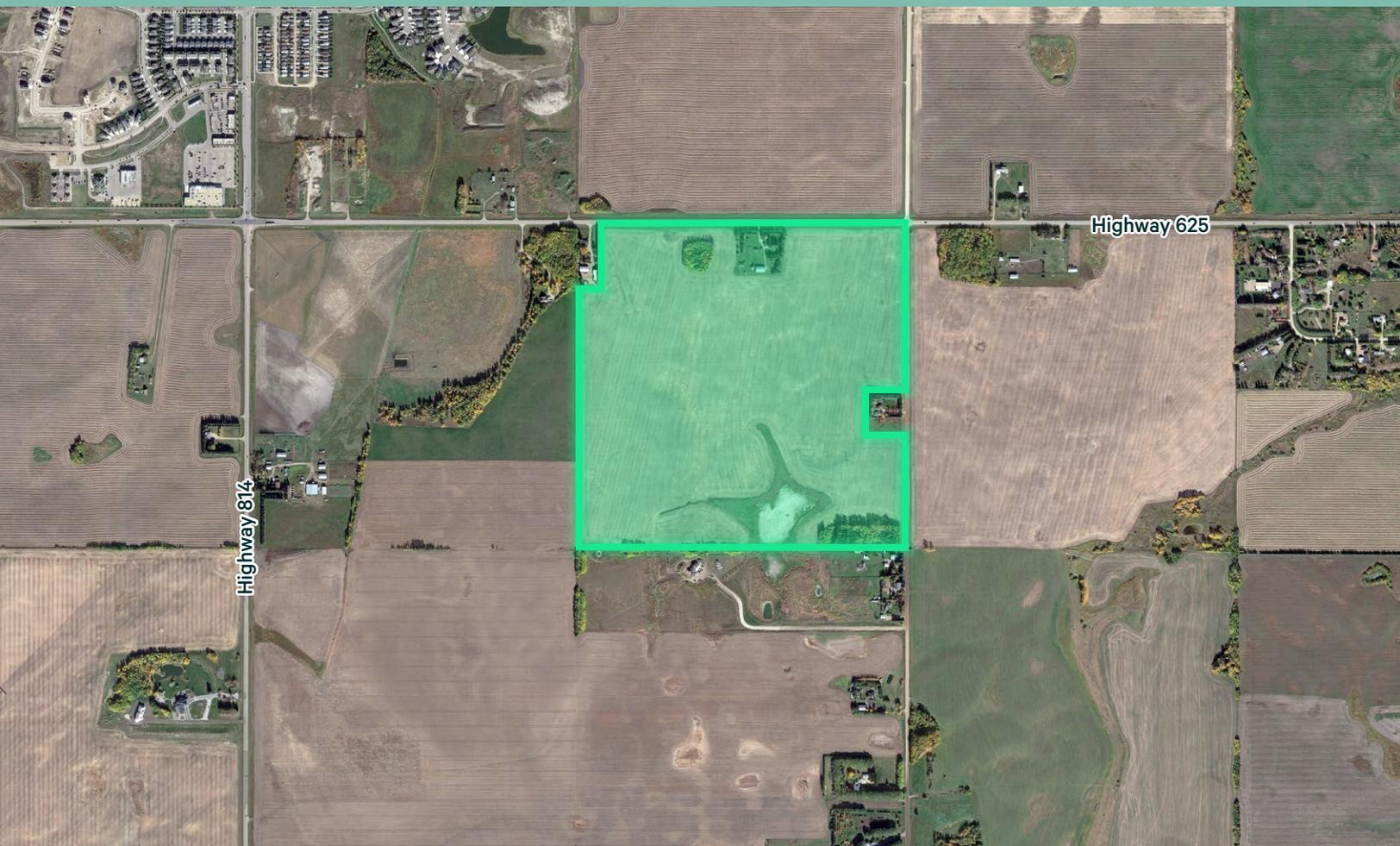


Investment / Development Opportunity

Located Within The City Of Beaumont,
In The Proposed Innovation Park

4;24;50;23 NE
Beaumont, Alberta

±153.16 Acres Of Industrial Land Available



Investment / Development Opportunity

4;24;50;23 NE | Beaumont, Alberta

Location Details

- + Located within the City of Beaumont in the Proposed Innovation Park
- + Huge opportunity to shape the future of the Innovation Park, securing almost half of the land within the proposed ASP
- + Government of Alberta is working with City of Beaumont to secure the Alberta Motor Transport Association for the adjoining property to the west
- + An environmental assessment was completed on the property in 2022 and is available to qualified buyers during the due diligence period

Legal Address	4;24;50;23;NE
Proposed Zoning	IL / IB
Site Size	±153.16 Acres
Connectivity	To be upgraded to Fibre
Taxes (2025)	\$3,283.54
List Price	\$60,000 / Acre

Beaumont Innovation Park - Draft Development Concept

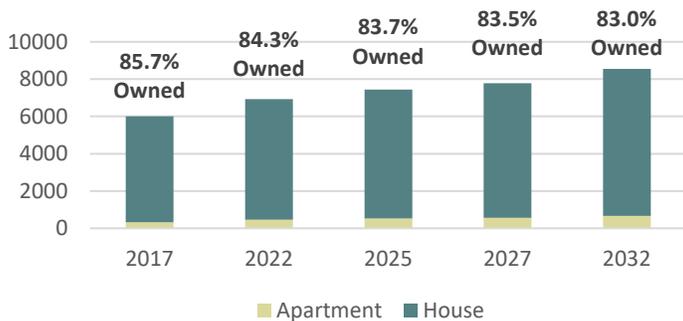
- + City of Beaumont has developed and approved the ASP for the area
- + The City of Beaumont aims to support commercial and industrial uses with the new development plan

Source: City of Beaumont

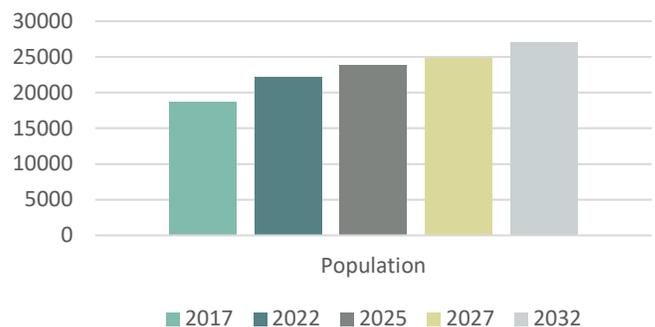


Beaumont Statistics

Dwelling Type with Ownership Percentages



Population



Statistics

36 Years

Median Age (2024)

Source: Sitewise

\$162,249

Average Household Income (2024)

Source: Sitewise

3.5%

Projected Population Growth (2024 - 2029)

Source: Sitewise

558

Active Businesses (2024)

Source: Alberta Economic Dashboard

Drive Times

12 Minutes

to Nisku/Leduc

14 Minutes

to Edmonton International Airport

15 Minutes

to Anthony Henday Drive

25 Minutes

to Yellowhead Trail

35 Minutes

to Edmonton City Centre

Target Users



Data & Technology



Transportation & Logistics



Safety

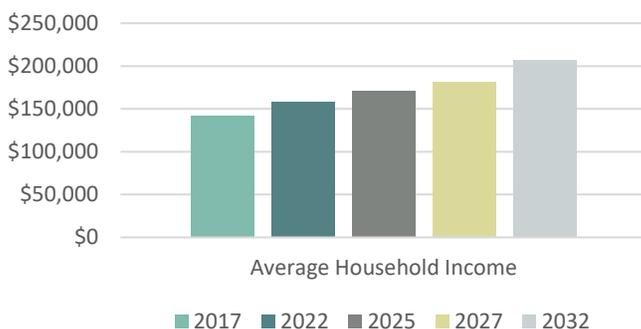


Education



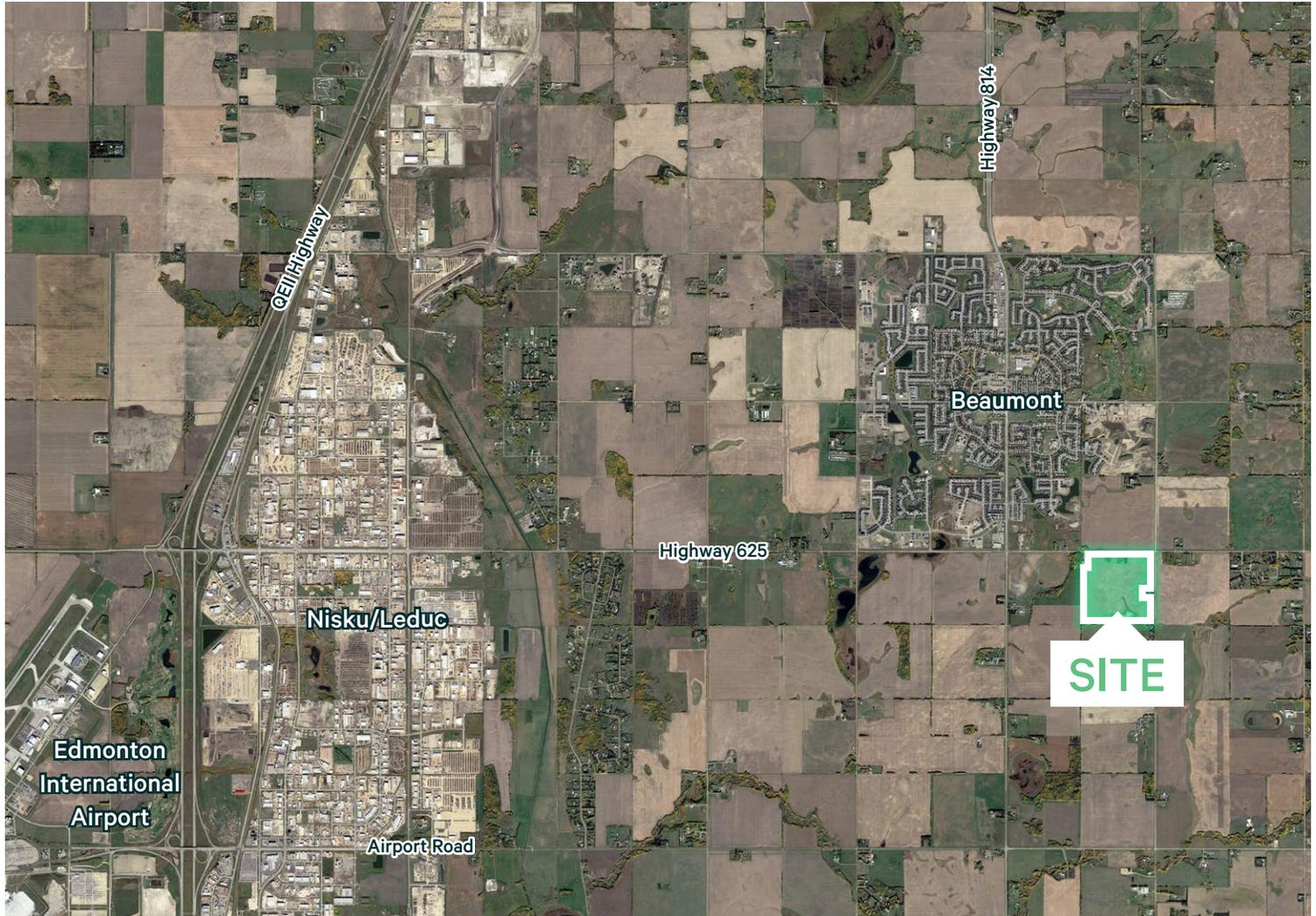
Health & Life Sciences

Average Household Income



Total Households





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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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