

redfoxdevelopmentlands

REDUCED PRICE \$2,500,000.00

FOR SALE

**470.36 Acres of
Highway Commercial
& Urban Reserve Land**

**Highway 28 & 34
Avenue, Cold Lake AB**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
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LAND DEVELOPMENT OPPORTUNITY



The image is an aerial photograph of a rural area with a semi-transparent dark grey overlay on the right side. A red dashed rectangle highlights a large area of land. A legend in the top left of the map area identifies two categories: 'Highway Commercial' in red, covering 20.33 hectares (50.21 acres), and 'Remainder of ASP' in green, covering 170.03 hectares (419.21 acres). A north arrow is located in the top left corner. Labels for '34 AVENUE' and 'HIGHWAY 28' are visible on the map. The background shows a mix of fields, trees, and some buildings.

Highway Commercial
20.33Ha± (50.21Ac±)

Remainder of ASP
170.03Ha± (419.21Ac ±)

Cushman & Wakefield Edmonton is proud to present the development opportunity for the Red Fox Development Lands, a 470.36 Acre development site with 815 meters +/- of direct exposure to Highway 28 within the City limits of Cold Lake, AB.

The Red Fox Development Outline Plan encompasses a C-2 District zoning for a 50 acre site parallel and adjacent to Highway 28 is being put forward as the first step in producing an Area Structure Plan which will encompass three $\frac{1}{4}$ sections being the NW 26-62-2-W4M, SE 35-62-2-W4M and the NE 26-62-2-W4M.

The outline plan area is contiguous with commercial development north of 34th Avenue. When developed, it will meet the increasing demand for commercial businesses that desire the exposure to Highway 28 while not requiring direct or service road access from the highway.

PROPERTY DETAILS

Legal Description Plan
NW 26-62-2-W4M,
SE 35-62-2-W4M and the
NE 26-62-2-W4M

Site Size
470.36 Acres

Current Zoning
UR - Urban Reserve

Property Taxes 2018
\$306.06

ASKING PRICE
\$2,500,000.00 (\$5,315.08 per Acre)

DEVELOPMENT POTENTIAL

The property is currently
zoned Ur - Urban Reserve:

However, the City of Cold Lake
through their Municipal Development
Plan Bylaw #291-LU-07 on August 14,
2007 has been receptive to rezoning
sites in conjunction with their forward
looking plan that articulates the
community's vision goals, objectives
and policies to guide the city's physical,
social and economic development
over the next 30 years.

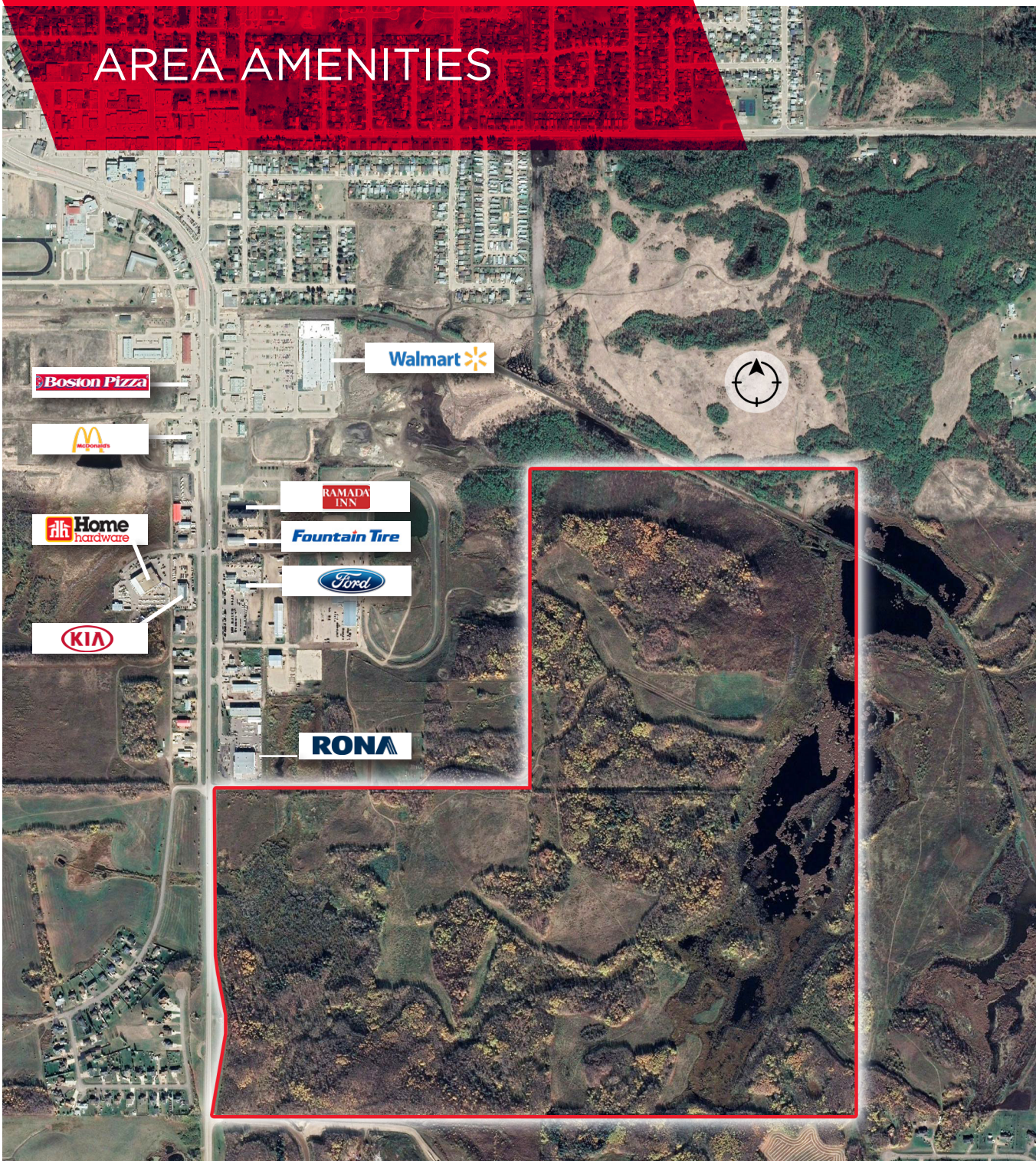
Based on precedent for rezoning, there is
the potential to achieve a greater land use
illustrated by this potential example:

Hypothetical Rezone:

C-2: Arterial Commercial (50 Acre Site parallel and
adjacent to Highway 28) Price Per Acre:
\$250,000.00



AREA AMENITIES



The subject property is located along Highway 28 in the south commercial area of the City Limits of Cold Lake. Access to the Property is off 34 Avenue parallel to the entrance to RONA which also provides access to 50th Street where Cold Lake Ford is located. Other businesses in area include:

- BOSTON PIZZA
- WALMART
- MCDONALDS
- HOME HARDWARE
- RAMADA
- FOUNTAIN TIRE
- KIA
- RONA

WATER AND SANITARY SEWER SERVICES STORM WATER MANAGEMENT

WATER

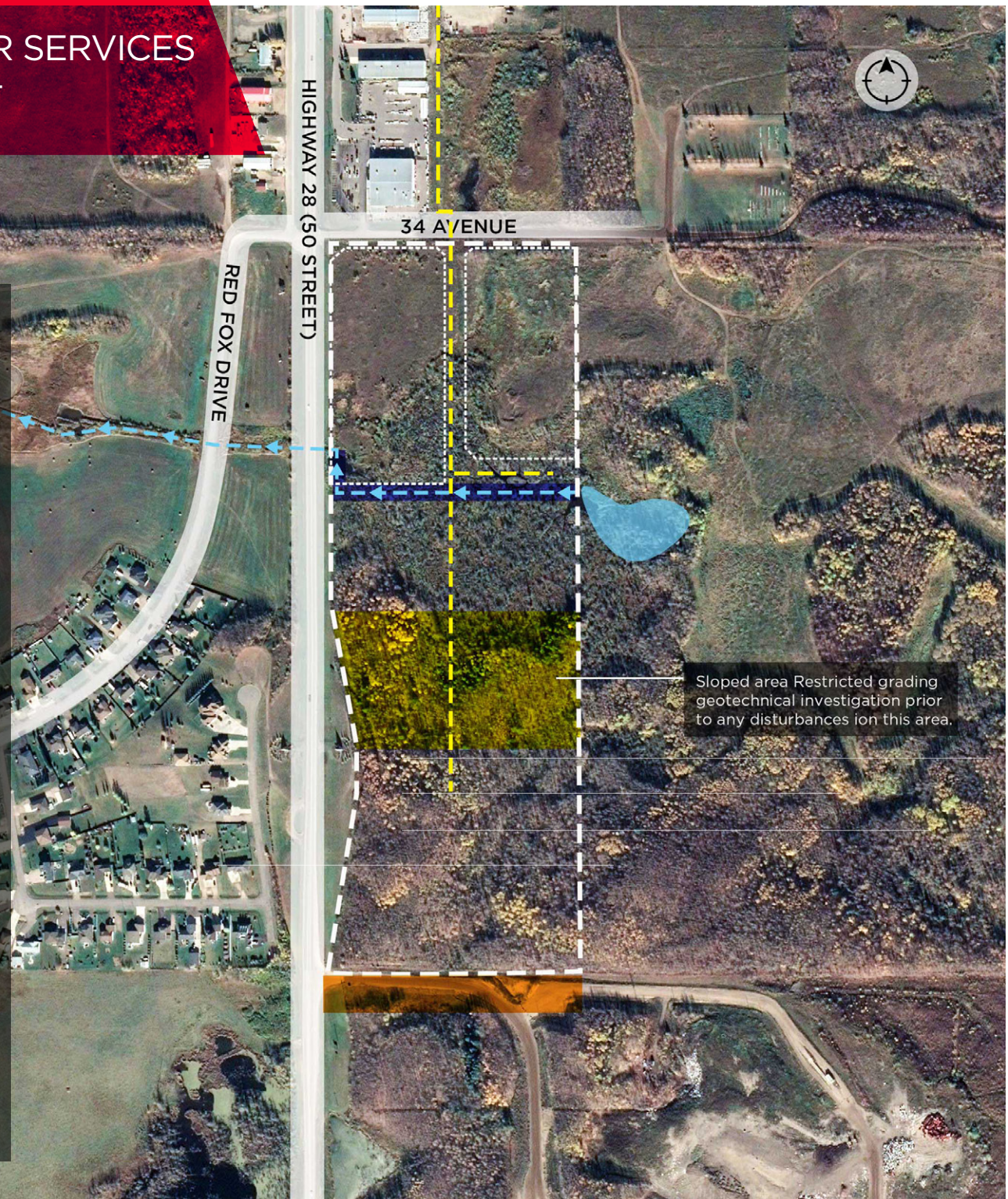
The City of Cold Lake is serviced with a municipal water treatment plant and provides treated water to the community via a piped potable water system which also provides water for firefighting via fire hydrants.

SANITARY SEWER

The City of Cold Lake is serviced by an extensive system of gravity sanitary mains. This system collects all waste water to a central treatment plant. The treatment facility has the capacity to service the lands outlined in this report.

STORM WATER

Storm water runoff from the development of the 50 acre parcel will be managed by the existing wetland area to the east of this area. The ponding area may require some expansion to allow for the increased storage requirements when the 50 acre parcel is developed. A separate wetland assessment is being completed to ensure compliance with provincial legislation regarding disturbance of wetland areas in the Province of Alberta. The wetland will discharge water to the existing highway ditch and culvert crossing Highway 28



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