

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 the Cambrian Crossing approved ASP
- Approved uses include religious assembly, health services, care centre and more
- Located within Rohit Land Development's newest Sherwood Park community, Cambrian
- Cambrian is set to generate approximately 4,750 households and accommodate 11,450 residents

CONTACT

SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

M 780.448.0800

joanna@royalparkrealty.com



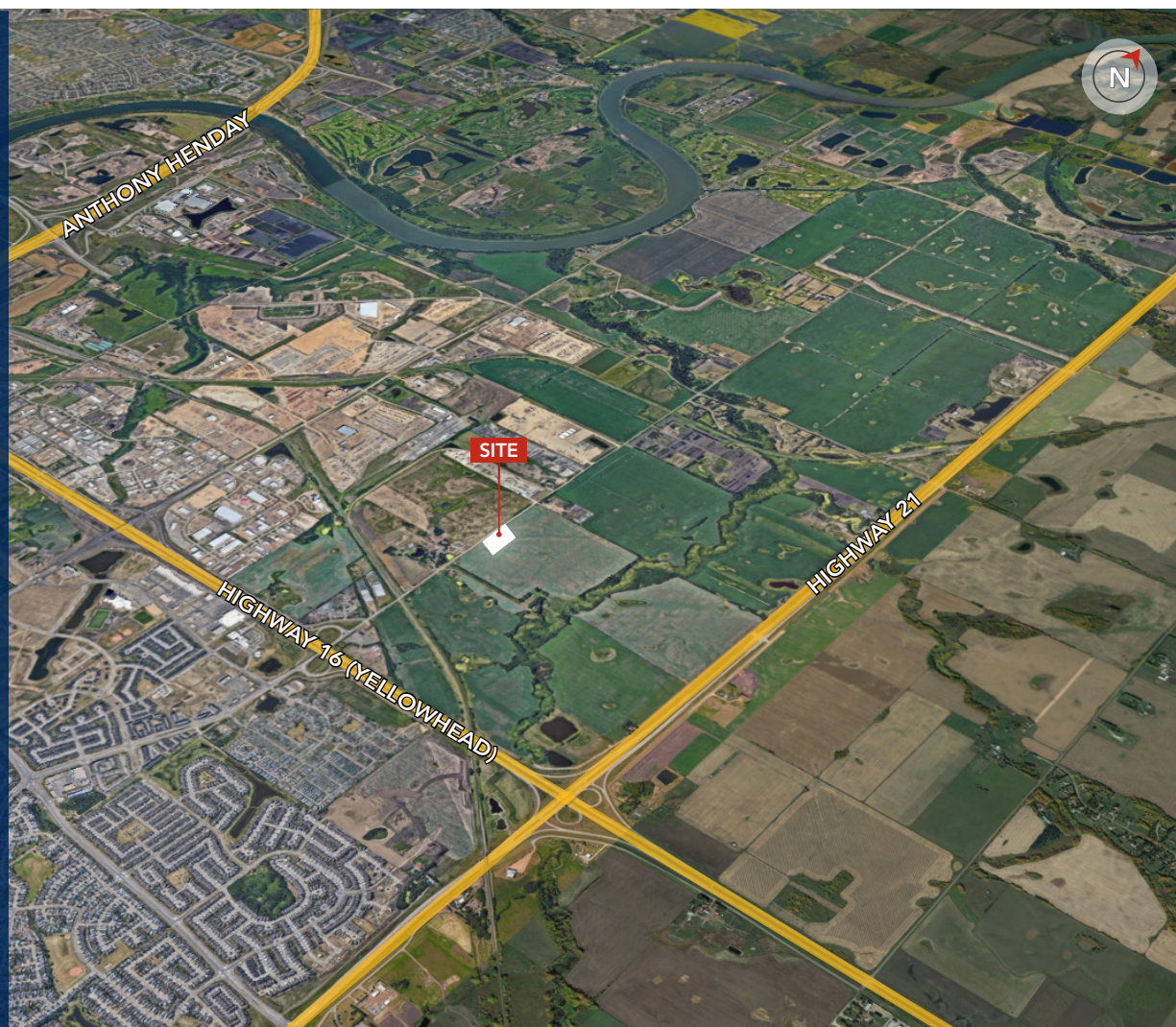
ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Overview | Cambrian Crossing

Growing in Strathcona



Property Information & Financials

MUNICIPAL ADDRESS	Cloverbar Road, Strathcona County, AB
LEGAL DESCRIPTION	4; 23; 53; 13; NW (title Q2 2023)
TYPE OF PROPERTY	Future Development Land
ZONING	PS (Public Service)
SITE AREA	6 Acres ±
ASP	Cambrian Crossing
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

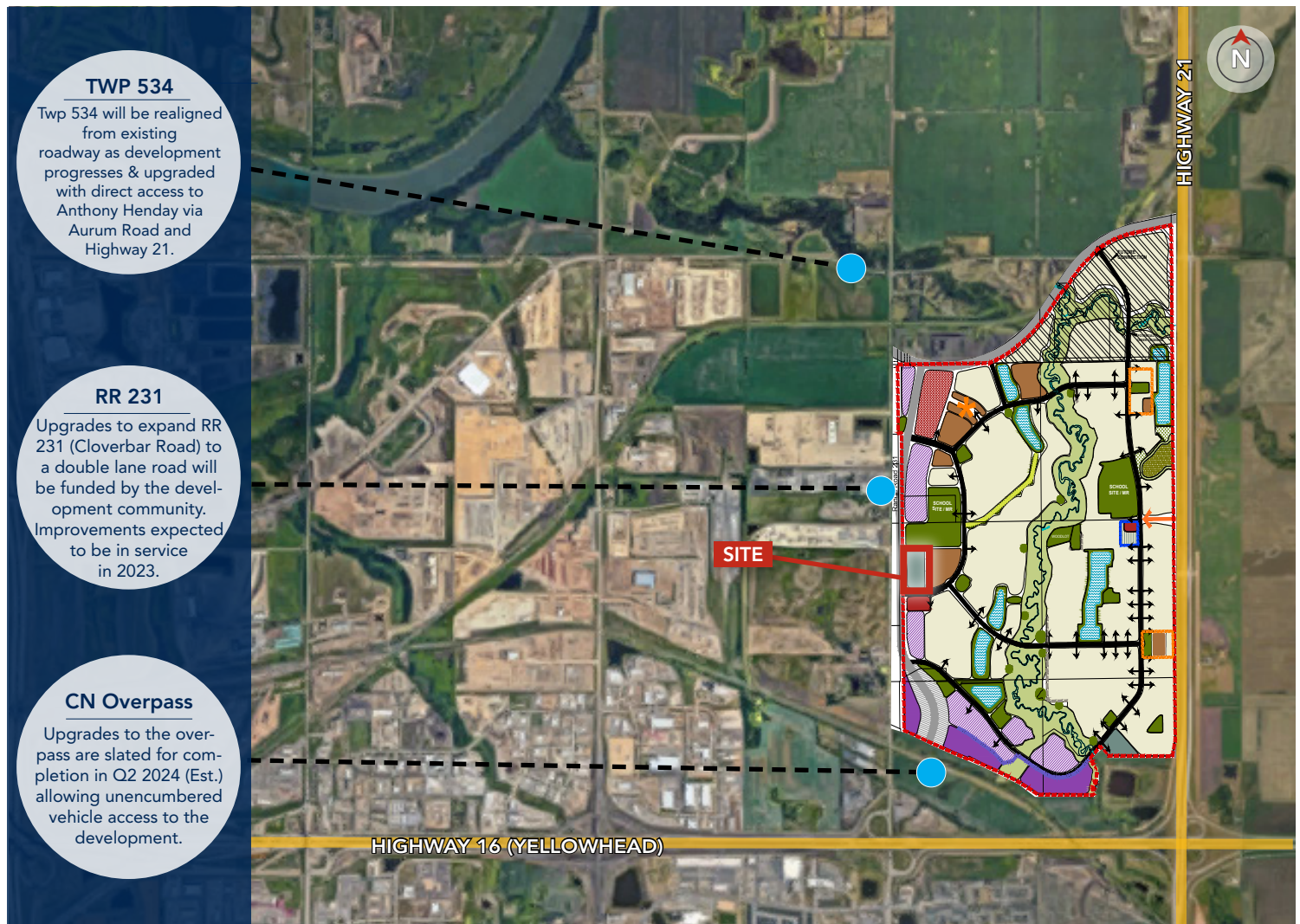


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

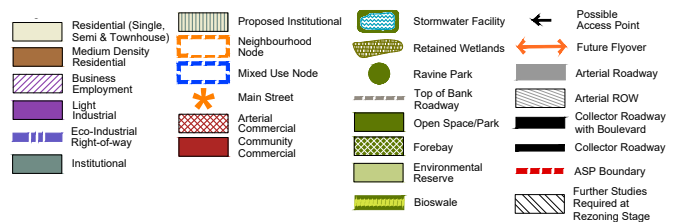
royalparkrealty.com

Area Structure Plan | Cambrian Crossing



Expected Development Timelines

Legend



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.



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

NEIGHBOURHOOD MAP | Cambrian Crossing



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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





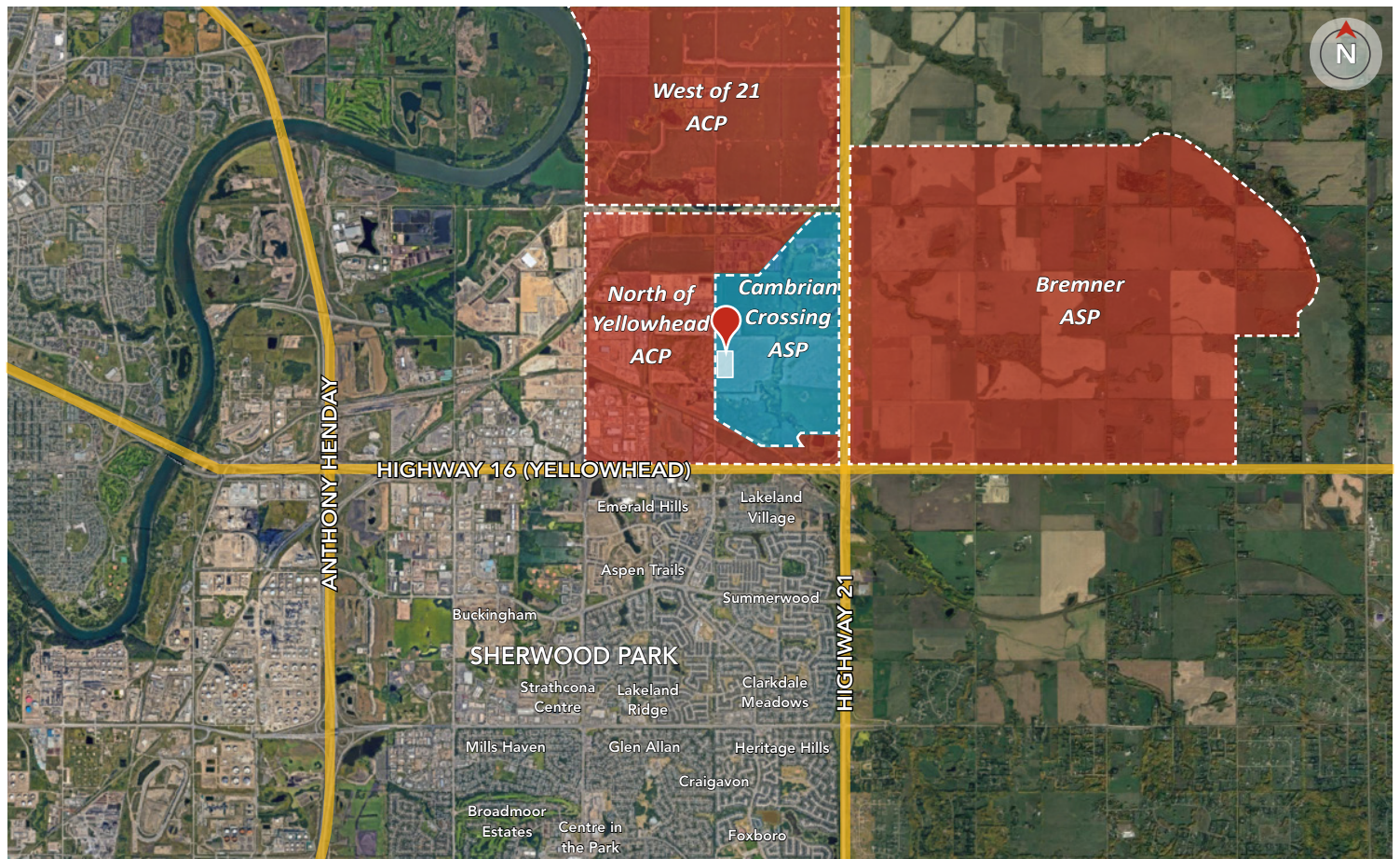
ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007

#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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

SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

M 780.448.0800

joanna@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com