

12.8 ACRES OF RESIDENTIAL & COMMERCIAL DEVELOPMENT LAND

46 AVENUE & 47 STREET | DRAYTON VALLEY, ALBERTA



~~\$2,790,000~~ [~~\$199K/ACRE~~]

\$1,970,000 [\$153K/ACRE]

Growing Population: Drayton Valley's population increased by 2.92% year-over-year in 2024, reaching a total of 7,898 residents. The town also experienced a 9.51% increase in population over the last five years.

Affordable Housing Ready: Zoned for high-density and supported by the Town, this site aligns with CMHC programs and is ideal for affordable or workforce housing development.

Strategic Location: Located near a commercial hub, the 12.8-acre property offers future residents easy access to essential services such as grocery stores, pharmacies, and the Drayton Valley Hospital.

Prime Opportunity: Acquire the best residential / commercial development site in Drayton Valley, adjacent to established multi-family and residential areas.

Development Potential: Preliminary concept includes eight 4-plexes and four apartment buildings, with in-place zoning also allowing for complementary commercial development.

Infrastructure-Ready: Full municipal services with preliminary planning and servicing schedules completed for the development concept

Proximity to Schools: The property is located within walking distance of Evergreen Elementary School, H. W. Pickup Junior High School and Frank Maddock High School.

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Senior Associate

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LEGAL ADDRESS

Lot 8, Block 66, Plan 2420662

SITE AREA

± 12.8 Acres

SERVICES




Water, sewer, natural gas, power, and internet are available at the property line

PROPERTY TAXES

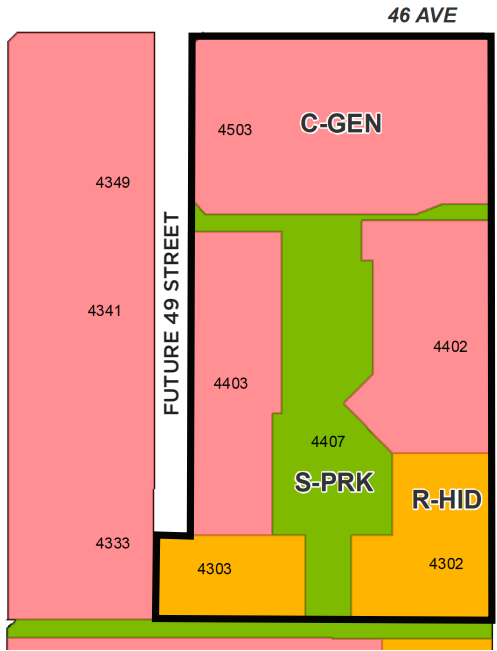
\$7,364.78 (2025 actual)

A newly proposed business incentive bylaw offers 5 years of substantial tax relief for qualified new developments in Drayton Valley

CURRENT ZONING

-  R-HID Residential, High Density District
-  C-GEN Commercial, General District
-  S-PRK Special, Parks & Rec. District

DEVELOPMENT CONCEPT PLAN



**MUNICIPAL SUPPORT FOR
REZONING OPPORTUNITIES**

FOR SALE | 12.8 ACRES RESIDENTIAL DEVELOPMENT LAND

Drayton Valley, with a population of 7,898, has experienced steady growth, including a 2.92% year-over-year increase in 2024 and a 9.51% increase over the past five years. The town serves as a hub for key industries such as oil and gas, agriculture, forestry, and power generation. Ongoing industrial expansion, both locally and across Alberta, reflects the province's strong population growth, which is being driven by immigration, economic opportunity, and a high quality of life. This combined industrial and demographic growth is creating immediate demand for residential development.



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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