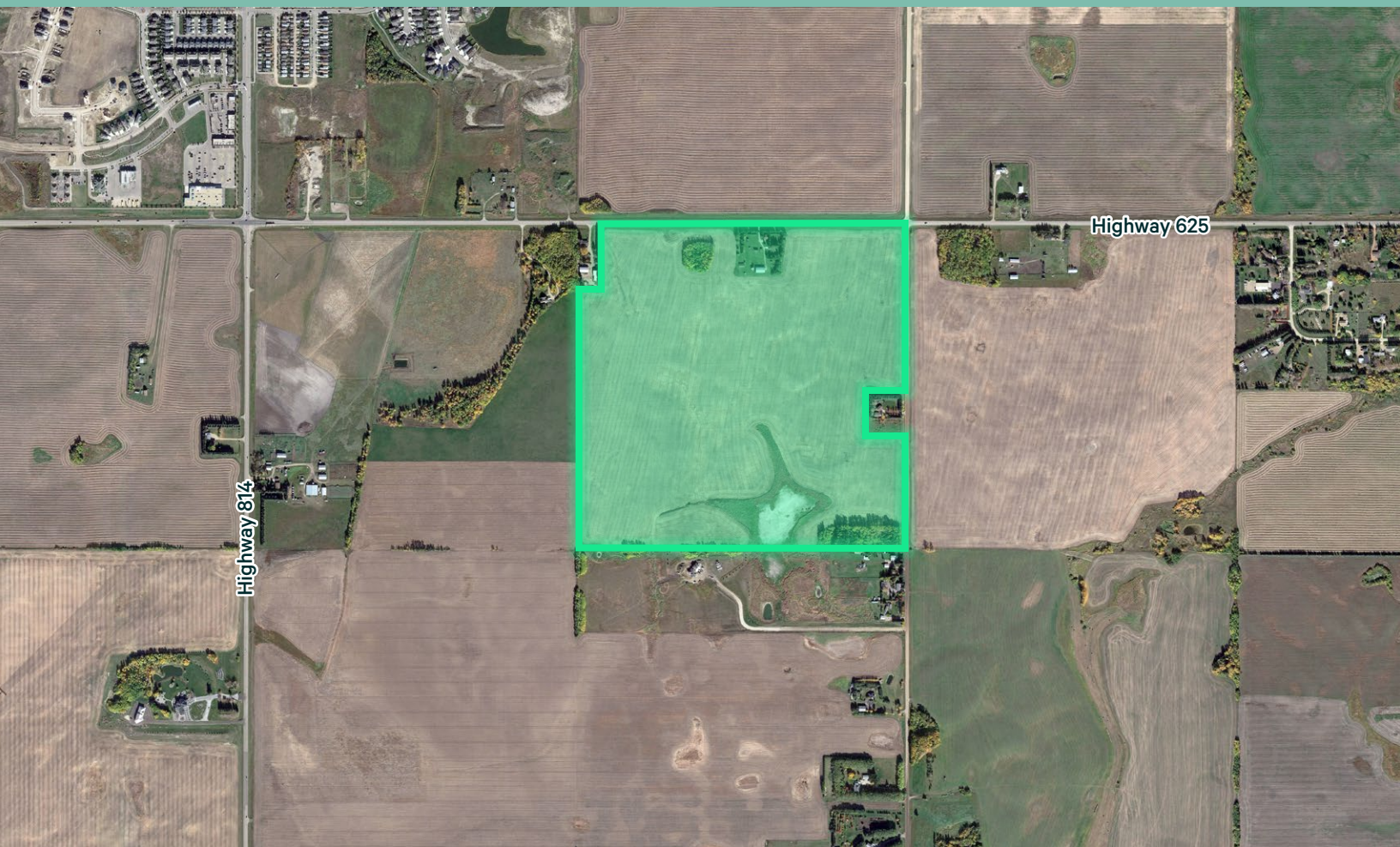


Investment / Development Opportunity

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



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 (2024)	\$3,028.64
List Price	\$60,000 / Acre

Beaumont Innovation Park - Draft Development Concept

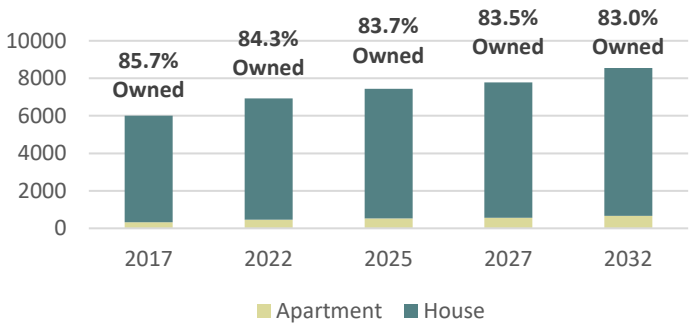
- + City of Beaumont is currently working on ASP for the area, expected to be presented to Council
- + The City of Beaumont aims to support commercial and industrial uses with the new development plan

Source: City of Beaumont

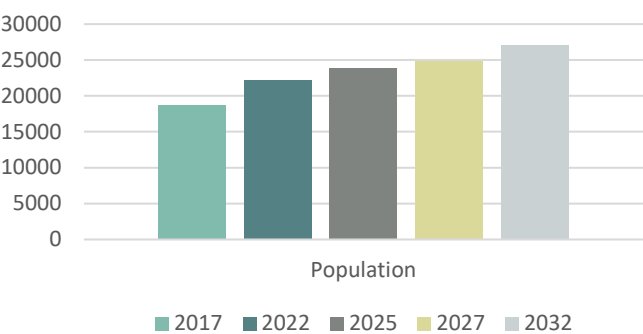


Beaumont Statistics

Dwelling Type with Ownership Percentages



Population



Statistics

36 Years

Median Age (2023)

Source: Sitewise

\$153,866

Average Household Income
(2023)

Source: Sitewise

3.3%

Projected Population Growth
(2023 - 2028)

Source: Sitewise

469

Active Businesses
(2022)

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

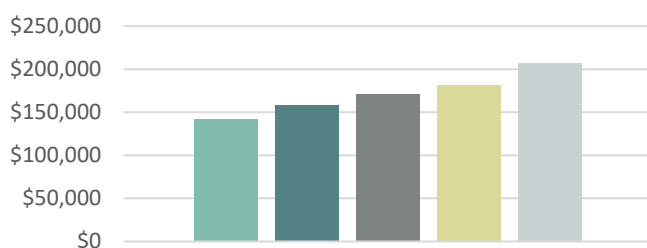


Education



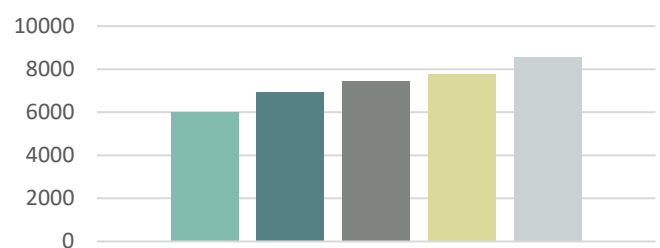
Health & Life
Sciences

Average Household Income



■ 2017 ■ 2022 ■ 2025 ■ 2027 ■ 2032

Total Households

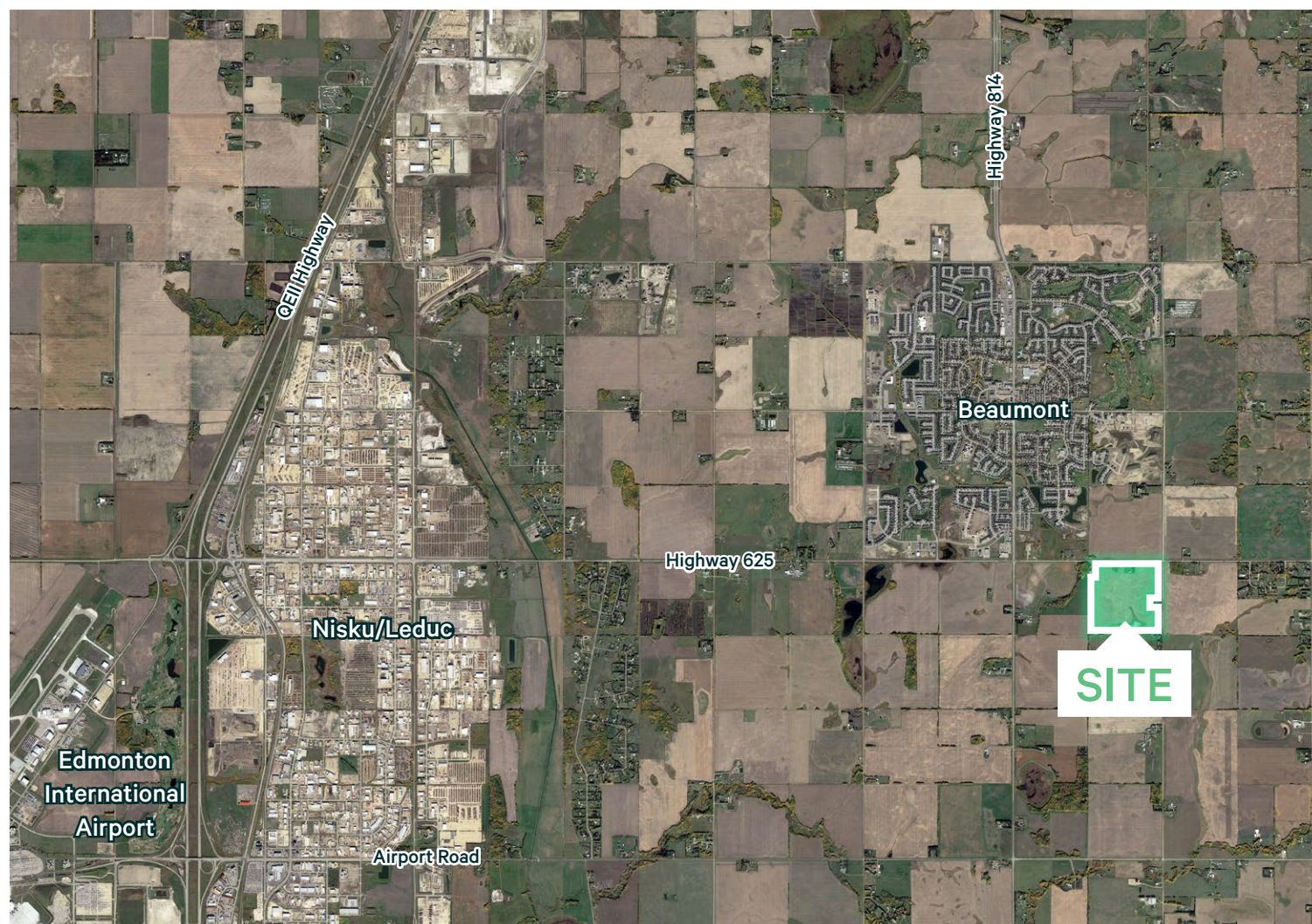


■ 2017 ■ 2022 ■ 2025 ■ 2027 ■ 2032

Investment / Development Opportunity

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

For Sale



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.