

# FOR SALE

## CAMBRIAN CROSSING DEVELOPMENT LAND

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



### HIGHLIGHTS

- 6 acres ± fully serviced development parcel
- Located within Rohit Land Developments newest Sherwood Park community, Cambrian
- Approved uses include religious assembly, health services, care centre & more
- 85 residences completed, with 50 transactions successfully concluded
- Cambrian is set to generate approx. 4,750 households & accommodate 11,450 residents

### CONTACT

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# Overview | Cambrian Crossing



## Property Information & Financials

MUNICIPAL ADDRESS	Cloverbar Road, Strathcona County, AB
LEGAL DESCRIPTION	4; 23; 53; 13; NW
TYPE OF PROPERTY	Future Development Land
ZONING	PS (Public Service)
SITE AREA	6 Acres ±
ASP	<a href="#">Cambrian Crossing</a>
SERVICES	In progress
POSSESSION	Negotiable
SALE PRICE	Market

## Additional Features

- High profile location as the main entrance to the Cambrian development with an projected volume of 50,000 vehicles per day
- Land is located within the approved Cambrian Crossing Area Structure Plan, Strathcona County's newest developing 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
- Offering multi-use trails along Oldman Creek, 4 ponds and 9 open space/park areas



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# Area Structure Plan | Cambrian Crossing



### TWP 534

Twp 534 will be re-aligned from existing roadway as development progresses & upgraded with direct access to Anthony Henday via Aurum Road and Highway 21.

### RR 231

Upgrades to expand RR 231 (Cloverbar Road) to a double lane road will be funded by the development community. Improvements in progress.

### CN Overpass

Upgrades to the overpass are completed, allowing unencumbered vehicle access to the development.

## Expected Development Timelines

CN Overpass Commencement  
**Completed**  
→

Deep Underground Servicing Comm.  
**Completed**  
↓

CN Overpass Fully Operational  
**Completed**  
←

Initial Cambrian Residential Lots  
**Completed**  
←

## Legend

- |  |                        |                       |  |
|--|------------------------|-----------------------|--|
| Residential (Single, Semi & Townhouse) | Proposed Institutional | Stormwater Facility   | Possible Access Point                      |
| Medium Density Residential             | Neighbourhood Node     | Retained Wetlands     | Future Flyover                             |
| Business Employment                    | Mixed Use Node         | Ravine Park           | Arterial Roadway                           |
| Light Industrial                       | Main Street            | Top of Bank Roadway   | Arterial ROW                               |
| Eco-Industrial Right-of-way            | Arterial Commercial    | Open Space/Park       | Collector Roadway with Boulevard           |
| Institutional                          | Community Commercial   | Forebay               | Collector Roadway                          |
|  |                        | Environmental Reserve | ASP Boundary                               |
|  |                        | Bioswale              | Further Studies Required at Rezoning Stage |

Cambrian is a leading edge, sustainable community uniquely integrated for living, working, learning, playing and relaxing. This a great opportunity to develop as part of Sherwood Park's newest community, adjacent to a school and park.



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# NEIGHBOURHOOD MAP | Cambrian Crossing



## Legend

- Future Residential
- Single Family with Front Garage
- Zero Lot Line Single Family with Front Garage
- Zero Lot Line with Lane
- Front/Back Duplex
- Front Attached Duplex
- Townhomes
- Main Street (Mixed Use)
- Trails



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# PERMITTED AND DISCRETIONARY USES | Cambrian Crossing

## Purpose:

To provide for a broad range of public and private institutional and community uses and facilities.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"><li>- Education, private</li><li>- Education, public</li><li>- Government service</li><li>- Health service, minor</li><li>- Library and exhibit</li><li>- Religious assembly, minor</li><li>- Utility service, minor</li></ul>	<ul style="list-style-type: none"><li>- Care centre, intermediate</li><li>- Care centre, major</li><li>- Cemetery</li><li>- Congregate housing</li><li>- Correction service</li><li>- Emergency service</li><li>- Exhibition and convention facility</li><li>- Funeral service</li><li>- Group home, major</li><li>- Health service, major</li><li>- Private camp</li><li>- Recreation, community</li><li>- Recreation, indoor</li><li>- Recreation, outdoor</li><li>- Recycling, drop-off</li><li>- Religious assembly, major</li><li>- Residential security/operator unit</li><li>- Utility service, major</li></ul>



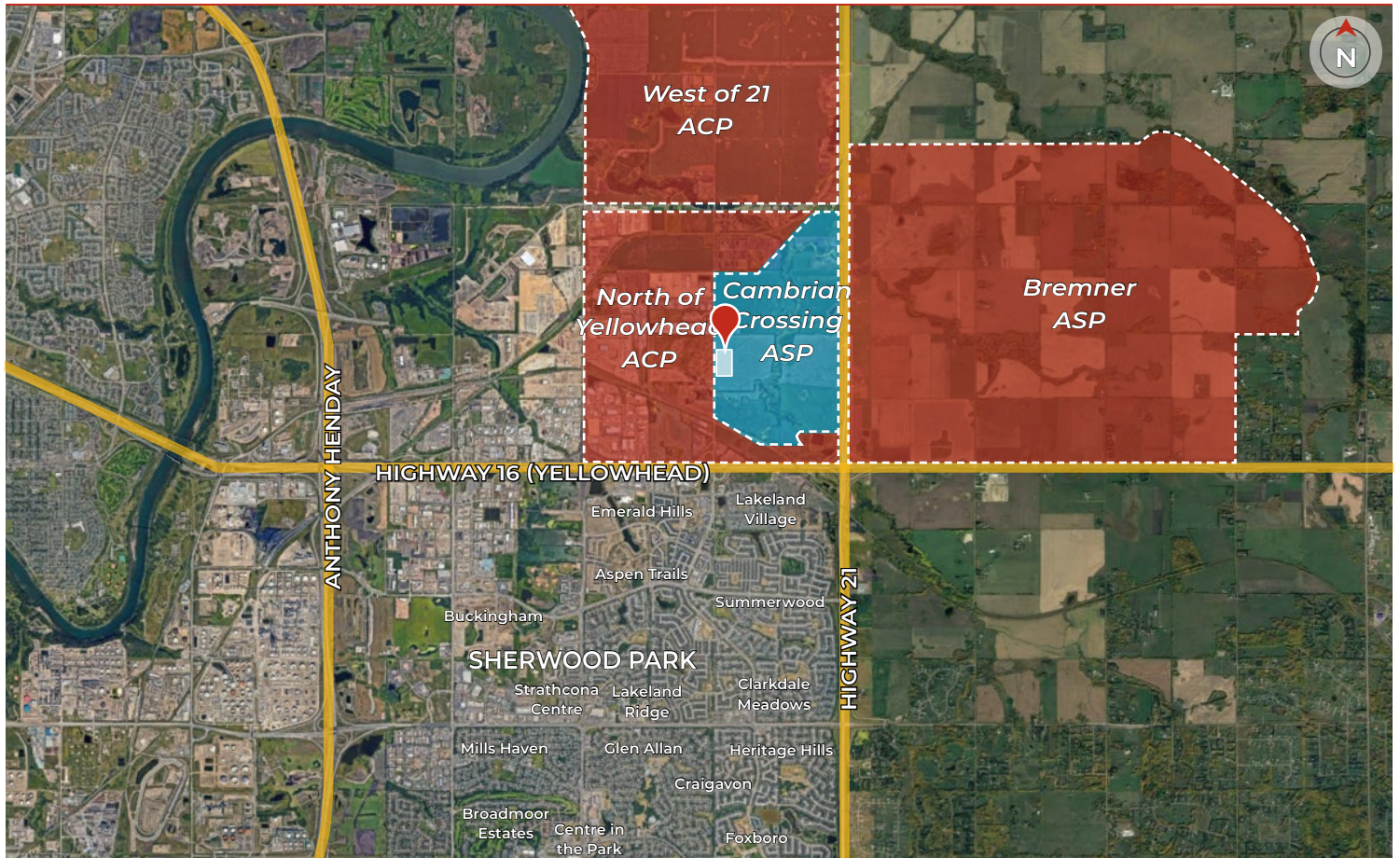
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# Property Location | Cambrian Crossing



## 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 Us For More Information

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