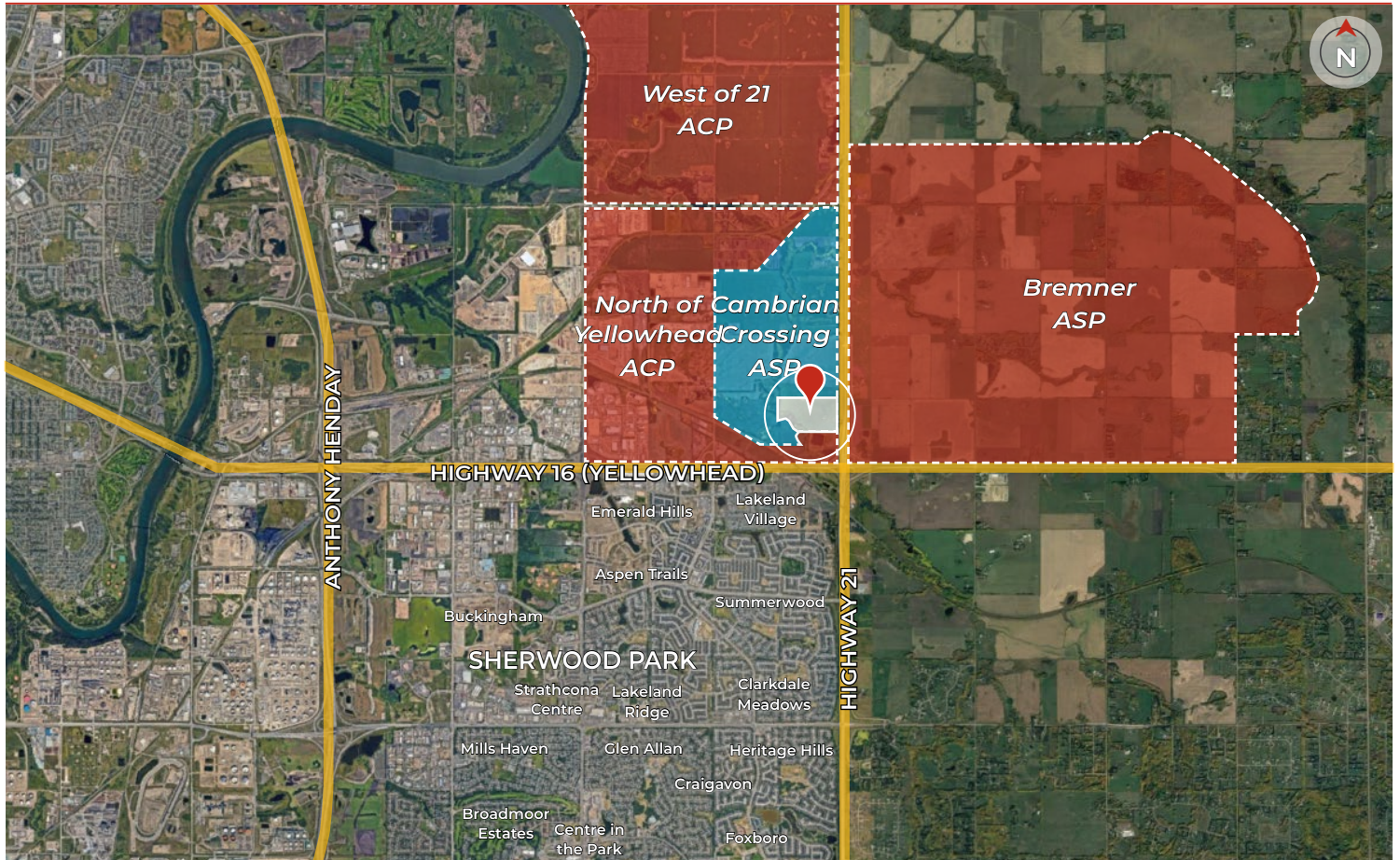


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Property Location | Cambrian Crossing



Sherwood Park Demographics

98,381



Population

\$160,655



Average Income

1.4 Million



Market Area Pop'l

39



Average Age

Quality Based on **Results**, Not **Promises**.



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