

FOR SALE

38160 Range Road 270, Red Deer, AB



PROPERTY DETAILS

LOCATION:

Red Deer East

AREA SIZE:

77.97 acres

ZONING

A1 - Future Urban
Development District

LEGAL DESCRIPTION:

4;27;38;12;NE

SALE PRICE: MARKET

Chris Artibello

Partner

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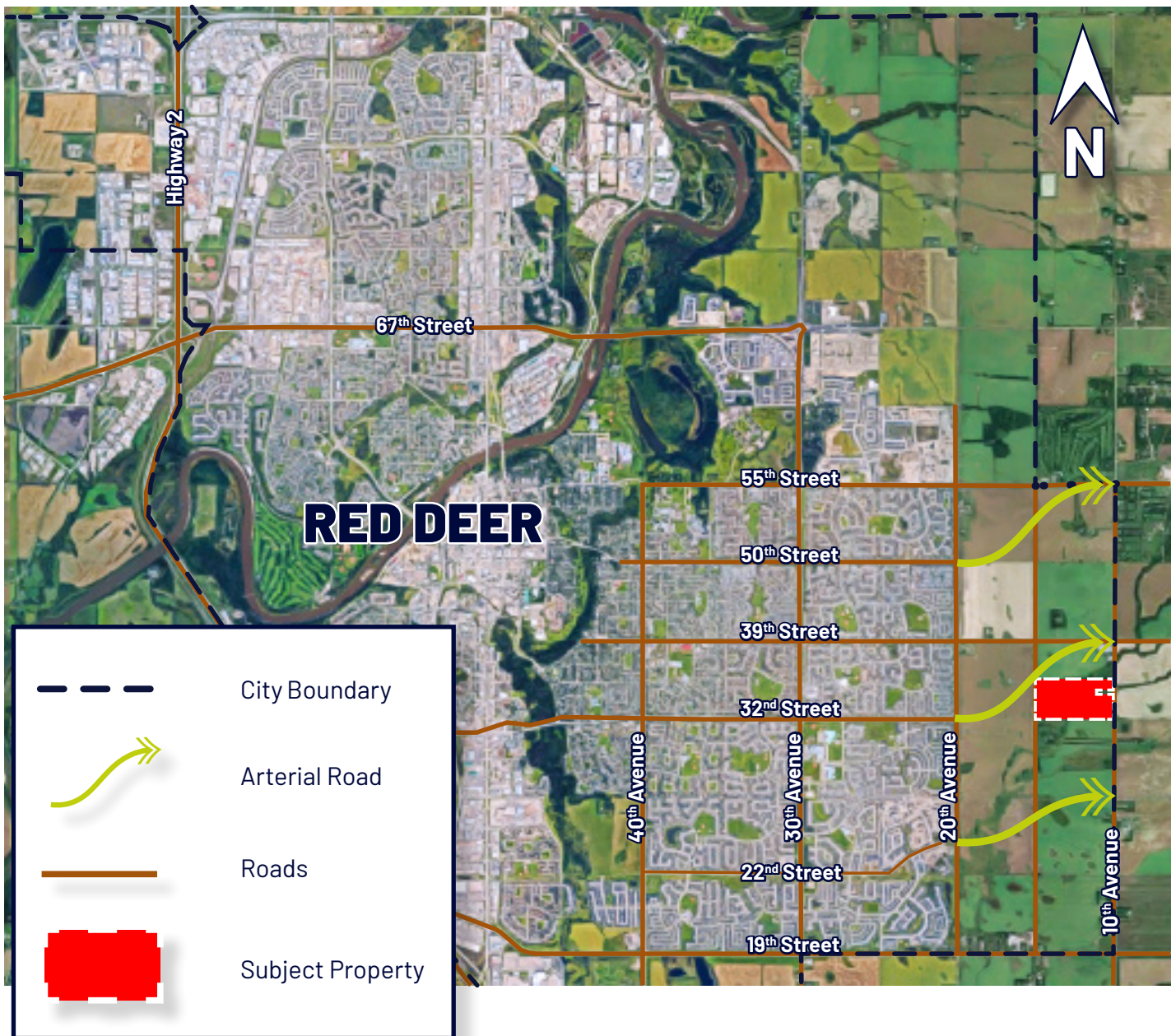
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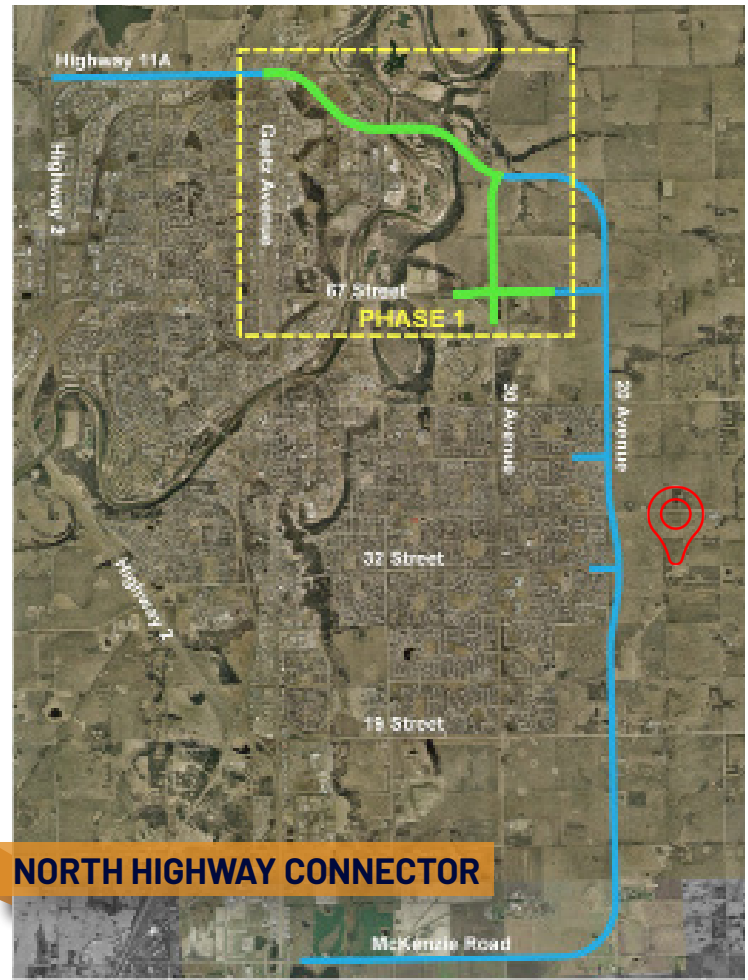


PROPERTY HIGHLIGHTS

- Located within the City of Red Deer limits and located in Phase 3 of the city's anticipated development stages;
- Northwest portion of the property will be serviced by the extension of 32nd Street into 39th Street (a major arterial road for the area);
- 10th Avenue will be other major arterial road running north/south on east boundary;
- Property is within the East Hills Major Area Structure Plan (EH-MASP);
- A1 - Future Urban zoning allows for agricultural operations, greenhouse or landscape nursery, and home occupations.

DEVELOPMENT CONCEPT

- Flat topography of parcel allows for optimum density on the site
- Variety of uses can be incorporated including single family, multifamily, and commercial (both major and minor)
- City of Red Deer provides attractive development agreements and offsite levy costs
- Current market lot prices for single family detach lots range between \$120k to \$250k
- Multifamily lots in Red Deer start from \$750k per acre
- Commercial land values start from \$800k per acre



NORTH HIGHWAY CONNECTOR





RED DEER

3rd largest city in the province

2016 FEDERAL CENSUS



100,418

people living in the city



39,980

households



\$41,109

median income for individuals
(2015)

\$370,299

average value of dwellings



\$85,794

median income of all households



\$105,856

median total income of couples