

FOR SALE

STONY PLAIN FUTURE DEVELOPMENT LAND

Glory Hills Road & North of Highway 16A, Stony Plain, AB



151.20 AC ±
\$18,000/ACRE

HIGHLIGHTS

- 151.20 Acres ± of Development Land located within the municipal boundary
- Zoned FD (Future Development)
- Vendor initiated the Glory Hills Estates Area Structure Plan in 2011
- Anticipated future use is a majority of residential with complementary neighbourhood-oriented commercial

CONTACTS

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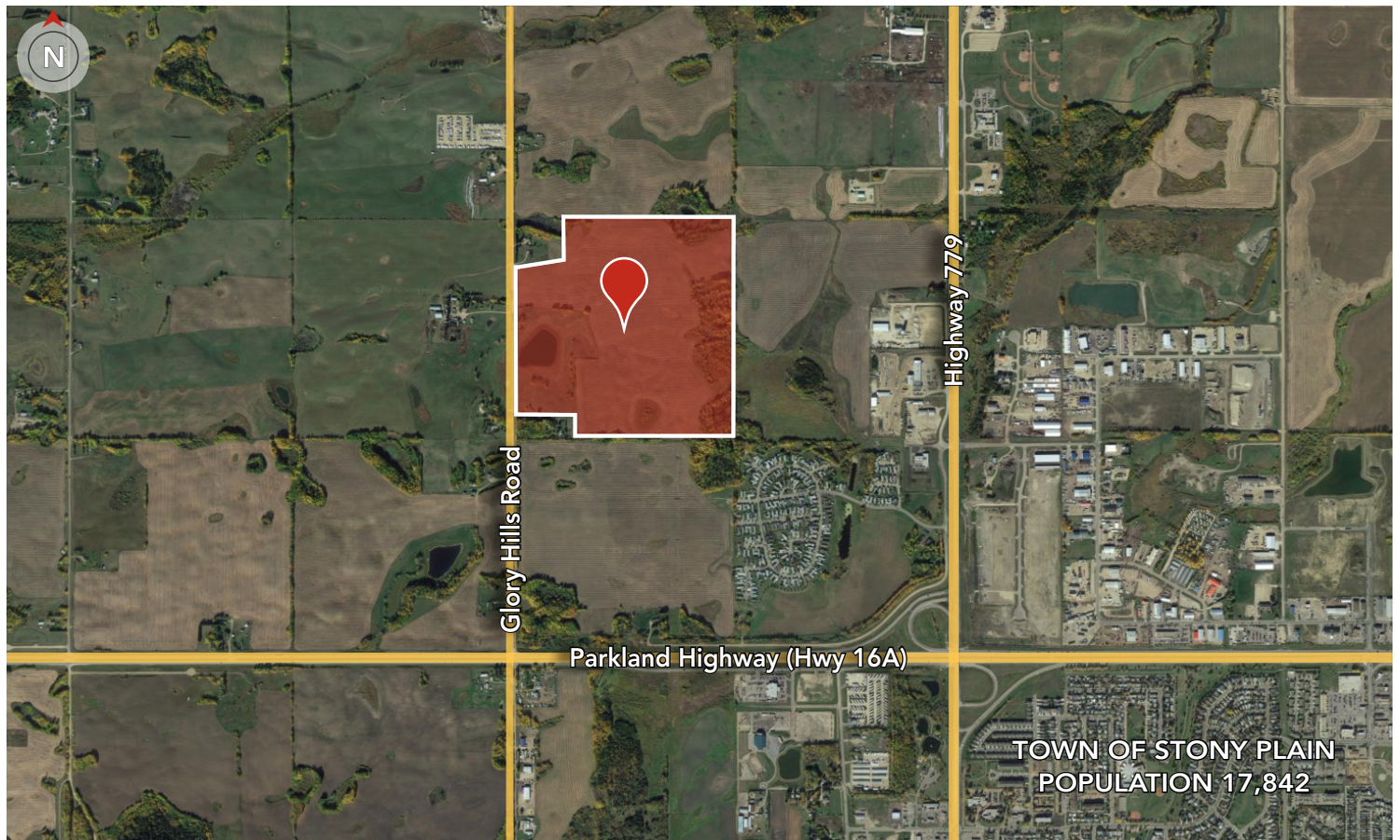


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PROPERTY LOCATION



PROPERTY DETAILS

MUNICIPAL ADDRESS	Glory Hills Road & North of Highway 16A, Stony Plain
LEGAL DESCRIPTION	5; 1; 53; 1; NW
ZONING	FD (Future Development)
TYPE OF LAND	Development Land
SITE SIZE	151.20 Acres ±
SERVICES	Sanitary runs through SE corner of the property. Additional services are in the area.

FINANCIALS

SALE PRICE	\$2,721,600 (\$18,000/acre)
PROPERTY TAXES	\$3,018.68/annum (2020)
POSSESSION	Negotiable

STONY PLAIN OVERVIEW

- Current population of 17,842 (2019 census)
- Population growth of 4% over the past 3 years
- 17 km from the City of Edmonton
- Young, educated workforce
- Trade area of more than 300,000+
- Consistently lower taxation rates
- Diverse economic base
- Average household income of \$113,518
- 887 commercial/industrial businesses
- Development incentives
- Access to major air, rail and ground transportation
- Opportunities within Stony Plain range across an array of industries including oil and gas, professional, food processing, scientific and technical services, and information and cultural industries.



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“Stony Plain, where businesses come to grow, families start, and futures are made.” Invest today.



Population
17,842



Income
\$113,518



Median Age
38



of Households
6,903

Contact Us For More Information

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