

FOR SALE

CAMBRIAN CROSSING DEVELOPMENT LAND

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



HIGHLIGHTS

- 68.69 acre ± 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

ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

SCOTT ENDRES

Partner, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

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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	Cambrian Crossing
SERVICES	In progress (details available upon request)
OFFSITE LEVIES	\$97,771/acre (2020)
PROPERTY TAXES	\$94.21/annum (2020)
POSSESSION	Negotiable
SALE PRICE	\$15,000,000 (\$218,372/acre)

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

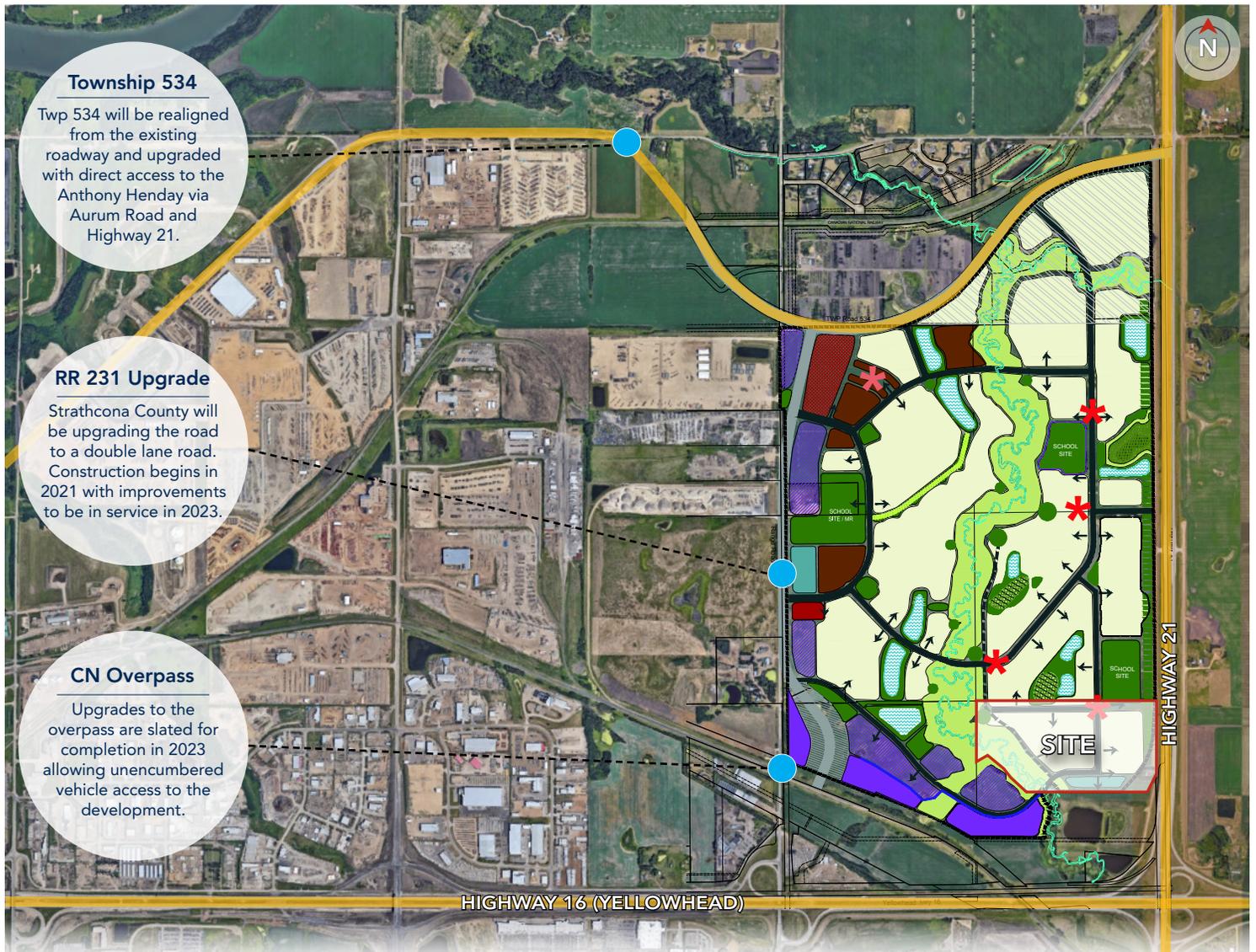


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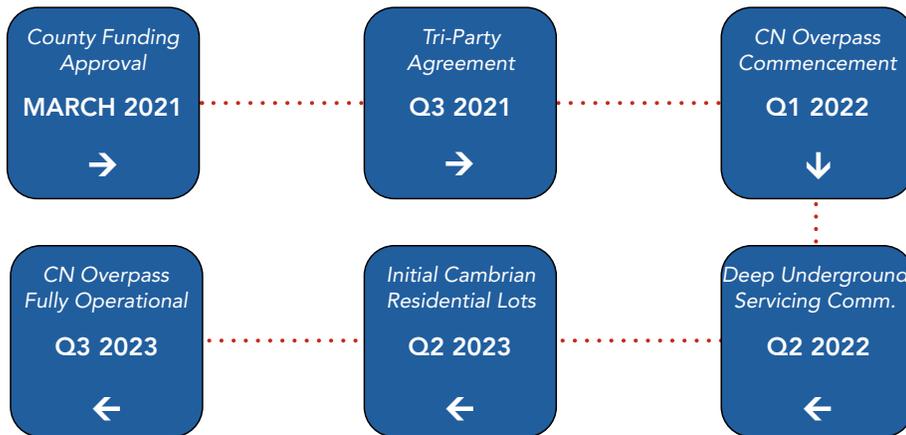
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Area Structure Plan | Cambrian Crossing



Expected Development Timelines



LEGEND - Development Concept Plan

Residential	Stormwater Facility	Possible Access Point
Medium Density Residential	Retained Wetlands	Top of Bank Road
Business Employment	Ravine Park	Arterial Roadway
Light Industrial	Greenway 21	Collector Roadway with Boulevard
Institutional	Park/ School Site	Collector Roadway
Arterial Commercial	Environmental Reserve	Eco-Industrial Right-of-Way
Community Commercial	Bioswale	Arterial ROW
ASP Boundary	Further Studies Required at Rezoning Stage	Mixed Use Node
		Main Street

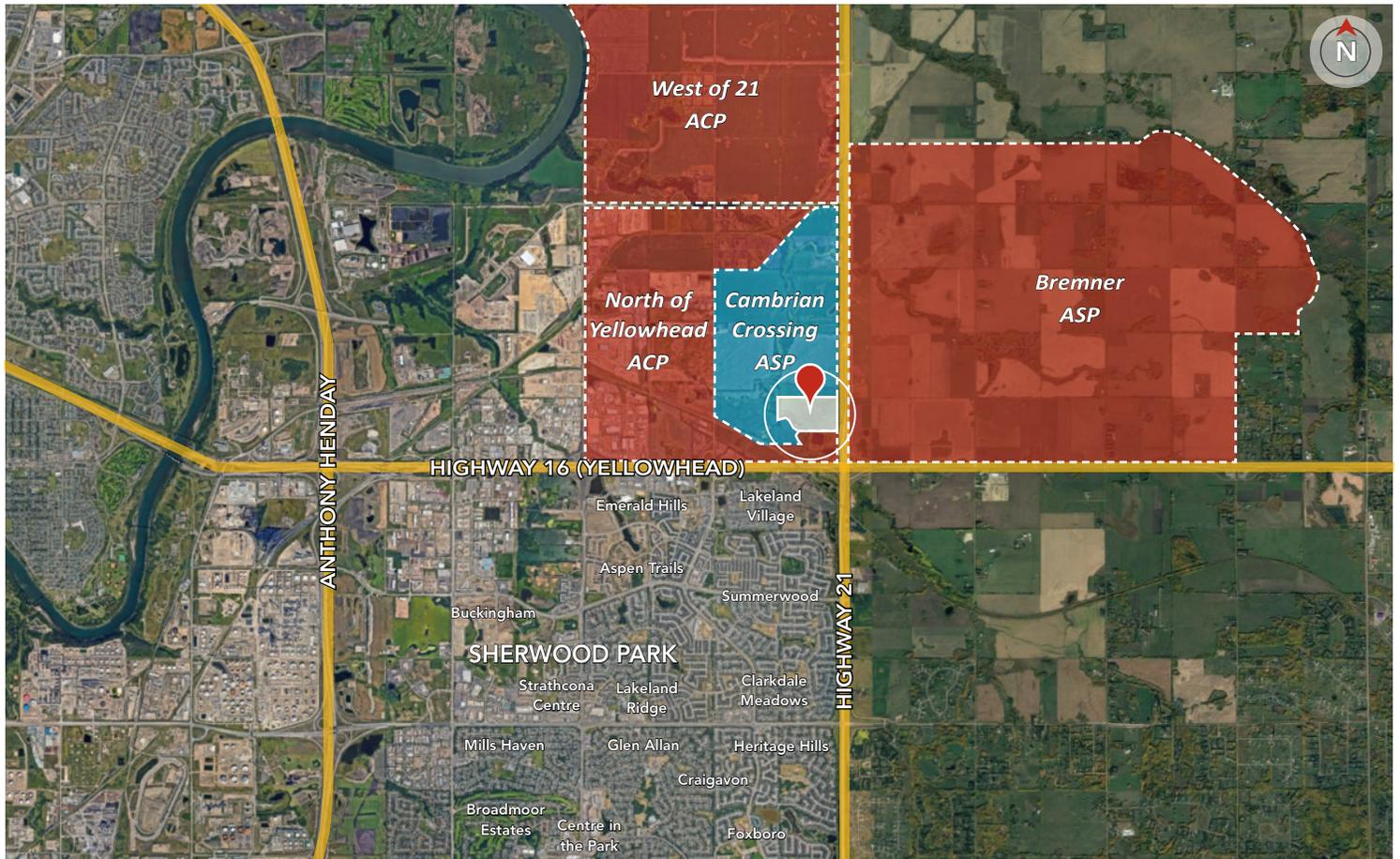
Cambrian is a leading edge, sustainable community uniquely integrated for living, working, learning, playing and relaxing.

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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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