



Highway 1 Industrial Park
Origin Business Park
Wheatland County, AB
Starting at \$330,000/acre

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Property Details

Size:	120+ acres in Phase 2
Land Use:	I-G
Policy:	WH1ASP, Wheatland County
Asking Price:	Starting at \$330,000/acre

Consider the advantages of locating in Origin Business Park. Located less than 15 minutes east of Stoney Trail on Highway 1, these limited service industrial lots are a fraction of the cost of other similar lots east of Calgary, and have immediate access to the Trans Canada Highway. With lower property taxes in Wheatland County, the savings continue to add up.

There's a lot happening in the area and much more to come.

In 2019, one group purchased approximately 1500 acres surrounding Origin Business Park. In March 2022, Premier Kenney announced that over 1300 full time jobs would be imminently announced in Wheatland County. In July 2022 CGC announced 100 full time jobs outside Carseland, leaving another 1200 to be announced.

In the summer of 2022, a new Esso station, with Burger King and KFC, opened at the west gateway to the Park.

In late August, 2022 Wheatland County announced it had reached a deal with Shaw Communications to provide fibre internet to the Park.

Call today to get your move started!





Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Production Facilities (Only considered within the WHIASP)	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit ¹
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	Work Camp
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) ¹	
WECS (micro) ¹	

Notes: 1 - See Development Permits Not Required Section
 ^ - See Signage Section for Signage that does not require a permit





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