

FOR SALE

CAMBRIAN CROSSING RESIDENTIAL DEVELOPMENT LAND

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



Residential Development Land in Sherwood Park

Royal Park Realty is pleased to present 68.69 acres \pm of residential development land in Cambrian Crossing, Sherwood Park's newest community. This area is projected to accommodate approximately 5,350 households, 12,000 residents, and is currently under construction by Rohit and Mattamy.

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REALTY™

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PROPERTY HIGHLIGHTS | Cambrian Crossing Development Land



COMMUNITY HIGHLIGHTS

- **Mixed-Use Community:** Walkable design where residents can live, work, play, and learn.
- **Scenic Trails:** Oldman Creek borders the south, offering 8km of ravine trails for nature enthusiasts.
- **Premium Lots:** Creekside location adds natural appeal and premium pricing potential.
- **Family-Friendly:** Multiple parks and playgrounds for children and families.
- **Convenient Amenities:** Minutes from Emerald Hills Shopping Centre and Leisure Centre.
- **Business Access:** Close to commercial and industrial services.
- **Prime Connectivity:** Easy access to major thoroughfares.

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
SERVICING	In progress
OFFSITE LEVIES	\$125,000.00/acre
POSSESSION	Negotiable
SALE PRICE	Market

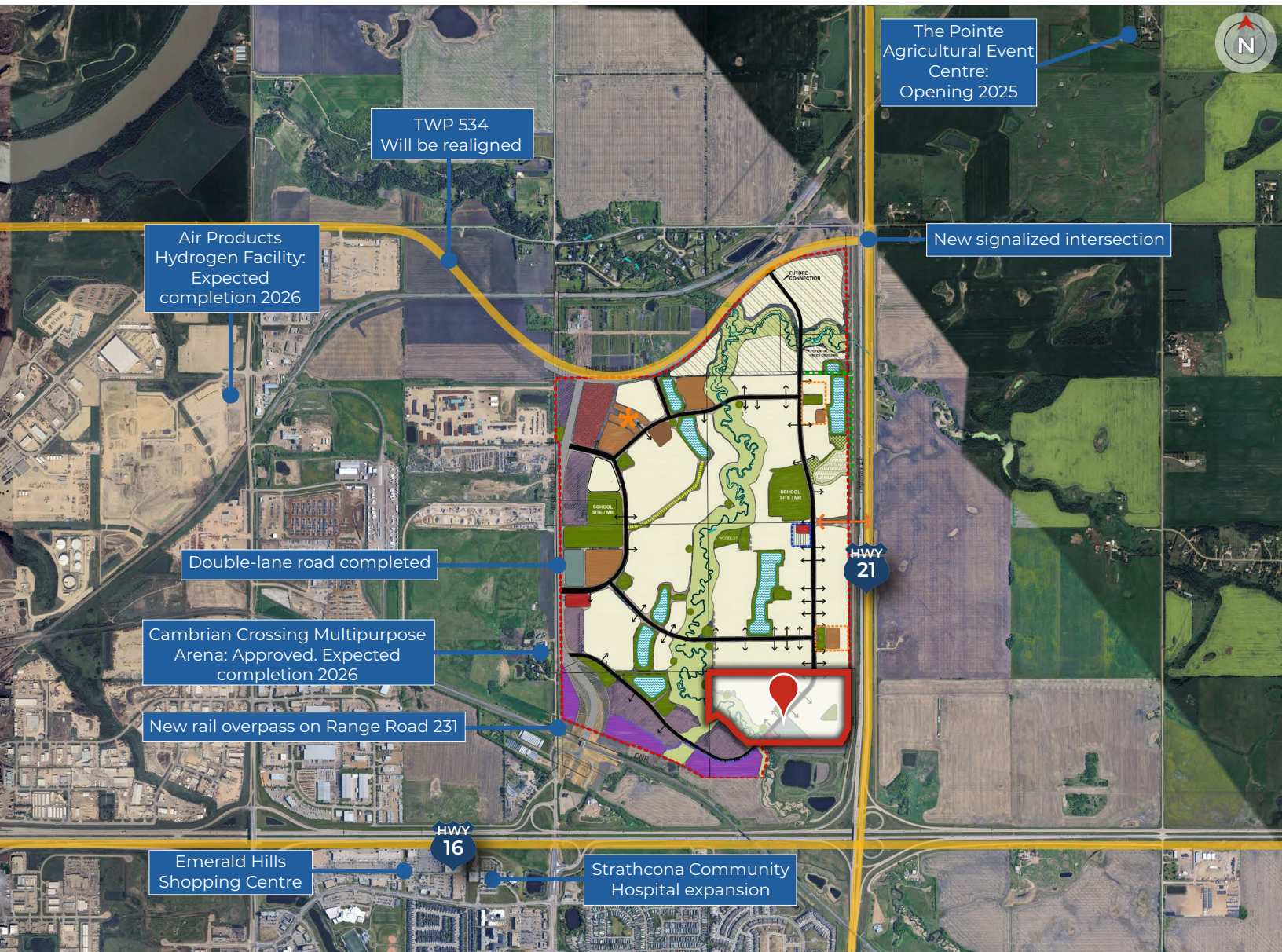


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DEVELOPMENT CONCEPT | Cambrian Crossing Development Land



Cambrian Crossing ASP - Development Concept Plan

- Residential
- Medium Density Residential
- Business Employment
- Light Industrial
- Institutional
- Arterial Commercial
- Community Commercial
- ASP Boundary

- Stormwater Facility
- Retained Wetlands
- Ravine Park
- Greenway 21
- Park/ School Site
- Environmental Reserve
- Bioswale
- Further Studies Required at Rezoning Stage

- Possible Access Point
- Top of Bank Road
- Arterial Roadway
- Collector Roadway with Boulevard
- Collector Roadway
- Eco-Industrial Right-of-Way
- Arterial ROW
- Mixed Use Node
- Main Street



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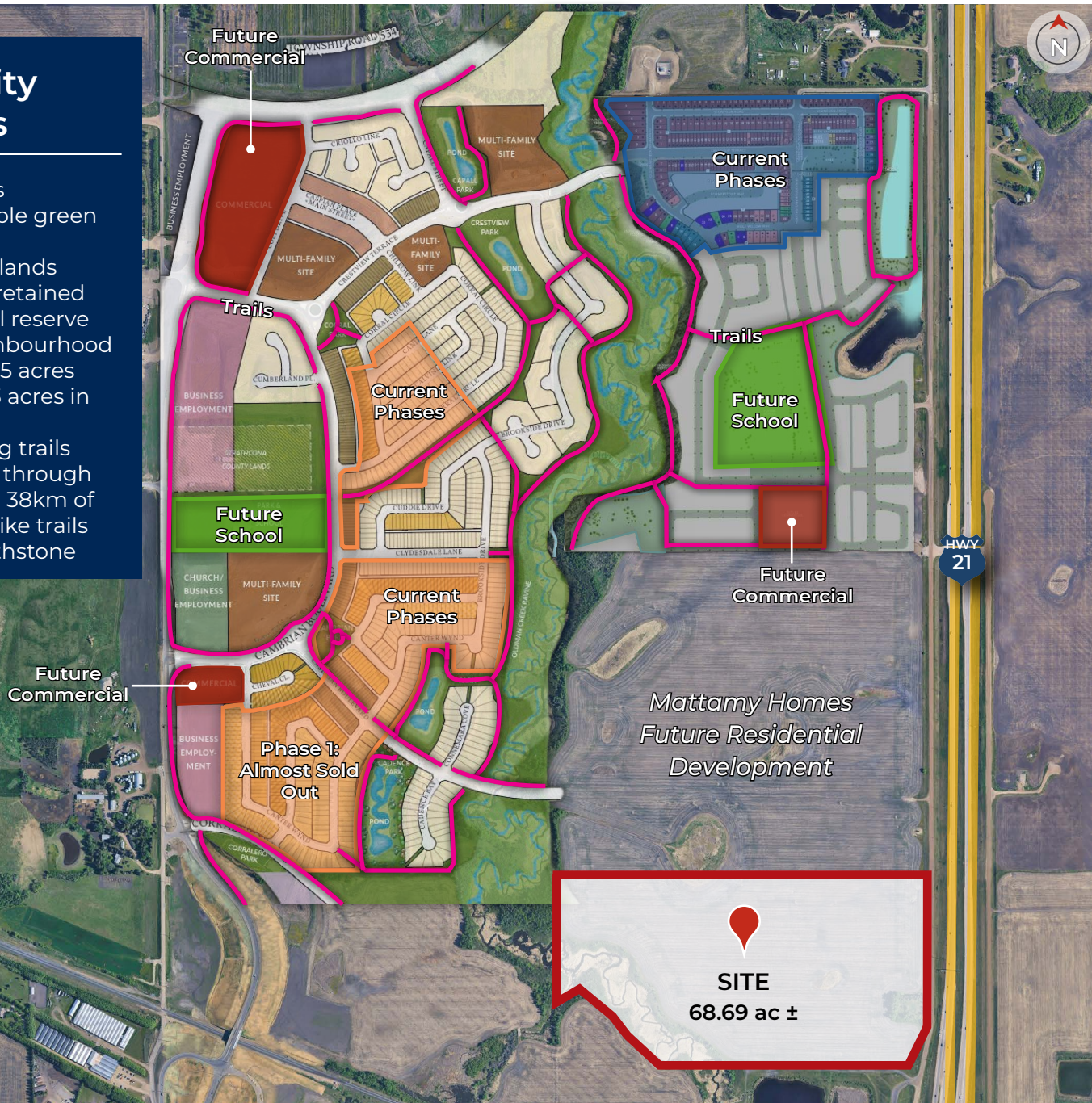
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NEW COMMUNITIES | Cambrian Crossing Development Land

Community Amenities

- Future schools
- Parks and ample green space
- Protected wetlands and naturally retained environmental reserve
- Planned neighbourhood commercial (25 acres in Cambrian, 3 acres in Hearthstone)
- 8km of walking trails and pathways through Cambrian and 38km of walking and bike trails through Hearthstone



Cambrian

Rohit[™]
COMMUNITIES | Bold Goes Further

Rohit has developed 460 lots, with approximately 150 homes currently occupied. Plans for 2025 include developing an additional 150 residential lots.

Hearthstone

mattamyHOMES

Mattamy has developed 215 lots, with approximately 175 homes currently occupied.

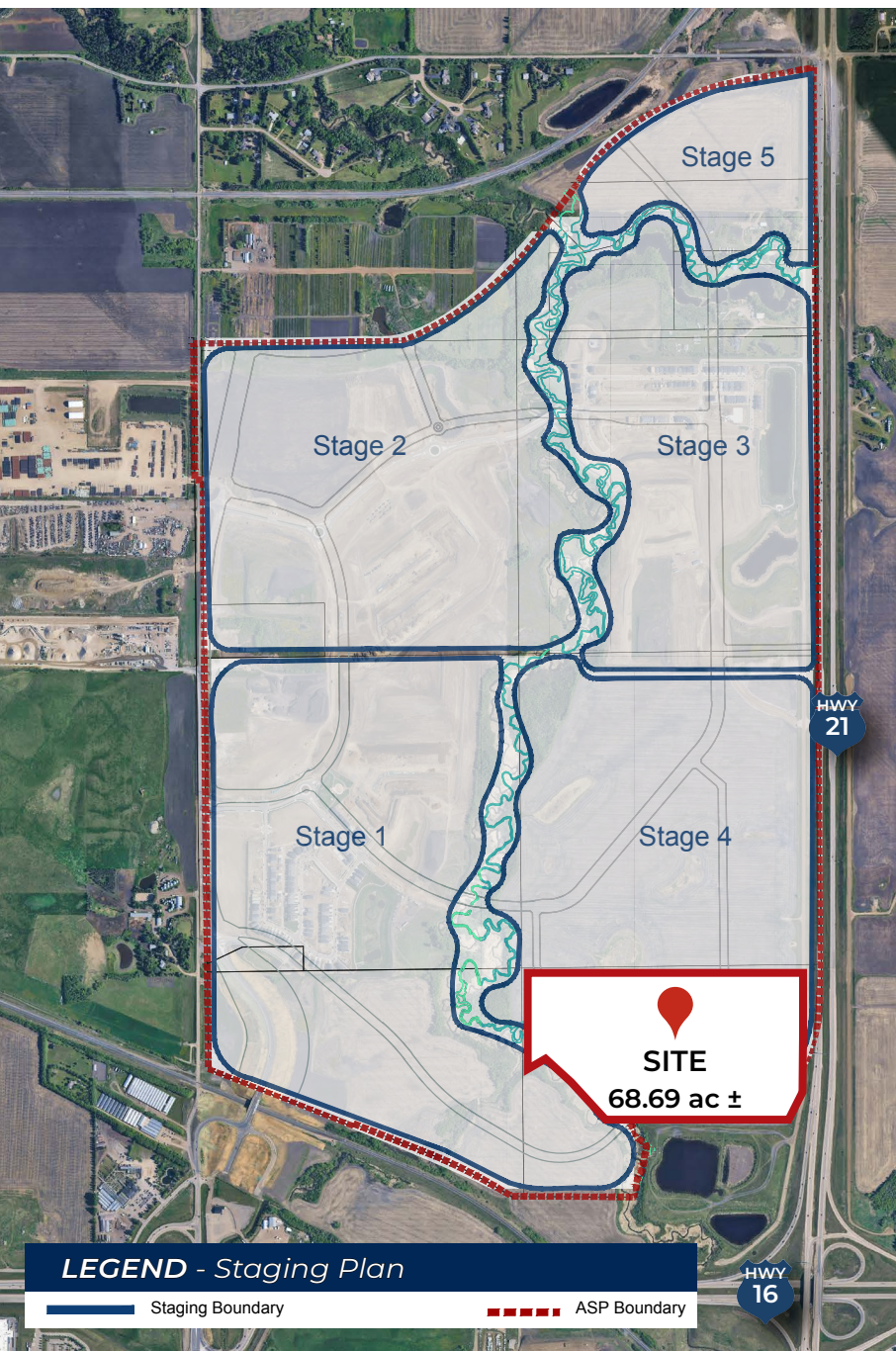


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STAGING PLAN | Cambrian Crossing Development Land



Area Demographics:

- Total Population: 103,829 (Urban: 73,000, Rural: 27,362)
- Total Households: 37,000
- Avg Household Size: 2.6
- Avg Household Income: \$165,000
- Median Age: 42

*Above statistics from the 2024 Strathcona County Census Results Summary

Drive Times:

- Emerald Hills Shopping Centre: 6 Minutes
- The Pointe Agricultural Event Centre: 9 Minutes
- Millennium Place: 10 Minutes
- Downtown Edmonton: 20 Minutes
- South Common: 25 Minutes



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DEVELOPMENT LAND FOR SALE | Cambrian Crossing, Sherwood Park, AB



Investing in Cambrian Crossing offers a prime opportunity due to its strategic location and development potential. Spanning approximately 68.98 acres, this residential land is part of Sherwood Park's newest community, designed to accommodate around 5,350 households and 12,000 residents. Its walkable, mixed-use layout encourages living, working, and recreation, enhancing its appeal for both residents and businesses. With convenient access to major roads and strong demand for housing in the region, Cambrian Crossing is well-positioned for long-term appreciation and growth.

CONTACT OUR TEAM:



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