PRIME INDUSTRIAL LAND

24495 HWY 16A, Parkland County, AB

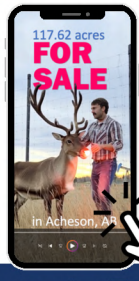
RE/MAX Excellence Commercial Division is pleased to present a rare, large-scale land opportunity within the Acheson Industrial Area, featuring future development potential, strong transportation connectivity, and existing income streams.

Based on current land use and regional planning policies, the property offers significant potential for sand extraction and fill operations, future development, and multiple income-generating uses.

- Potential for major sand extraction and fill business operations
- Future development land within an active industrial growth corridor
- Existing oil well site providing ongoing income
- Established elk farm generating supplemental revenue
- Strategically located just off major transportation routes including Highway 16A (Parkland Highway) and Highway 60
- Approximately a 5-minute drive to Edmonton's Anthony Henday Drive, offering excellent regional connectivity
- Situated within the Acheson Industrial Area Structure Plan
- Directly across the street from The Ranch Golf & Country Club

View On Street

View On Maps



Property Tour

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CHRISTIAN JONES, Vice President

(780) 716.2851 1988jones@gmail.com

PROPERTY INFORMATION

Address	24495 HWY 16A, Parkland County, AB
Short Legal	Plan 9525146, Lot 2
Lot size	± 117.62 Acres
Zoning	Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay
Price	$8,500,000.00
Price Per Acre	$72,266.62/Acre

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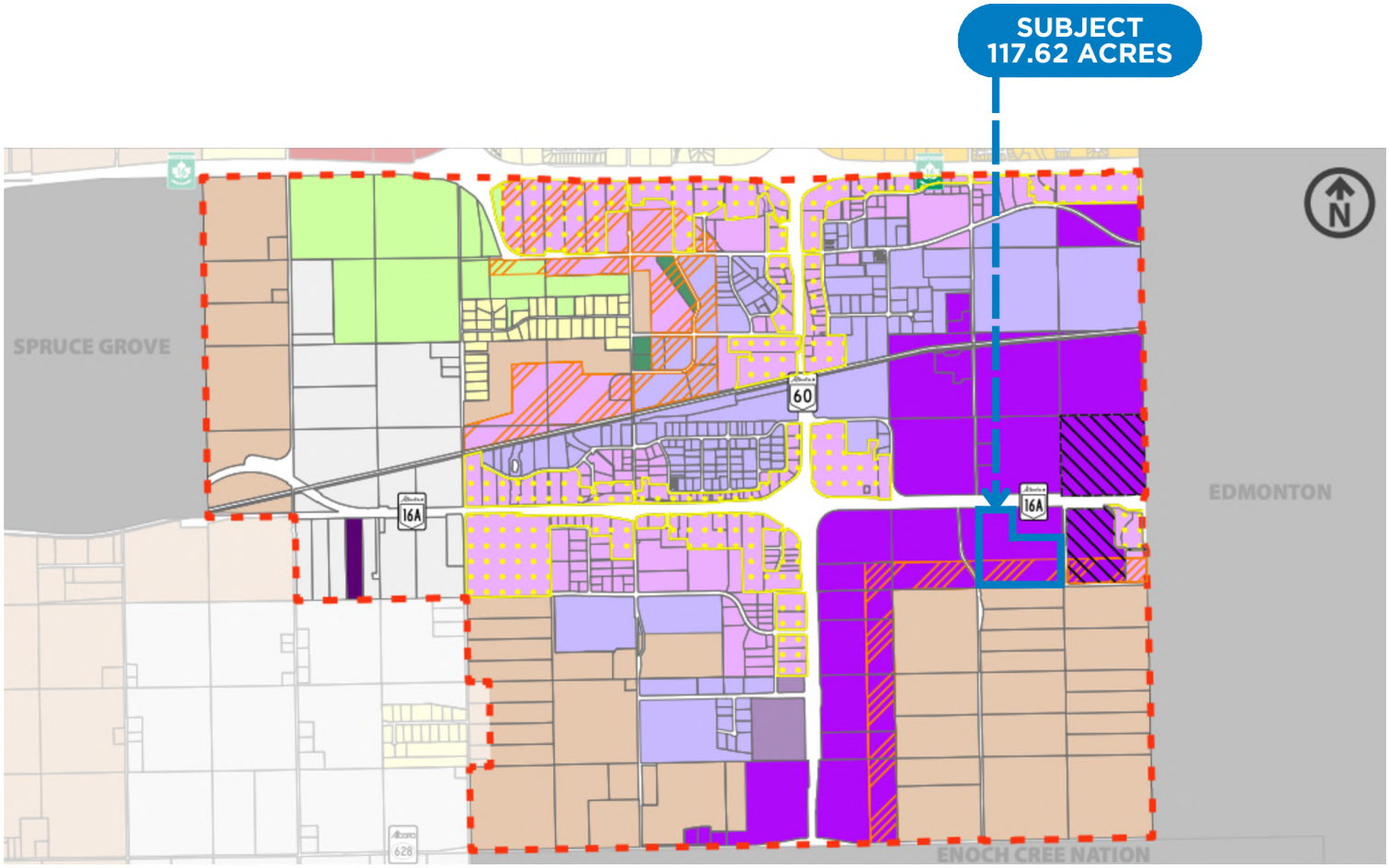
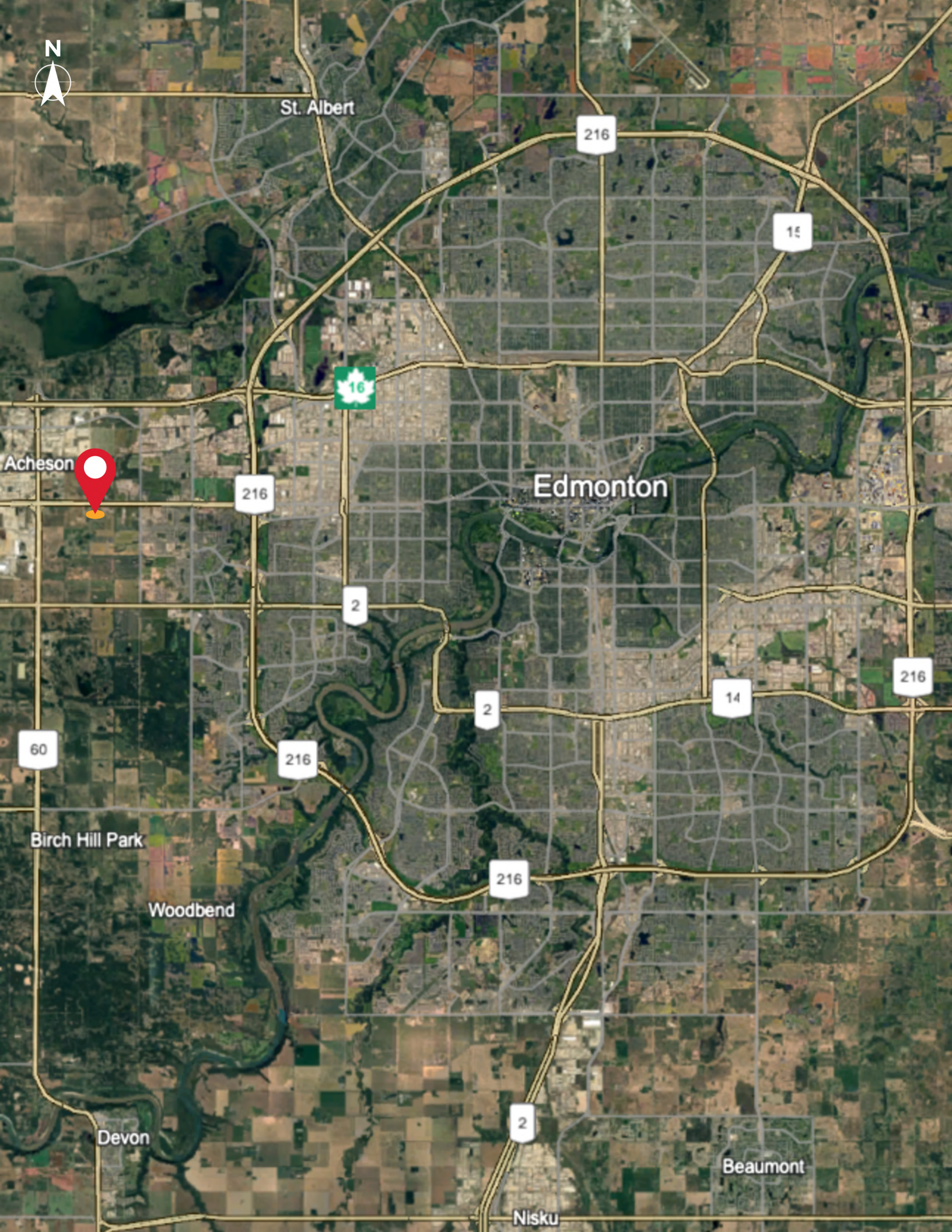
ACHESON INDUSTRIAL AREA STRUCTURE PLAN

LAND USE CONCEPT



- AGG - Agricultural General District
- AGR - Agricultural Restricted District
- CR - Country Residential District
- CRE - Country Residential Estate District
- HC - Highway Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- BIR - Regional Business Industrial District
- IRD - Industrial Reserve District
- RIC - Rural Industrial Commercial District
- PC - Conservation District
- PS - Public Service District
- Acheson ASP Boundary
- Industrial Frontage Overlay
- Direct Control District
- Acheson Industrial Commercial Area Overlay


N
St. Albert
216
15
16
Acheson
216
Edmonton
2
2
14
216
60
216
Birch Hill Park
216
Woodbend
2
Devon
Beaumont
Nisku

CONTACT:

CHRISTIAN JONES
Vice President

(780) 716.2851
1988jones@gmail.com

#1 RE/MAX COMMERCIAL TEAM WORLDWIDE
BY COMMISSIONS PAID
2017, 2018, 2019, 2021, 2023

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