

For Sale

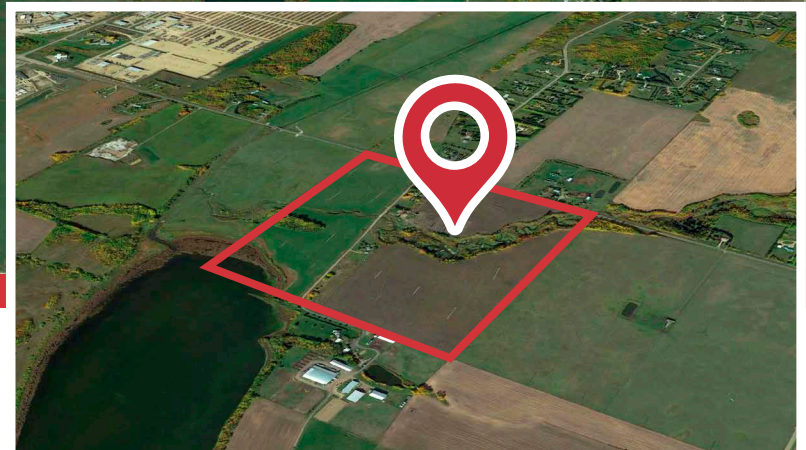
Leduc County Lands (141.37 AC±)
Prime Development Parcel

TOWNSHIP ROAD 502

**SUBJECT
LANDS**

**CITY OF
LEDUC**

QUEEN ELIZABETH HIGHWAY



Northwest ¼ Section 8 - 50-24-4
Leduc County, Alberta

Property Features



Future Use: The parcel is slated for mixed residential & commercial development



Strategic Location: Minutes from Edmonton International Airport and its collection of premium retail outlets



Transportation: Quick access to QEII and exposure to Airport Road (Township Road 502)



Property Amenities: Partial Frontage onto Saunders Lake ideal for country residential home development



Sale Price: \$6,909,000 (\$49,000/acre)

Vince Caputo MBA, SIOR

780 436 7424 • vcaputo@naiedmonton.com

For Sale

Leduc County Lands (141.37 AC±)
Prime Development Parcel



Property Information

SITE SIZE	141.37 acres±
LEGAL DESCRIPTION	North West ¼ Section 8 - 50-24-4
ZONING	AG
SALE PRICE	\$6,909,000 (\$49,000/acre)

Opportunity

The Saunders Lake corridor is poised to provide an important opportunity for employment growth in Leduc County, building on and integrating with the existing employment areas at the Edmonton International Airport, in Nisku Business Park and adjacent areas in the City of Leduc.

Urban municipal services are proposed to extend to the plan area to help minimize the impact of development on Saunders Lake given its a significant community amenity.

Open space adjacent to the lake will offer protection to steep slopes, preserve vegetation, provide public access, and preserve the aesthetic qualities that make the lake a valuable asset.

Vince Caputo MBA, SIOR
780 436 7424 • vcaputo@naiedmonton.com