



# JUNCTION 42

Located Directly Off Of Highway 2 - Just South of Red Deer, Alberta

## 290 Acre Business Park Development Opportunity

1.00 - 105.16 Acre Lots | Future-Forward | Fully Serviced | Ideally Located | Broadband Ready



**290** Acres  
of development

**1 Minute**  
to QEII Highway

**10 Minutes**  
to Red Deer airport

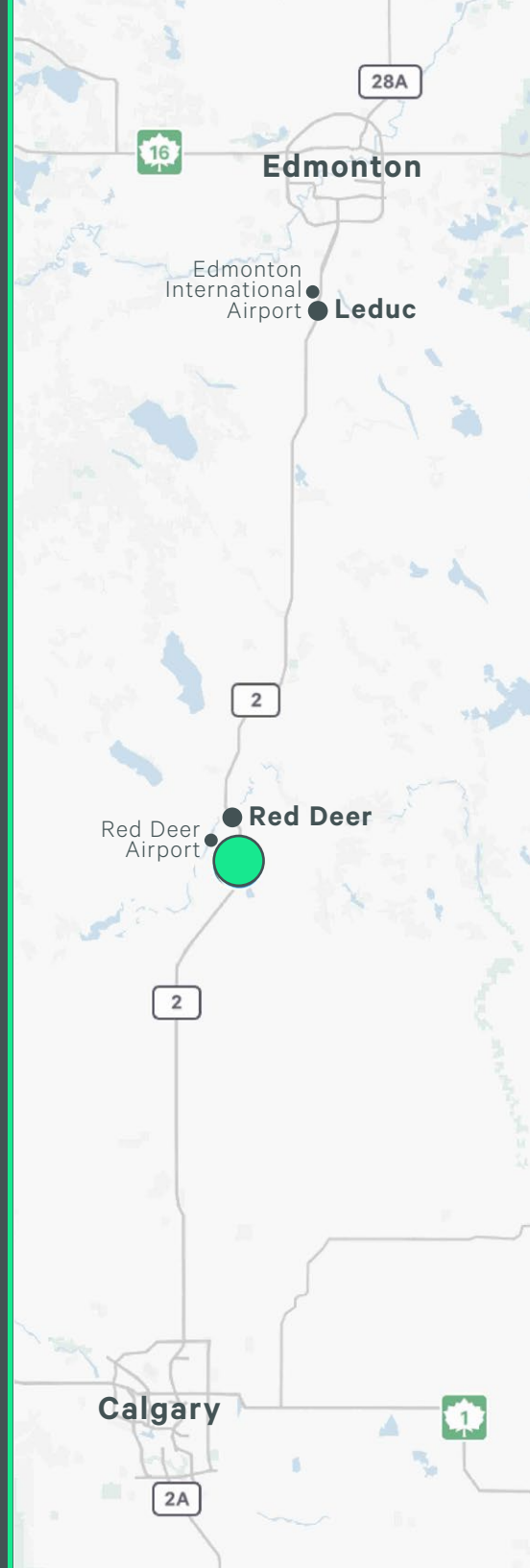
**12 Minutes**  
to Red Deer

**1 Hour**  
to Calgary

**1.5 Hours**  
to Edmonton

**550 Trucks**  
visiting per day (2022)

**35K VPD**  
along QEII Highway



## Property Highlights



Excellent Visibility Along  
QEII Highway, The Busiest  
Highway In Canada



Fully Serviced Lots



High-Speed Fibre Optic  
Internet Cable Lines



Commercial And Public  
Service Land Uses



290 Acres Available For  
Development



550+ Trucks Visiting Daily



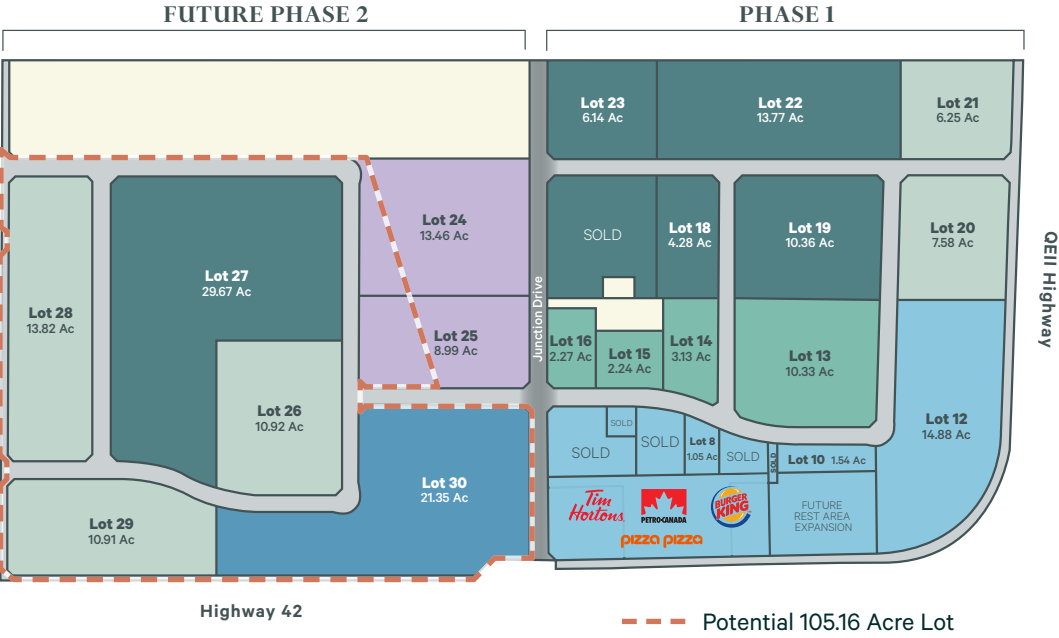
9KM from Red Deer  
Regional Airport



No Offsite Levies







Lot #	Zoning	Price/Ac	Site Size	Status
Lot 8	Highway Commercial (C3)	\$415,000	1.05 Ac	Available
Lot 10	Highway Commercial (C3)	\$415,000	1.54 Ac	Available
Lot 12	Highway Commercial (C3)	\$500,000	14.88 Ac	Available
Lot 13	Business Service Industrial (BSI)	\$400,000	10.33 Ac	Available
Lot 14	Business Service Industrial (BSI)	\$400,000	3.13 Ac	Available
Lot 15	Business Service Industrial (BSI)	\$400,000	6.14 Ac	Available
Lot 16	Business Service Industrial (BSI)	\$400,000	2.27 Ac	Available
Lot 18	Medium Industrial	\$300,000	4.28 Ac	Available
Lot 19	Medium Industrial	\$400,000	10.36 Ac	Available
Lot 20	Light Industrial	\$500,000	7.58 Ac	Available
Lot 21	Light Industrial	\$500,000	6.25 Ac	Available
Lot 22	Medium Industrial	\$400,000	13.77 Ac	Available
Lot 23	Medium Industrial	\$300,000	6.14 Ac	Available
Lot 24	Public Service	\$300,000	13.46 Ac	Phase 2
Lot 25	Public Service	\$300,000	8.99 Ac	Phase 2
Lot 26	Light Industrial	\$300,000	21.35 Ac	Phase 2
Lot 27	Medium Industrial	\$300,000	29.67 Ac	Phase 2
Lot 28	Light Industrial	\$300,000	13.82 Ac	Phase 2
Lot 29	Light Industrial	\$400,000	10.91 Ac	Phase 2
Lot 30	Commercial	\$400,000	21.35 Ac	Phase 2



## Optimal Location

Situated next to the CANAMEX corridor (a bustling roadway that is driven by approximately 35,000 vehicles per day), as well as being centrally located in Alberta- Junction 42 gains access to over 80% of Alberta's population within a two-hour drive. This ideal regional transportation and logistics hub is also less than 9km from Red Deer Regional Airport.

## Wired For Business

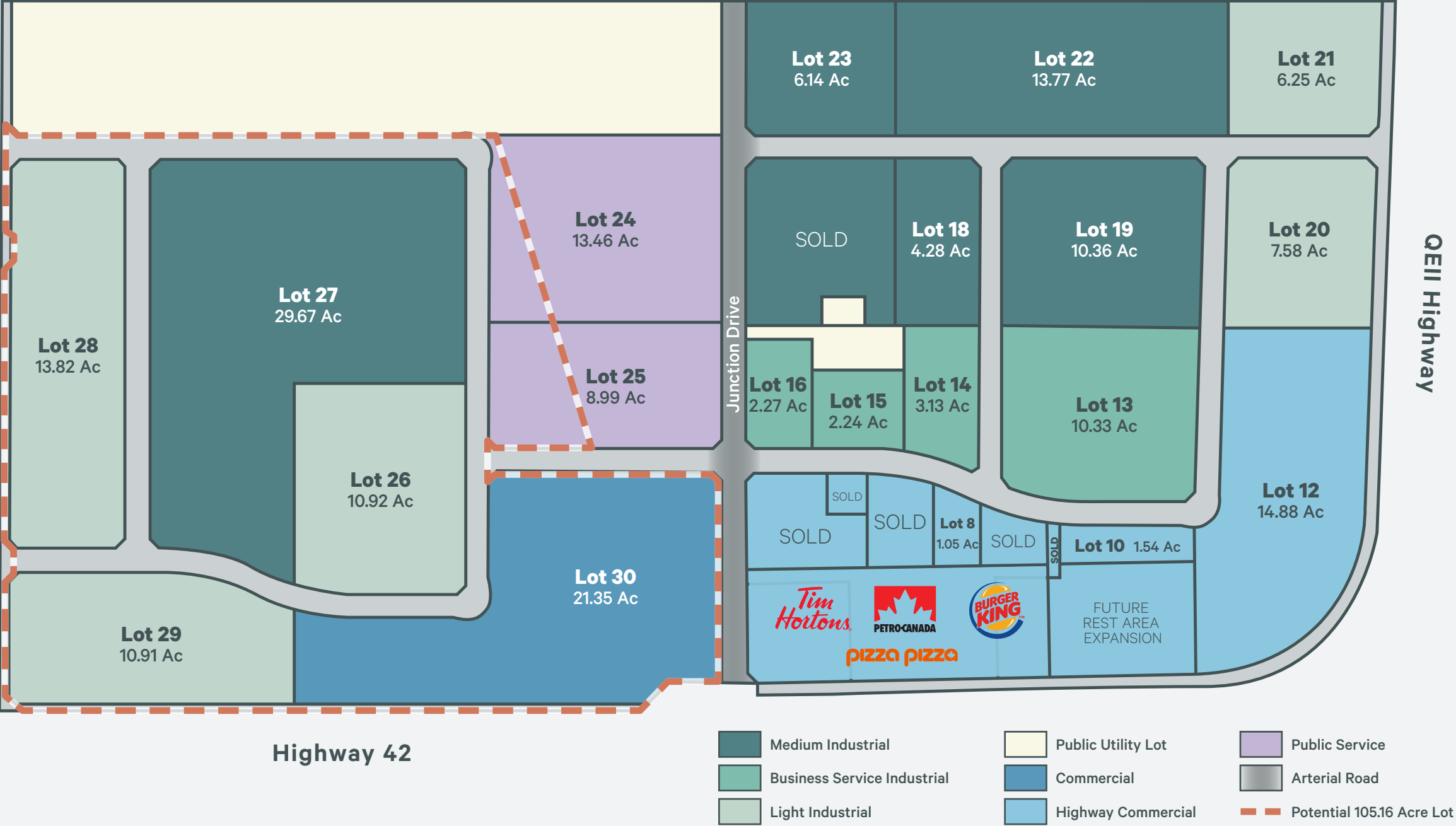
Junction 42 is fully equipped with high-speed connectivity. A \$20 million project was launched in 2020 by Red Deer County, with the goal of bringing high-speed internet to every community in the County. This ambitious project was driven by the desire to support innovation, information transfer and advanced tech services.

## Red-Tape Reduction

Red Deer County's efforts were noted in 2021, when it received the Minister's Award for Red Tape Reduction. This award recognizes initiatives that reduce time and resources spent by businesses and residents to comply with regulatory and administrative requirements of legislation, regulations and associated policies, forms and guides.

FUTURE PHASE 2

PHASE 1



Undeveloped parcels are not yet subdivided or registered, sizes and zoning may be subject to change to suit the needs of the developer.



For More Information About This Opportunity, Contact Us

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# JUNCTION 42



\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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