

# FOR SALE

## PARSONS CREEK LAND PARCELS

**NAI**Commercial



### PARSONS CREEK NORTH | FORT MCMURRAY | DEVELOPMENT OPPORTUNITIES

#### PROPERTY DESCRIPTION

- Join the exciting transformation of North Parsons Creek, a community on the rise with a bright future. Don't miss these unique development opportunities in this developing neighbourhood.
- Three (3) parcels of land available for purchase from 3.48 Acres± to 8.06 Acres±

**Secure your piece of Parsons Creek today!**

**\$209,742**

AVERAGE  
HOUSEHOLD INCOME

**68,002**

FORT MCMURRAY POPULATION  
(2021 CENSUS)

**24,000**

RESIDENTS PLANNED FOR  
PARSONS NORTH

**3,880** PARSONS NORTH  
POPULATION

**1,727** DWELLINGS

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### AVAILABLE LAND FOR SALE

PARCEL #	ACRES±	ZONING	PRICE
18	8.06	MDD	\$6,250,000
20	3.48	MD	\$2,700,000
21 - 1	1.22	C1	\$950,000
21 - 2	1.23	C1	\$950,000
22 - 1	1.71	R3	\$1,200,000
22 - 2	1.67	R3	\$1,170,000
5B	6.67	ND	SOLD
65	0.55	ND	SOLD
66	0.22	ND	SOLD

### LOCATION & NEIGHBOURHOOD INFORMATION

Parsons Creek's design offers a walkable, vibrant, mixed-use with good connections to adjacent neighbourhoods. Focus on sustainable principles such as mixed-use areas, extensive trail systems, pedestrian connections, and transit nodes; Parsons Creek has been designed to encourage sustainable development and lifestyles.

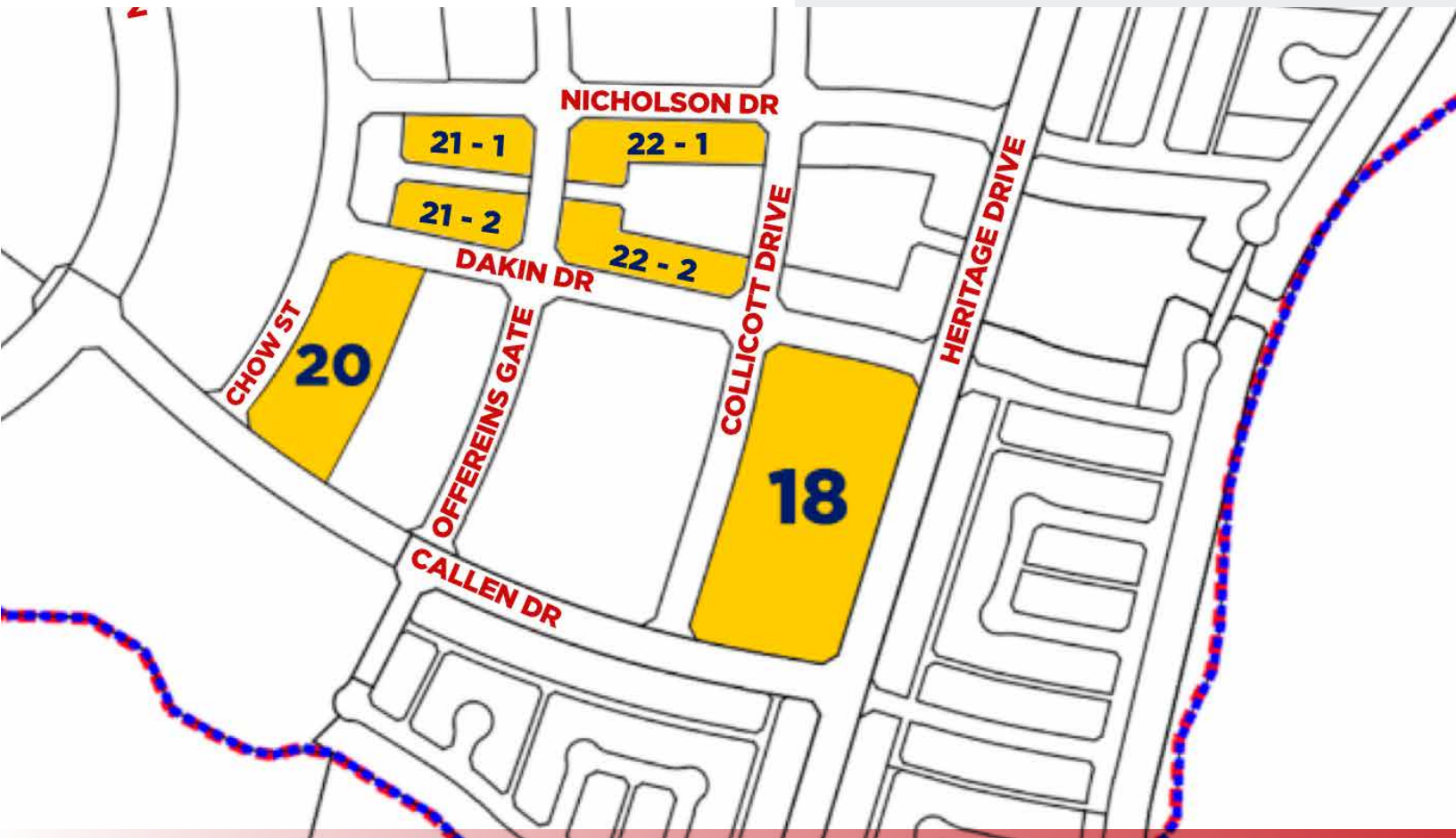
This trendy suburban location features an ideal combination of residential opportunities with connected open spaces, two elementary schools, and future commercial/retail development.

Signature traits include an abundance of planned parks, paved trails, a skatepark, a water spray park, and a future waterfront village with canal and two man-made ponds are all announced or proposed for the area.

The population of Parsons Creek in 2021 was 3,880 with 1,727 dwellings according to a municipal census conducted by the R.M of Wood Buffalo. Once built out it is anticipated this neighbourhood will be home to 24,000 residents on over 815 acres of land.

Seated on a scenic plateau overlooking the Athabasca River Valley stands the community of North Parsons Creek. Parsons Creek is located west of the Athabasca River valley and Hwy 63 and north of the existing Timberlea residential subdivision.

Parsons North is a Master-Planned development designed as a multi phased integrated community that promotes a high quality of life for residents through a pedestrian-friendly environment and a variety of transportation, housing, commercial, and future recreational options.



PROPERTY INFORMATION

LIST PRICE	\$6,250,000
LAND SIZE	8.06 Acres± (3.26 Hectares±)
LEGAL ADDRESS	Plan 1422879, Block 18, Lot 1
ZONING	MDD (Mixed Development District)
LOCATION	Parsons Creek North - Corner of Heritage & Callen Drive
DIMENSIONS/ FRONTAGE	Frontage is approximately 1,150 feet along Callen Drive and Dakin Drive. There is a return depth of 2,500 feet along Heritage Drive.
SERVICES	Based on adjacent development and conversations with the property owner, the site is provided full services to the property line(s) including water, natural gas, sewer, and power.
TRAFFIC EXPOSURE	Location results in roadside frontage on all sides of the property.
SITE IMPROVEMENTS	The subject site has been cleared and graded for potential development.

\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.

**PARCEL 18**

Parcel 18 is situated on the corner of Heritage and Callen Drive boasts an expansive 8.06 ACRES (3.26 Hectares) of land zoned MDD (Mixed Development District). Envision the new residential community taking shape. Invest in the future of Parsons Creek and be a part of this master planned neighbourhood.



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## PROPERTY INFORMATION

<b>LIST PRICE</b>	<b>\$2,700,000</b>
<b>LAND SIZE</b>	<b>3.48 Acres±</b>
<b>LEGAL ADDRESS</b>	Plan 1422987, Block 20, Lot 1
<b>ZONING</b>	MD (Main Street District)
<b>LOCATION</b>	Parsons Creek North - Callen Drive / Chow Street
<b>SERVICES</b>	Based on adjacent development, the arcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.

*\*ZONING, PERMITTED LAND USES AND SERVICING TO BE  
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### PARCEL 20

Parcel 20 is situated on Chow Street and boasts an expansive 3.48 acres of land zoned MD Main Street District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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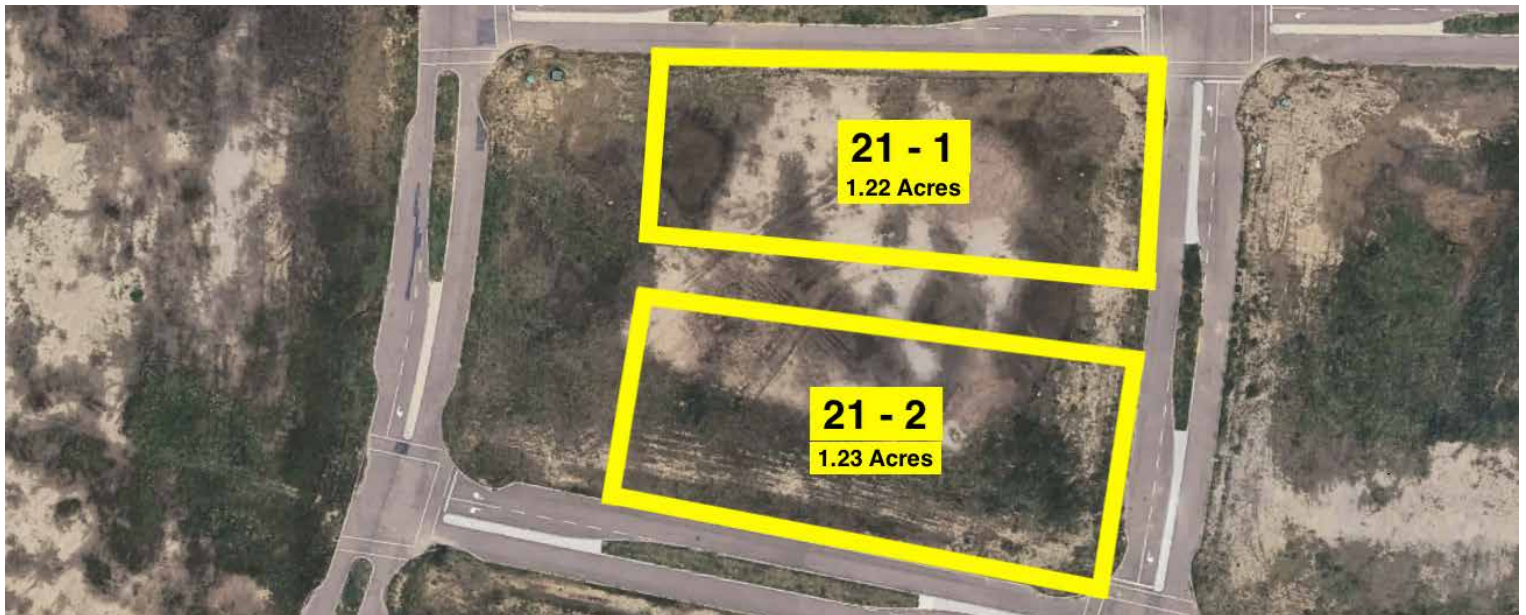
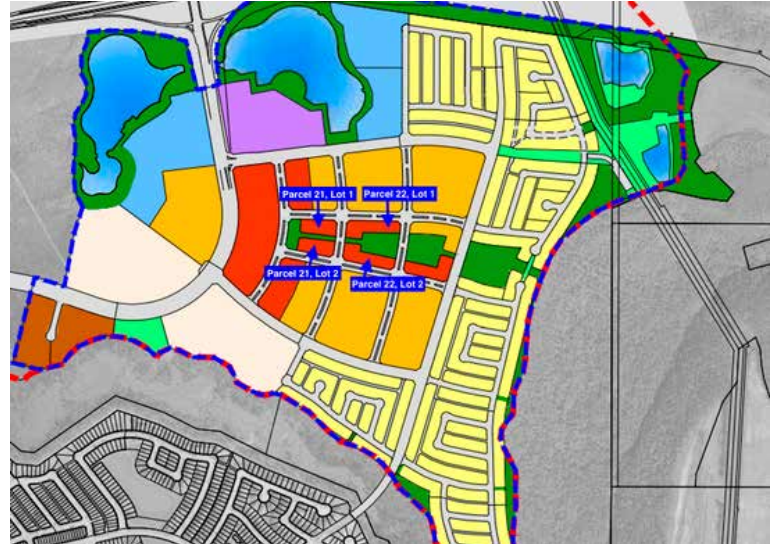
PROPERTY INFORMATION

<b>LIST PRICE</b>	<b>Lot 1: \$950,000</b> <b>Lot 2: \$950,000</b>
<b>LAND SIZE</b>	<b>Lot 1: 1.22 AC±</b> (0.493 Hectares±) <b>Lot 2: 1.23 AC±</b> (0.497 Hectares±)
<b>LEGAL ADDRESS</b>	Plan 1422987 Block 21 Lot 1 & 2
<b>ZONING</b>	Currently zoned MD – Main Street District Scheduled to transition to C1 – Main Street District in January 2026
<b>LOCATION</b>	Parsons Creek North, Fort McMurray
<b>SERVICES</b>	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
<b>TRAFFIC EXPOSURE</b>	Corner of Dakin Drive, Offereins Gate, and Nicholson Drive results in primarily local traffic flow.

\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.

**PARCEL 21**

Parcel 21 is situated on corner of Dakin Drive, Offereins Gate, and Nicholson Drive and boasts an expansive 1.22 & 1.23 acres of land zoned MD Main Street District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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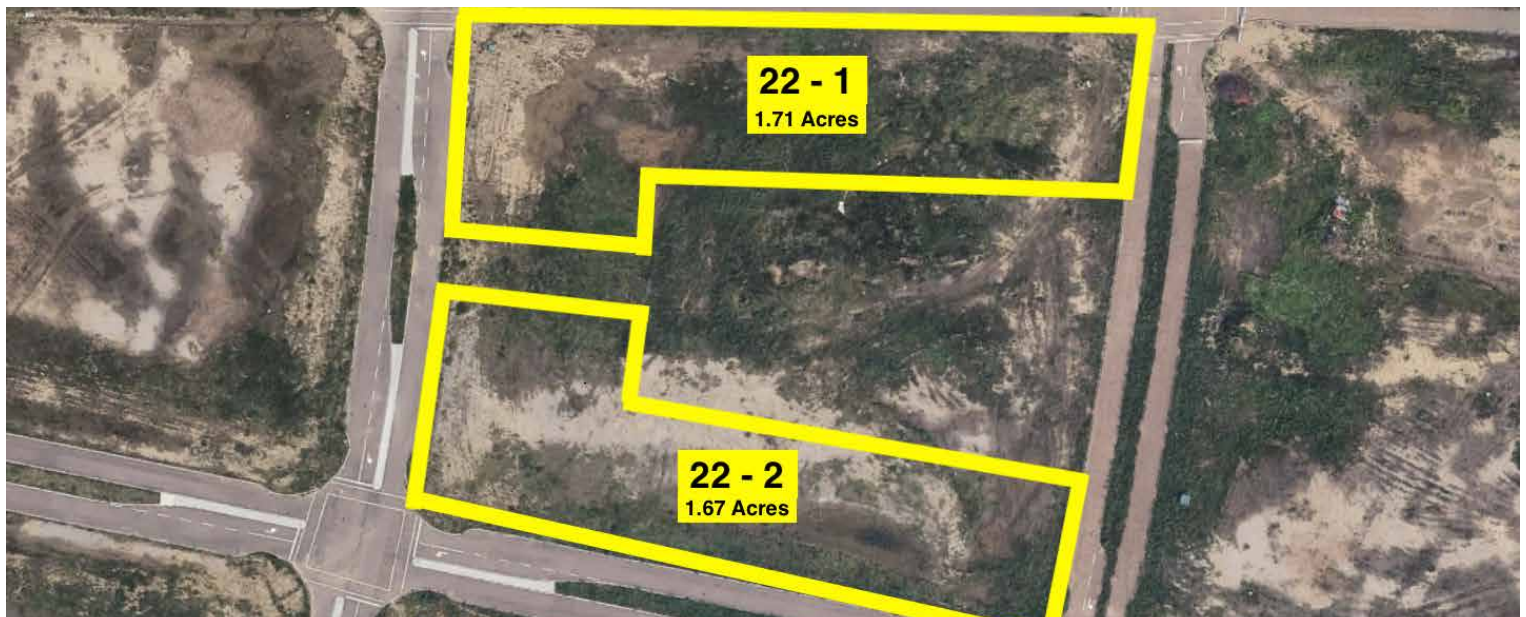
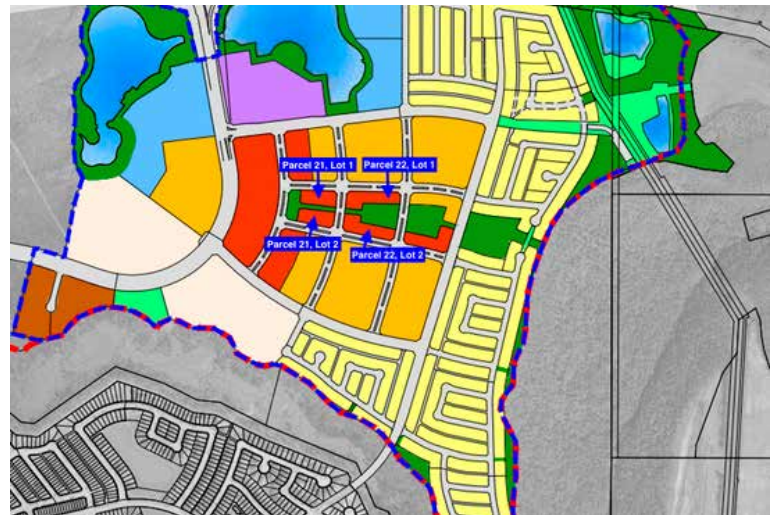
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<b>LIST PRICE</b>	<b>Lot 1: \$1,200,000</b> <b>Lot 2: \$1,170,000</b>
<b>LAND SIZE</b>	<b>Lot 1: 1.71 AC±</b> (0.692 Hectares±) <b>Lot 2: 1.67 AC±</b> (0.675 Hectares±)
<b>LEGAL ADDRESS</b>	Plan 1422987 Block 22 Lot 1 & 2
<b>ZONING</b>	Currently zoned MD – Main Street District Scheduled to transition to R3 – Mid-Rise Medium Density District in January 2026
<b>LOCATION</b>	Parsons Creek North, Fort McMurray
<b>SERVICES</b>	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
<b>TRAFFIC EXPOSURE</b>	Corner of Dakin Drive, Offereins Gate, Nicholson Drive, and Collicott Drive results in primarily local traffic flow.

*\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.*

## PARCEL 22

Parcel 22 is situated on corner of Dakin Drive, Offereins Gate, Nicholson Drive, and Collicott Drive and boasts an expansive 1.71 & 1.67 acres of land zoned MD Main Street District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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