DEVON, ALBERTA
4.03 ACRES OF RESIDENTIAL DEVELOPMENT LAND

TOWN OF DEVON

HIGHWAY 60

MICHIGAN STREET

4.03 ACRES

Brandon Hughes
Associate Broker | Investment Sales & Leasing
780 966 0699 brandon@crealberta.ca

Darin Luciow
Associate | Investment Sales & Leasing
780 573 0830 darin@crealberta.ca

Scott Hughes
Broker/Owner | Investment Sales & Leasing
780 915 7895 scott@crealberta.ca

RE/MAX
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DEVON RESIDENTIAL DEVELOPMENT LAND

HIGHLIGHTS

- Located 15 minutes southwest of Edmonton and only 20 minutes west of the International Airport, Nisku and Leduc, with each location seamlessly connected by the new Highway 19/60 interchange

- Zoned R4 (high density residential) allowing buildings up to 4 storeys, with the Town of Devon expressing significant interest in rezoning to suit a developers desire (low/medium density residential etc.)

- Bordered to the south by Battery Creek Ravine, the site is directly connected to +25 km of Devon's renowned trail system

- Michigan Street, the road with direct access to the site, has recently been extended south (completed Q4 2023) providing immediate and direct access to Highway 19 for future residents

CONCEPT HIGH DENSITY MULTI-FAMILY SITE PLAN

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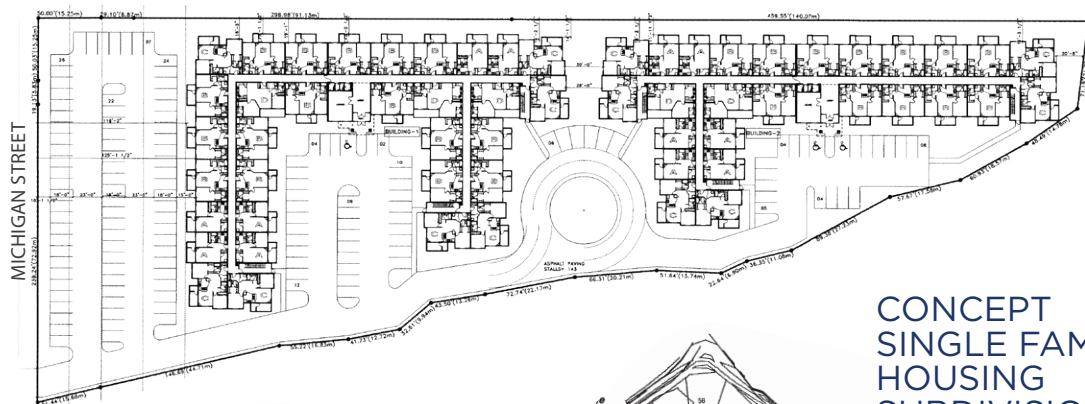
CONCEPT SINGLE FAMILY HOUSING SUBDIVISION SITE PLAN
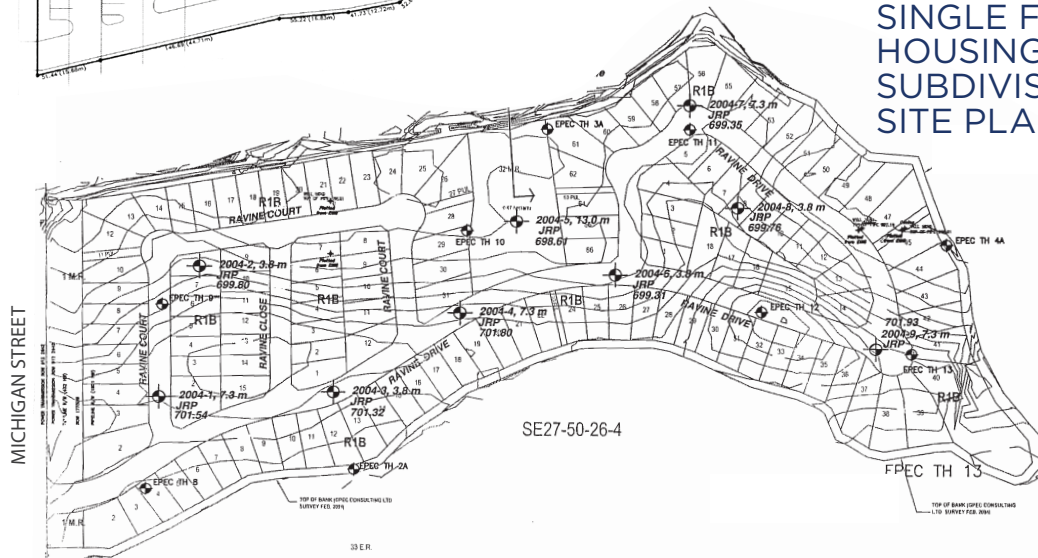
LISTED AT $1,850,000
[$460K PER ACRE]

LEGAL	PLAN 0726005, BLOCK 15, LOT 34
SITE AREA	± 4.03 ACRES	± 175,547 SF
ZONING	R4 - RESIDENTIAL HIGH DENSITY
AREA	THE RAVINES/BATTERY CREEK
SERVICES	STUBBED INTO THE SITE (WATER MAIN, SANITARY/SEWER & STORM)
OFF-SITE LEVIES	$50K PER ACRE (2024 ESTIMATE)
MAX DENSITY	259 UNITS (160 PER NET HECTARE)
MAX HEIGHT	4 STOREYS
EXPIRED PERMITS	238 UNITS BETWEEN TWO APARTMENT BUILDINGS, 381 PARKINGS STALLS (143 SURFACE, 238 UNDERGROUND)

DEVON RESIDENTIAL DEVELOPMENT LAND

Map labels:

- 633
- 633
- ST. ALBERT
- HWY 216
- 28
- HWY 16
- 21
- HWY 16A
- SPRUCE GROVE
- ACHESON
- HWY 216
- 16
- EDMONTON
- HWY 216
- HWY 21
- STONY PLAIN
- 628
- 628
- 2
- HWY 779
- 627
- HWY 60
- 627
- 216
- 14
- 628
- 629
- HWY 216
- 2
- 14
- DEVON MULTI-FAMILY LAND
- NISKU
- HWY 2
- BEAUMONT
- HWY 60
- HWY 19
- LEDUC
- HWY 625
- 814
- N

DRIVE TIMES *From Site*

Highway 60	Immediate Access
Highway 19	Immediate Access
Edmonton Int'l Airport	15 Minutes
Leduc	20 Minutes
South Edmonton Common	23 Minutes

MAJOR ROADWAYS

HWY 60 — Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)

HWY 16 — Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert

HWY 216 — Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton

HWY 2 — Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

DEVON RESIDENTIAL DEVELOPMENT LAND

WHY DEVON?

A Growing Community With Deep Entrepreneurial Roots

» No Business Tax «

Devon prides itself in developing strategic partnerships with their business community, offering no tax to businesses to encourage growth in our expanding industrial and commercial sector.

» Low Utility Costs «

Essential Town services are more affordable in Devon. Services provided by the Town including gas, water and sewer are less expensive than in many other municipalities.

» Low Municipal Tax Rate «

Devon currently has the lowest residential & non-residential tax rate in the Edmonton metro region. In 2019, Council approved the smallest tax rate increase in six years.

6,700
current population of Devon

37.7
median age range

$116,210
average household income
(6.8% higher than Alberta's provincial average)

Download the Devon Business Profile Report

Devon is located 15 minutes from the Edmonton International Airport, Canada's fastest growing airport with non-stop routes to 50 domestic, US and international destinations.

DEVON RESIDENTIAL DEVELOPMENT LAND

MICHIGAN STREET, SE OF OAKLAND BOULEVARD | DEVON, ALBERTA

BRANDON HUGHES, *ASSOCIATE BROKER*
INVESTMENT SALES & LEASING
RE/MAX COMMERCIAL CAPITAL

780 966 0699 brandon@crealberta.ca

DARIN LUCIOW, *ASSOCIATE*
INVESTMENT SALES & LEASING
RE/MAX COMMERCIAL CAPITAL

780 573 0830 darin@crealberta.ca

SCOTT HUGHES, *BROKER/OWNER*
INVESTMENT SALES & LEASING
RE/MAX COMMERCIAL CAPITAL

780 915 7895 scott@crealberta.ca

FOR MORE INFORMATION PLEASE VISIT: www.crealberta.ca

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