

# FOR SALE

## CAMBRIAN CROSSING DEVELOPMENT LAND

North of Highway 16 & West of Highway 21, Strathcona County, AB



### HIGHLIGHTS

- 68.69 acre  $\pm$  development parcel located within the Cambrian Crossing approved Area Structure Plan
- Designated primarily for residential development
- Adjacent to Rohit & Mattamy Homes
- Cambrian development to generate approximately 4,750 households, accommodate 11,450 residents
- Just north of Yellowhead, Cambrian will offer easy accessibility to major arterial road networks

### CONTACT

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# Overview | Cambrian Crossing

## Growing in Strathcona



## Property Information & Financials

MUNICIPAL ADDRESS	Hwy 16 & Hwy 21, Strathcona County, AB
LEGAL DESCRIPTION	4; 23; 53; 13; SE
CURRENT ZONING	AD (Agriculture: Future Development)
PROPOSED ZONING	Residential, Institutional
SITE AREA	68.69 Acres ±
ASP	<a href="#">Cambrian Crossing</a>
SERVICES	In progress (details available upon request)
OFFSITE LEVIES	\$97,771/acre (2020)
PROPERTY TAXES	\$94.21/annum (2020)
POSSESSION	Negotiable
SALE PRICE	<b>\$15,000,000 (\$218,372/acre)</b>

## Additional Features

- Land is located within the approved Cambrian Crossing Area Structure Plan, Strathcona County's next major urban growth node
- Home to a future 11,000+ residents
- Nearby commercial/industrial services
- Cambrian provides a transition from Sherwood Park to the approved Bremner Development
- Oldman Creek runs along the south boundary of the property, providing appealing natural features and premium pricing for residential lots



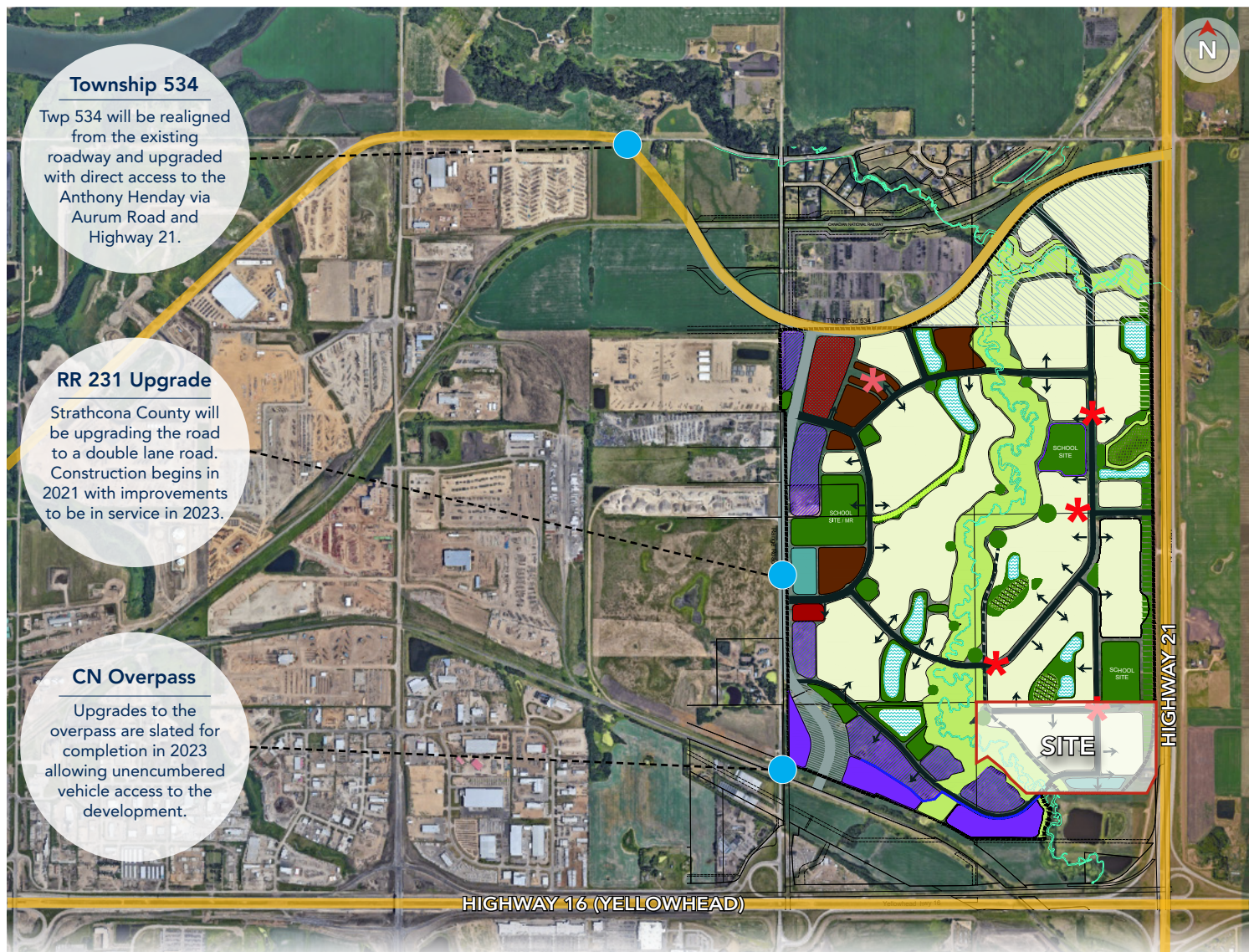
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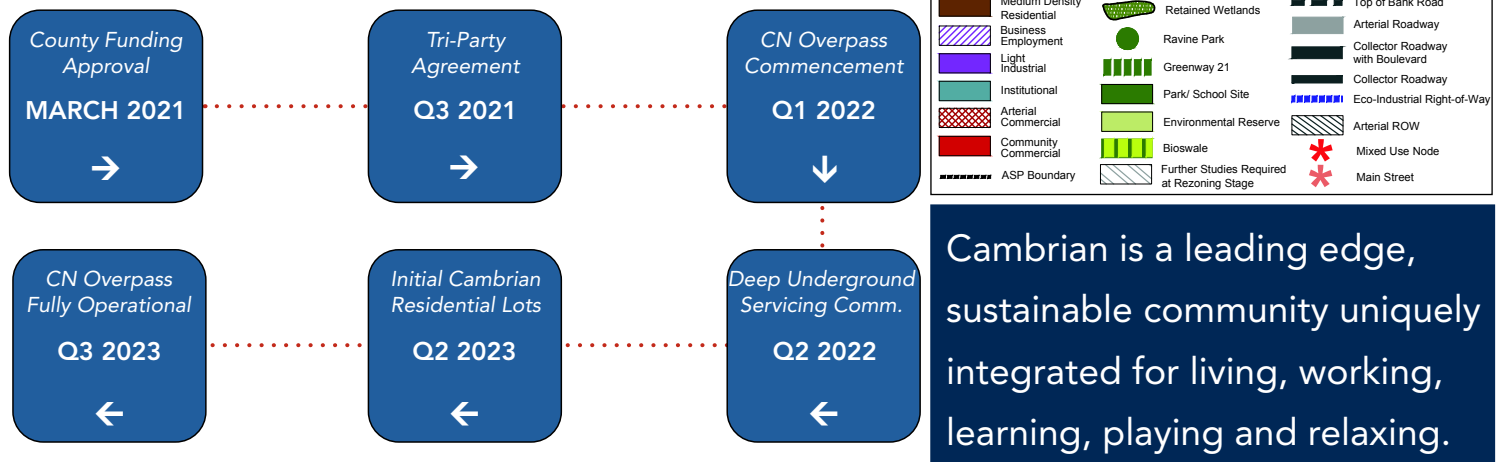
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# Area Structure Plan | Cambrian Crossing



## Expected Development Timelines



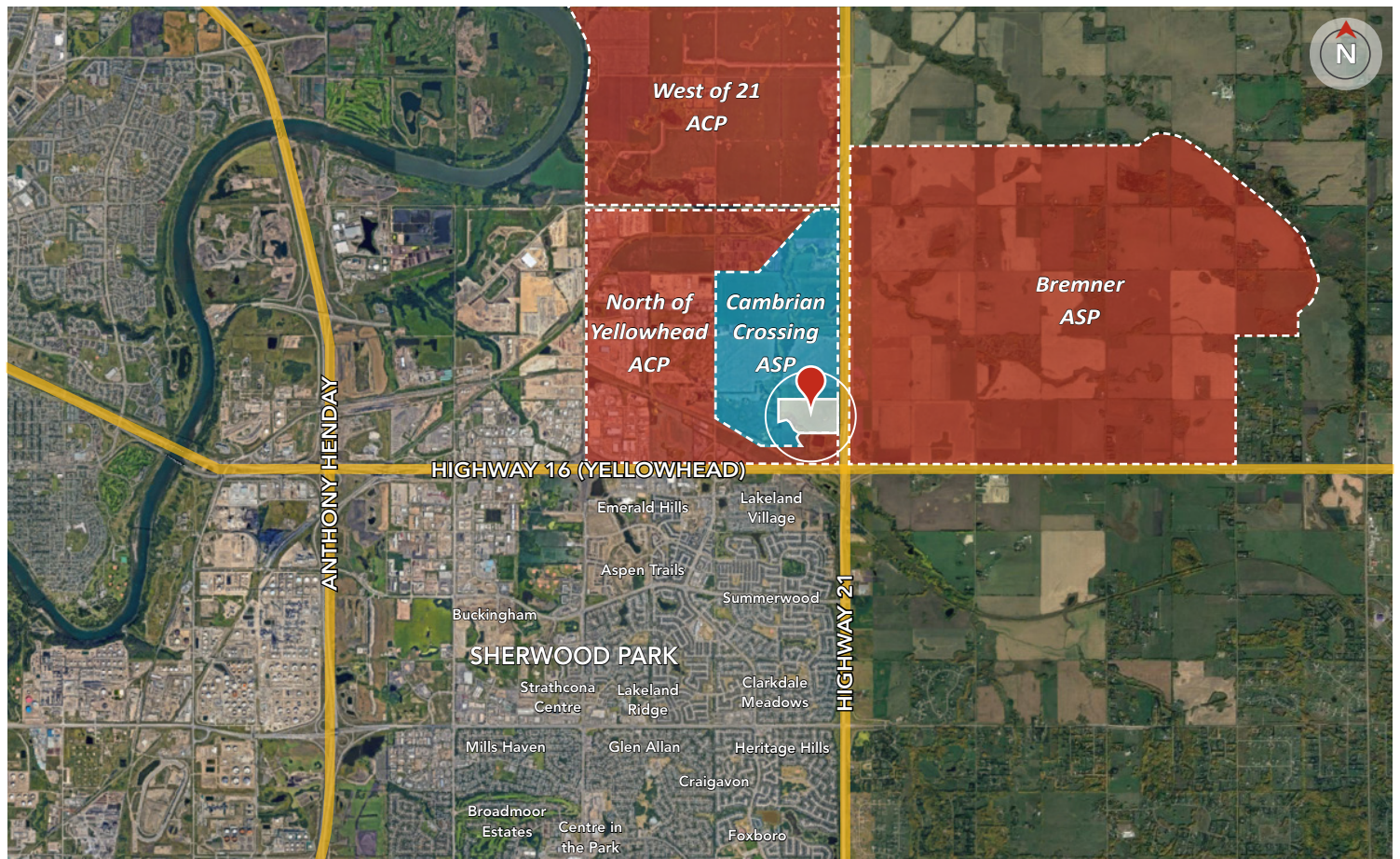
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# Property Location | Cambrian Crossing



## Sherwood Park Demographics

98,381



Population

\$160,655



Average Income

1.4 Million



Market Area Pop'l

39



Average Age

*Quality Based on Results, Not Promises.*

## Contact Our Team For More Information

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