

# Development Land For Sale

Lamont County, Alberta

Within the Lamont County Industrial  
Heartland



**Hill Realty Inc.**  
“Over 45 years experience”

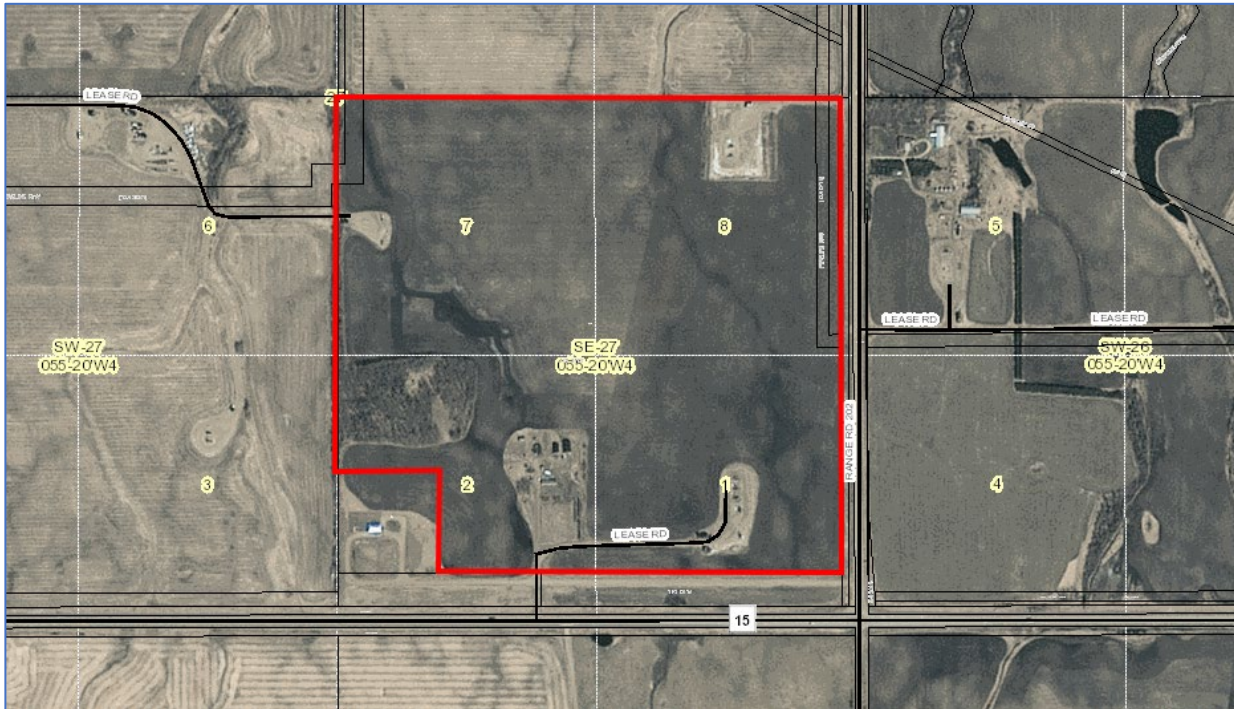
**Norman Hill, Broker**

Office: (780) 449-5622  
Cell: (780) 903-6199  
Email: [nhill01@telus.net](mailto:nhill01@telus.net)

**Steven Hill, Associate Broker**

BComm, AACI, P.App.  
Office: (780) 449-5622  
Cell: (780) 913-0158  
Email: [steven@hillrealty.ca](mailto:steven@hillrealty.ca)

#144, 363 Sioux Road, Sherwood Park, Alberta T8A 4W7



## Key Facts

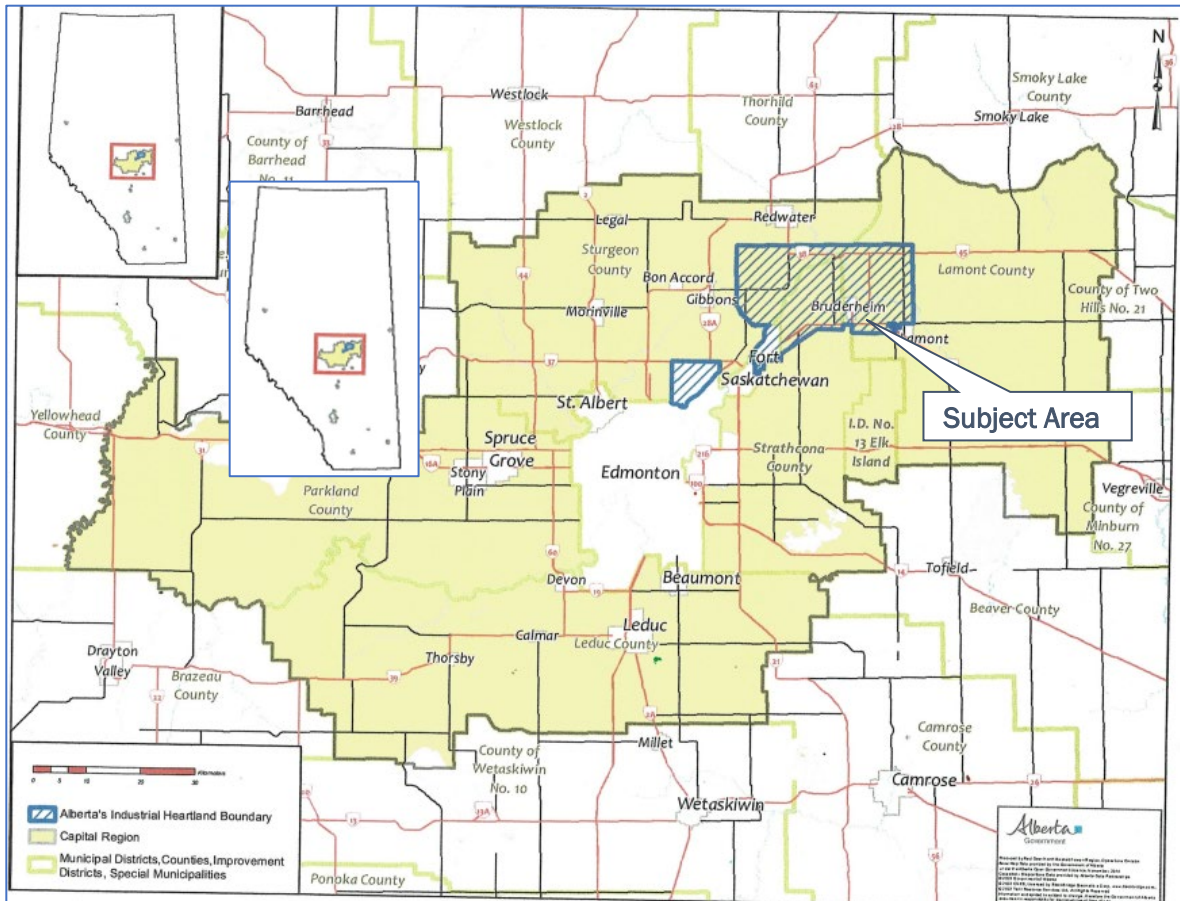
- The property consists of a quarter section less an acreage subdivision and two road plans.
- The parcel size is 138.09 acres.
- Legal Address: Lot 1A, Block 1, Plan 1023701 (Portion of SE 27-55-20-W4).
- Within Lamont County, southeast of the Town of Bruderheim.
- Within the Lamont County portion of the Alberta Industrial Heartland.
- Zoned Heartland Heavy Industrial.
- Close proximity to CN and CP rails lines and industrial development.
- Exposure to Highway 15.
- Access provided via a service road along the south boundary of the parcel and Range Road 202 along the east boundary.

# Sale Price: \$2,990,000

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Hill Realty Inc.

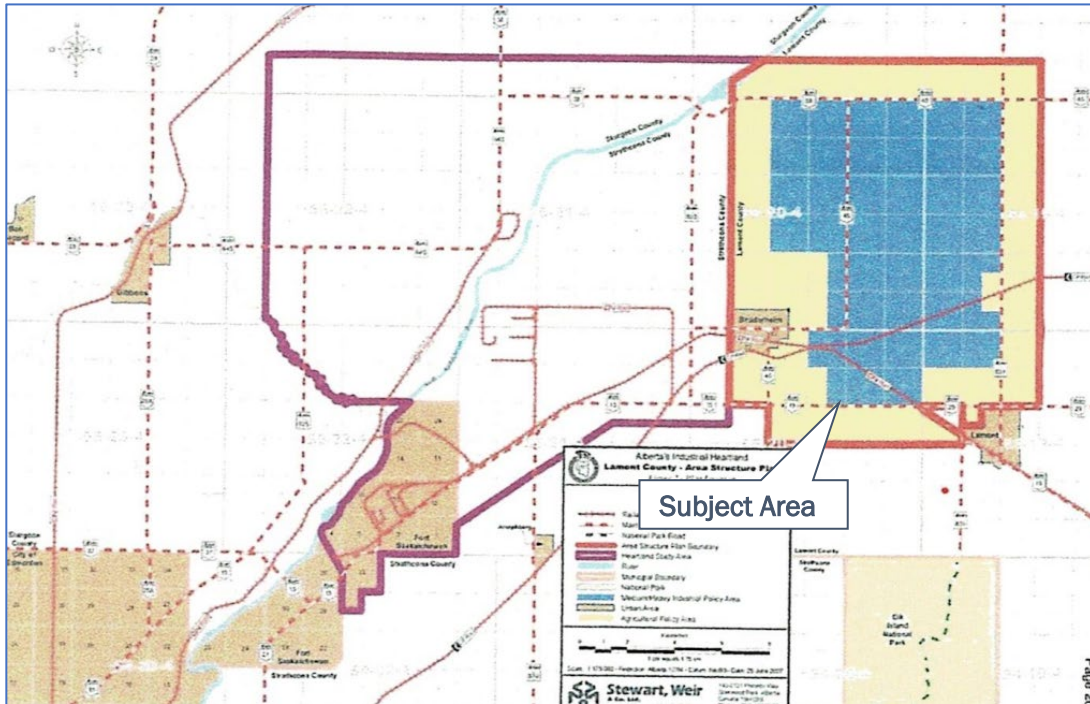
# Alberta Industrial Heartland



**Map:** Depicting the Edmonton CMA and the location of Alberta Industrial Heartland.

- Encompasses an area slated for massive heavy industrial development known as “Alberta’s Industrial Heartland.
- Situated northeast of Edmonton, the region's geographic footprint is 582 square kilometres in five different municipalities.
- This includes 533 square kilometres (205 square miles) within the City of Fort Saskatchewan and the Counties of Lamont, Strathcona and Sturgeon, in addition to 49 square kilometres (20 square miles) in the City of Edmonton.
- The region is home to 40+ companies in a variety of sectors, including producing and processing oil, gas, and petrochemicals, as well as advanced manufacturing.
- Recent speculation regarding the Alberta Industrial Heartland housing a developing hydrogen industry.

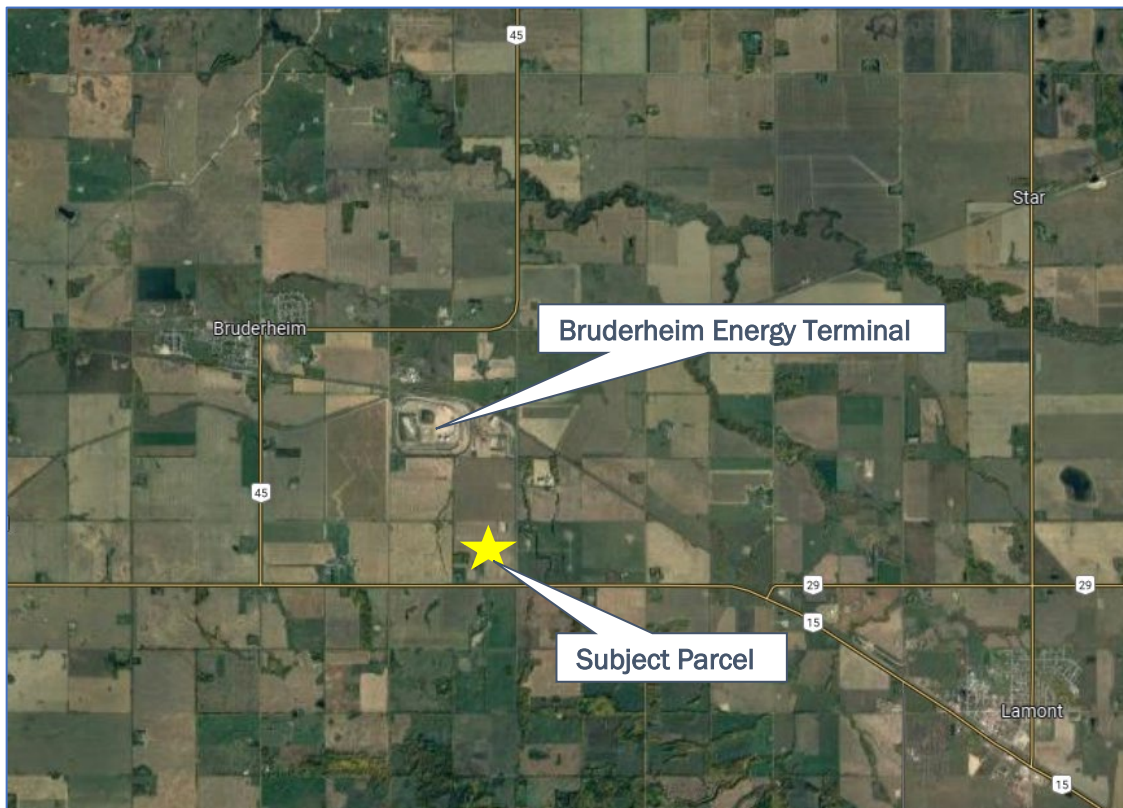
# Lamont County Industrial Heartland



**Map:** Depicting the Alberta Industrial Heartland with emphasis on the Lamont County portion of the Industrial Heartland.

- The portion of Alberta's Industrial Heartland within Lamont County is located along the west boundary of the county in proximity to the Town of Bruderheim and the Town of Lamont.
- The Lamont County Industrial Heartland contains approximately 203 square kilometers.
- It contains land which is slated for heavy industrial development and light/medium industrial or highway commercial development.
- Currently industrial development is concentrated in the southern portion of the region.
- The southern portion of the Lamont County Heartland is transected by both CN and CP rail lines.

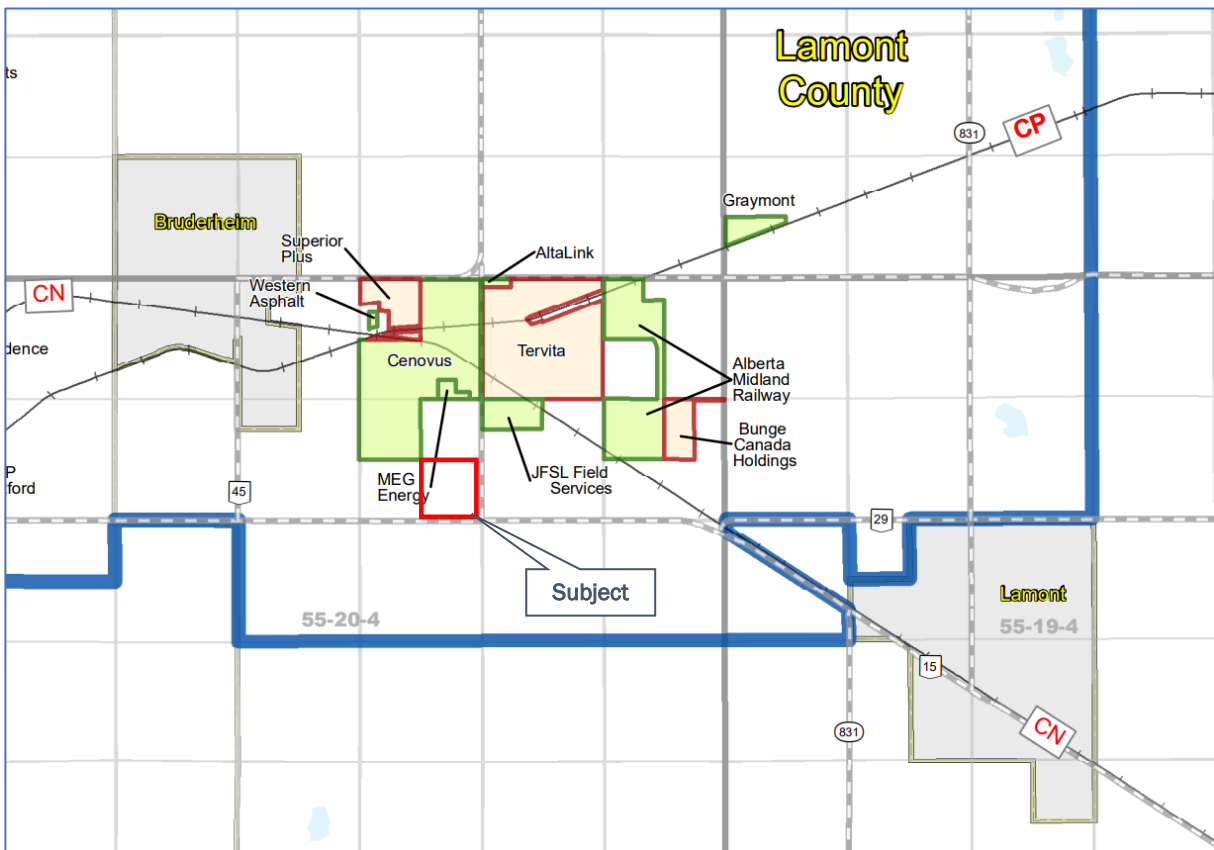
# Location



**Aerial Photograph:** Depicting the area surrounding the property. (Google Maps, 2021)

- Located at the south end of the Lamont County Industrial Heartland, south of the Bruderheim Energy Terminal.
- The property is in proximity to the Town of Lamont and the Town of Bruderheim.
- Exposure to Highway 15 (4,520 Average Annual Daily Traffic in 2021) which lies to the south of the property.
- A service road abuts the south boundary of the property.
- Range Road 202 abuts the east boundary of the parcel providing additional access potential.
- Highway 15 provides good access to the City of Fort Saskatchewan and general Edmonton CMA.

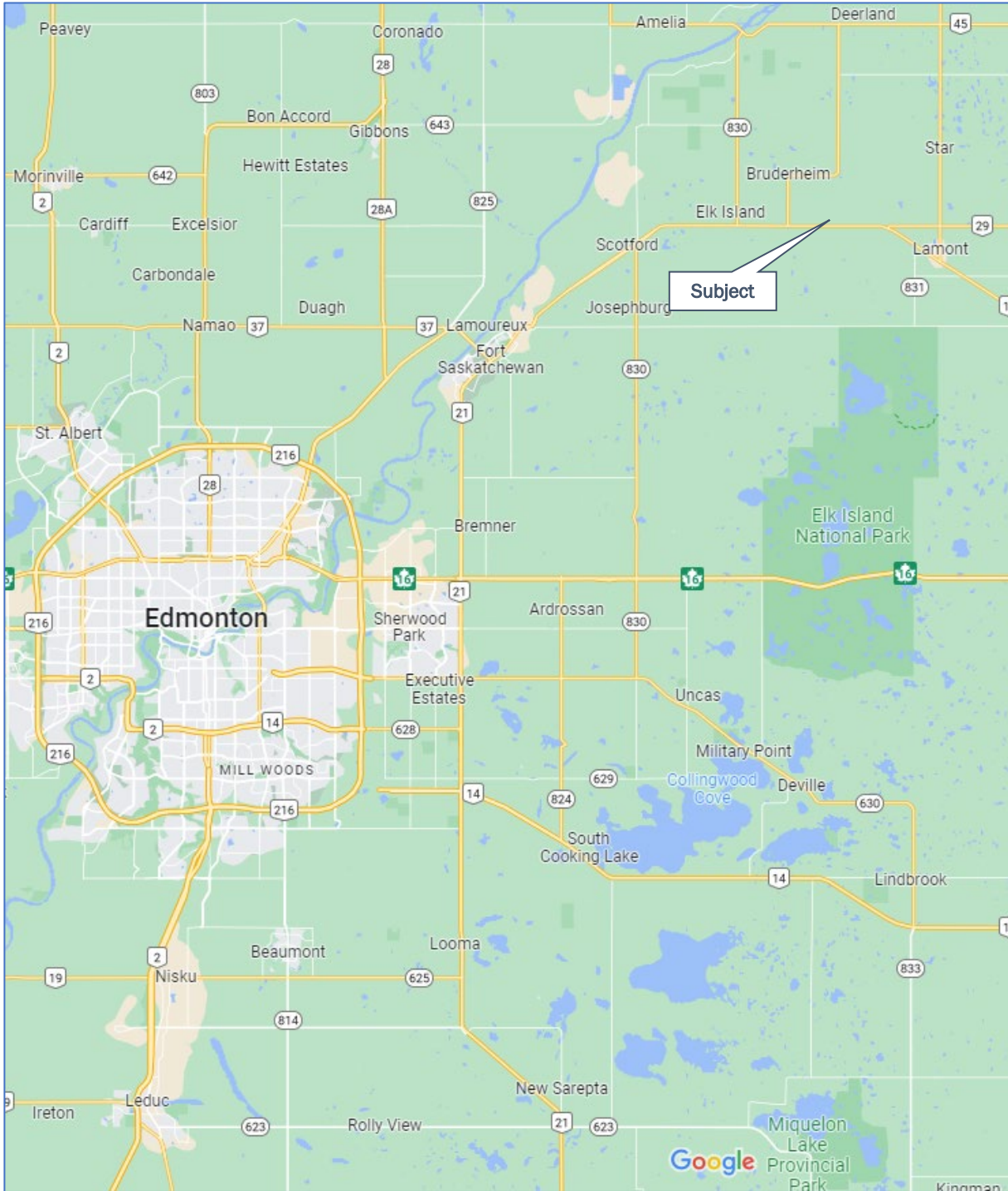
# Property Potential



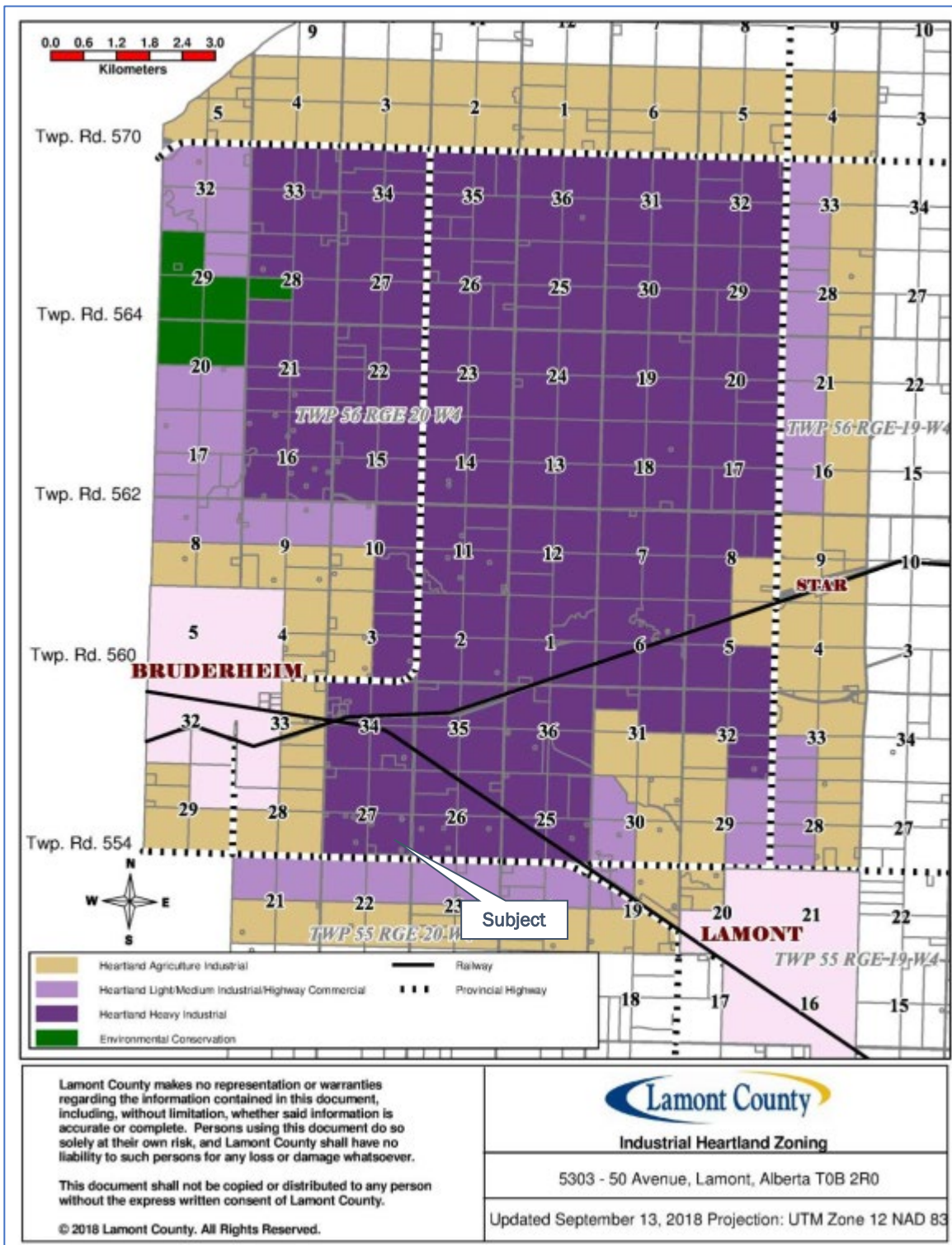
**Map:** Excerpt of Alberta Industrial Heartland Land Holdings Map illustrating the subject area. Obtained from Alberta Industrial Heartland Association. Map is dated August 2021.

- Heartland Heavy Industrial zoning allows for a variety of potential uses.
- Close proximity to a number of industrial developments.
- Highway 15 exposure with a service road.
- Close proximity to CP and CN rail lines.
- Developed yard site in the south portion of the property includes a mobile home, quonset and country residential utility services including power, natural gas, well and septic system.
- 2022 taxes are \$2,532.40.

# Area Map



# Zoning Map



**Map:** Excerpt of Lamont County Land Use Bylaw Map illustrating the subject area. The map indicates that the subject parcel is zoned Heartland Heavy Industrial.