



**DEVELOPMENT LAND**

**PRICE REDUCED**  
**Minimum Bid: \$2,499,900**

## South Glens Development Lands - 180.43 Acres

Morinville, AB

### Investment Highlights

- Land is ready for servicing with some minor works already complete or underway
- 4.55 acre multi-family site is ready for immediate development
- Nearly 300 homes completed and sold in South Glens to date with convenient access to urban amenities
- Morinville is a growing community with an approximate fifteen minute drive to Edmonton's diverse employment opportunities and only seven minutes from St. Albert
- Opportunity exists for the purchaser to adjust the Area Structure Plan to minimize lot size and maximize velocity and return

**Price Reduced**

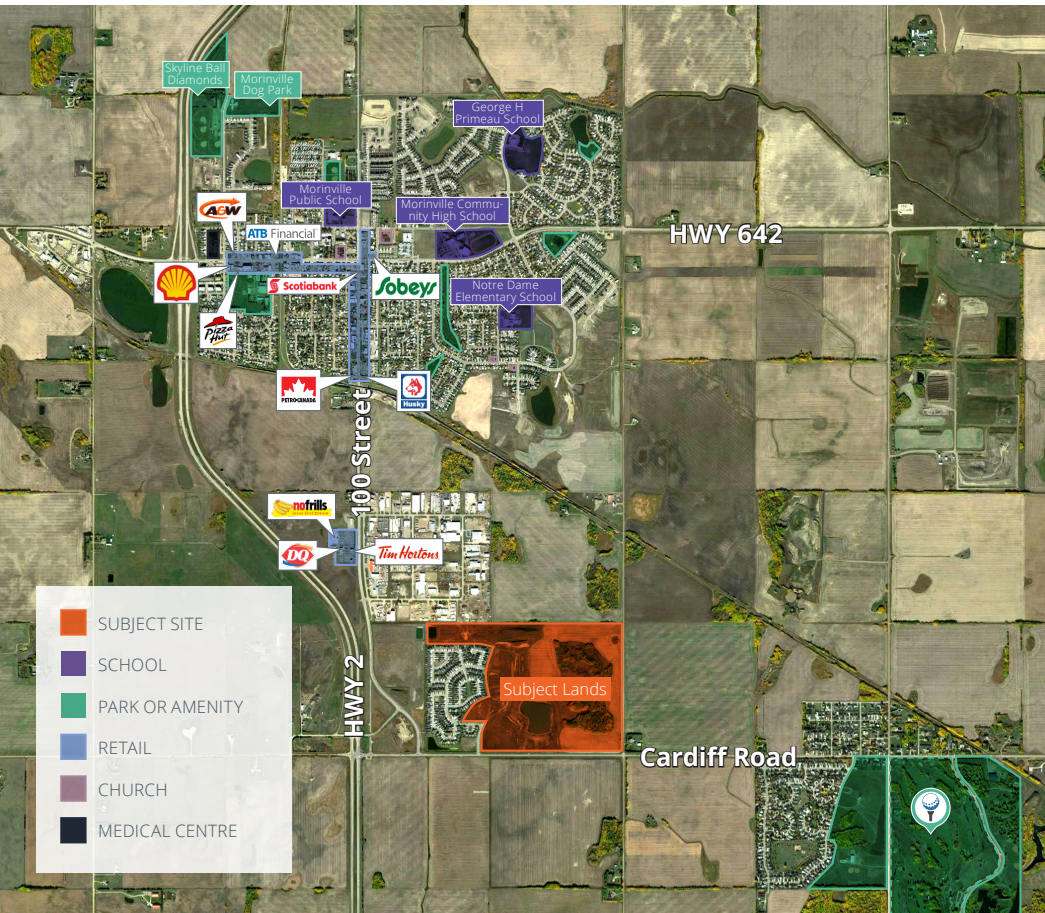
**Get more  
information**

**Reed Newnham**, Principal  
+1 780 993 1419  
reed.newnham@avisonyoung.com

**Darren Snider**, Principal  
+1 780 429 7560  
darren.snider@avisonyoung.com

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# Development Opportunity



Projected Population  
**10,578**



Avg. household income  
**\$110,896**

## Property Details

Site Area:	±180.43 acres
Zoning:	UR - Urban Reserve POS - Parks and Open Space R-1B - Single Detached Compact Residential R-3 - Medium Density Residential R-4 - Medium/High Density Residential
Due Diligence Materials:	Titles, Encumbrances, Liens and Interests South Glens Area Structure Plan (2002) Morinville Land Use Bylaw Morinville Land Use District Map Geotechnical Investigation (2003) Morinville Municipal Development Plan Property Tax Report (2016)
Property Taxes:	\$20,516.80 (2020)

## Legal Description:

Meridian 4 Range 25 Township 55, Section 27, Quarter South East  
Containing 64.7 hectares (160 acres) more or less

Excepting thereout:

- a) Plan 3841MC - Road 0.813 hectares (2.01 acres)
- b) Plan 1026705 - Subdivision 0.017 hectares (0.042 acres)

Excepting thereout all mines and minerals  
& Plan 0420412, Block 1, Lot 1

Containing 32.19 hectares (79.54 acres) more or less

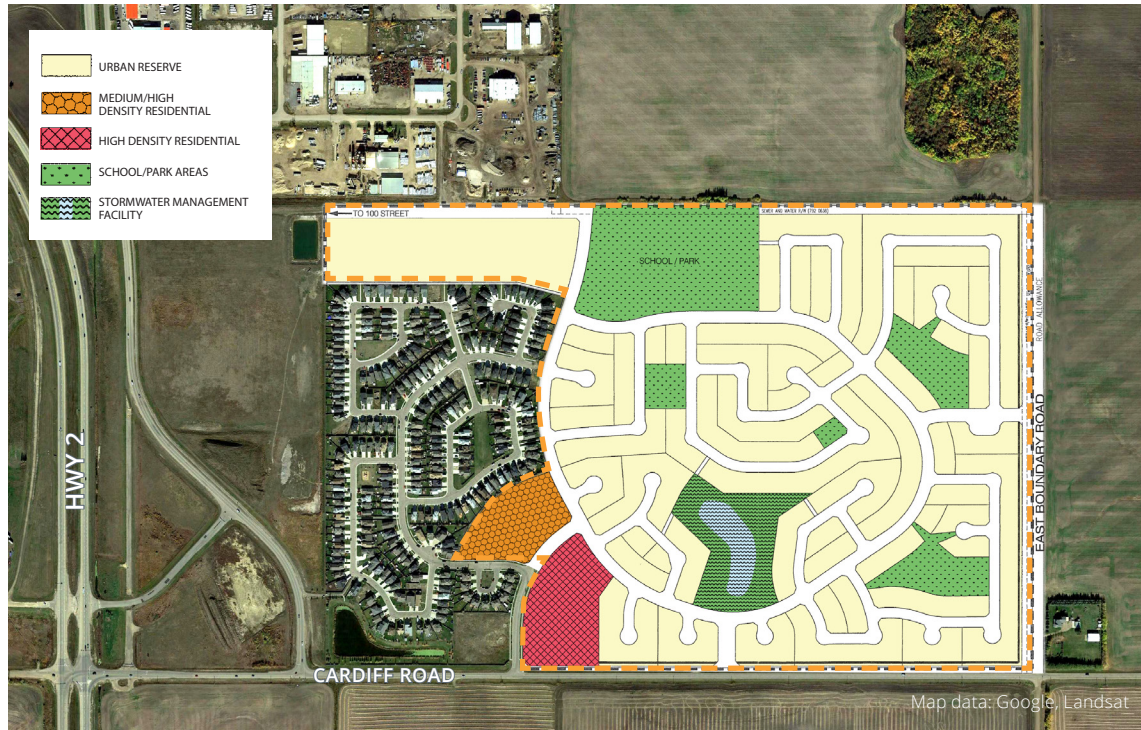
Excepting thereout:

- a) Plan 0421911 - Subdivision 10.35 hectares (25.58 acres)
- b) Plan 0525981 - Subdivision 3.82 hectares (9.44 acres)
- c) Plan 0625072 - Subdivision 6.41 hectares (15.84 acres)
- d) Plan 1026705 - Subdivision 2.51 hectares (6.20 acres)

Excepting thereout all mines and minerals

# Location Overview

## Future Land Use



The Town of Morinville offers convenient access to urban amenities while retaining the characteristics of a vibrant and flourishing rural community.

## Location Map



## About Morinville

With a population of 10,578 (according to the 2020 civic census), Morinville defines itself as a healthy business and residential community. Morinville's residents are young and family-oriented and are committed to keeping the town safe and neighbourly. Some of the town's advantages include: High quality education; wide range of recreational activities; diversity of residential styles; healthy retail business core; solid industrial base; opportunities for business investment and expansion; solid infrastructure and an exciting future.

The Town of Morinville is the centre of the Municipal District of Sturgeon County. It serves as the commercial centre for the surrounding district. Its geographical position, combined with a well-developed transportation system, and its proximity to Alberta's capital, will ensure continued prosperity in the future.

- Town of Morinville, [www.morinville.ca](http://www.morinville.ca)

If you would like more information on this offering please get in touch.

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**Reduced List Price:**

\$38,500 Price Per Acre  
(previously was \$49,900 per acre)

**Offering Guidance:**

Offers will be dealt with as the are received.

**Data Room Access:**

Detailed information about the property has been assembled by Avison Young and is available to prospective purchasers. Access to a secure online data room will be granted upon receipt of an executed Confidentiality Agreement. This information will be provided for the sole purpose of assisting prospective buyers in their evaluation of the offering.

[Click to download confidentiality agreement](#)



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**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850