

# 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

### CONTACTS

#### SCOTT ENDRES

Partner, Broker

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



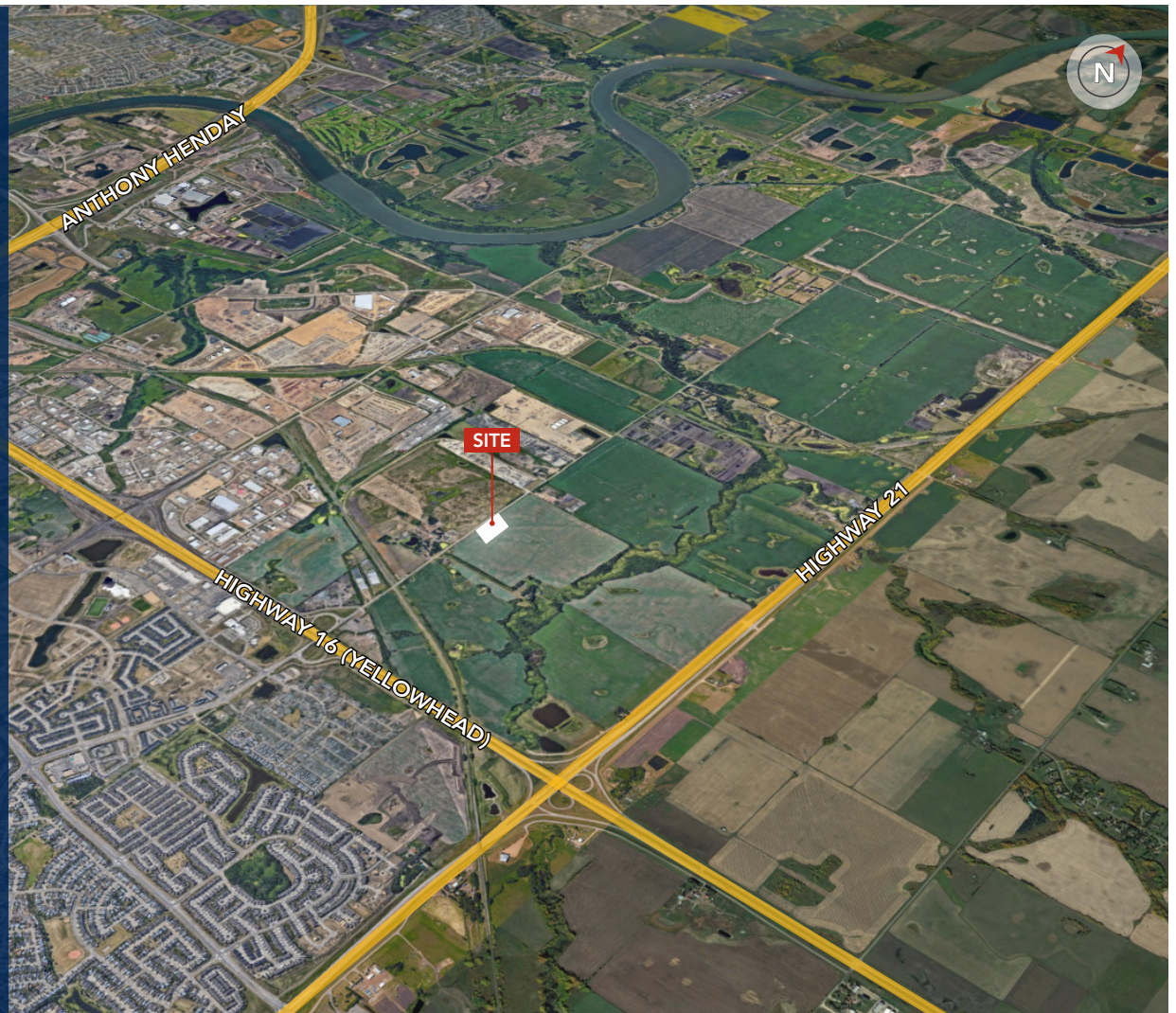
ROYAL PARK  
REALTY™

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

[royalparkrealty.com](http://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               | <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

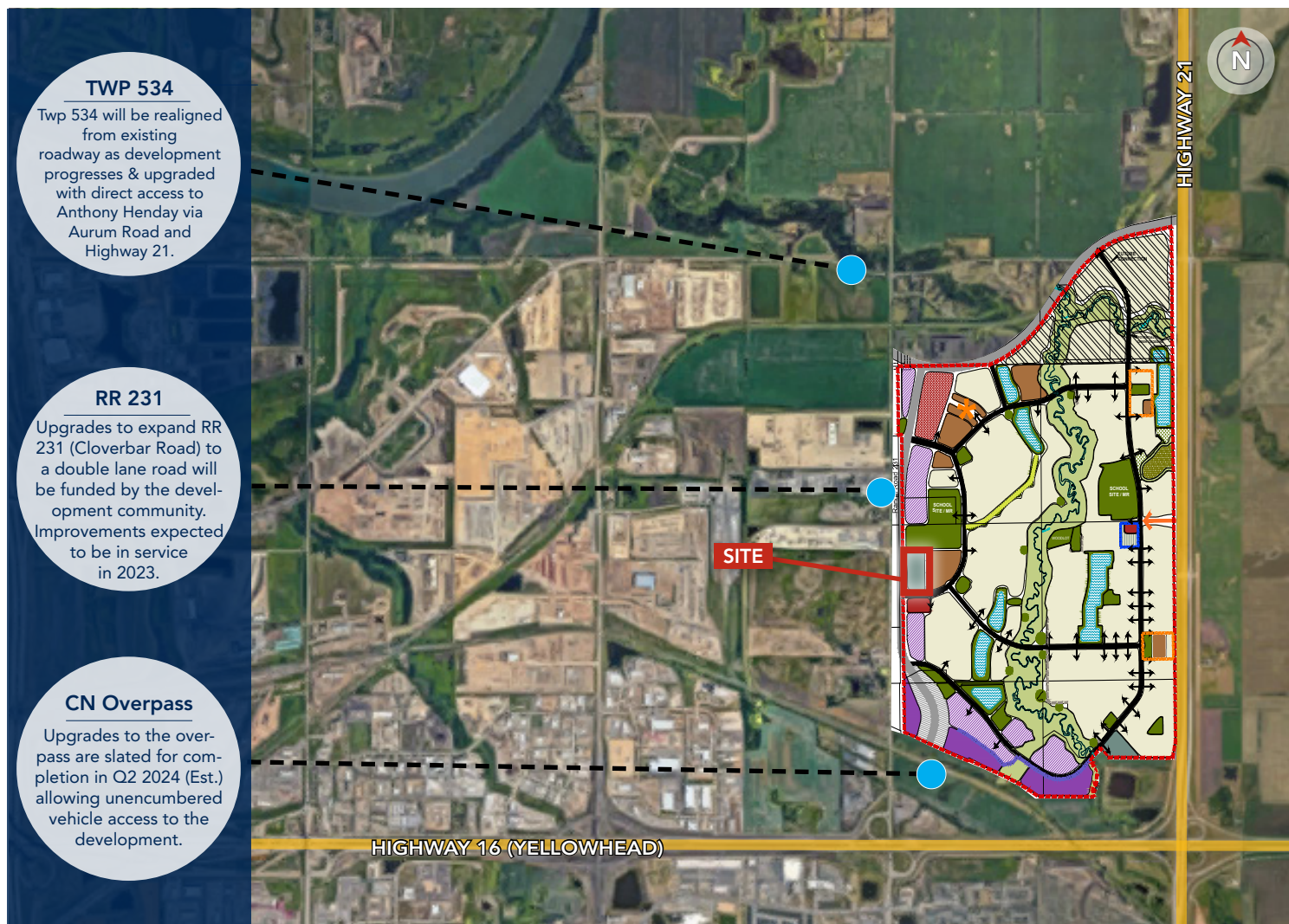


ROYAL PARK  
REALTY™

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

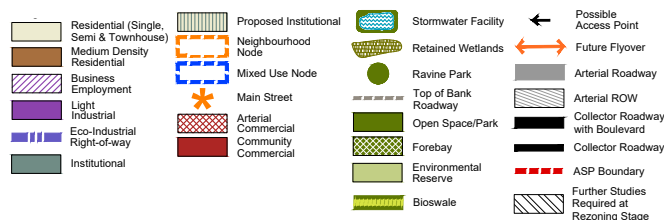
[royalparkrealty.com](https://royalparkrealty.com)

# Area Structure Plan | Cambrian Crossing



## Expected Development Timelines

## Legend



CN Overpass Commencement  
Q1 2022 Commenced  
→

Deep Underground Servicing Comm.  
Q2 2022  
↓

CN Overpass Fully Operational  
Q2 2024 Est.  
←

Initial Cambrian Residential Lots  
Q2 2023  
←

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](http://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](http://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"><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> |





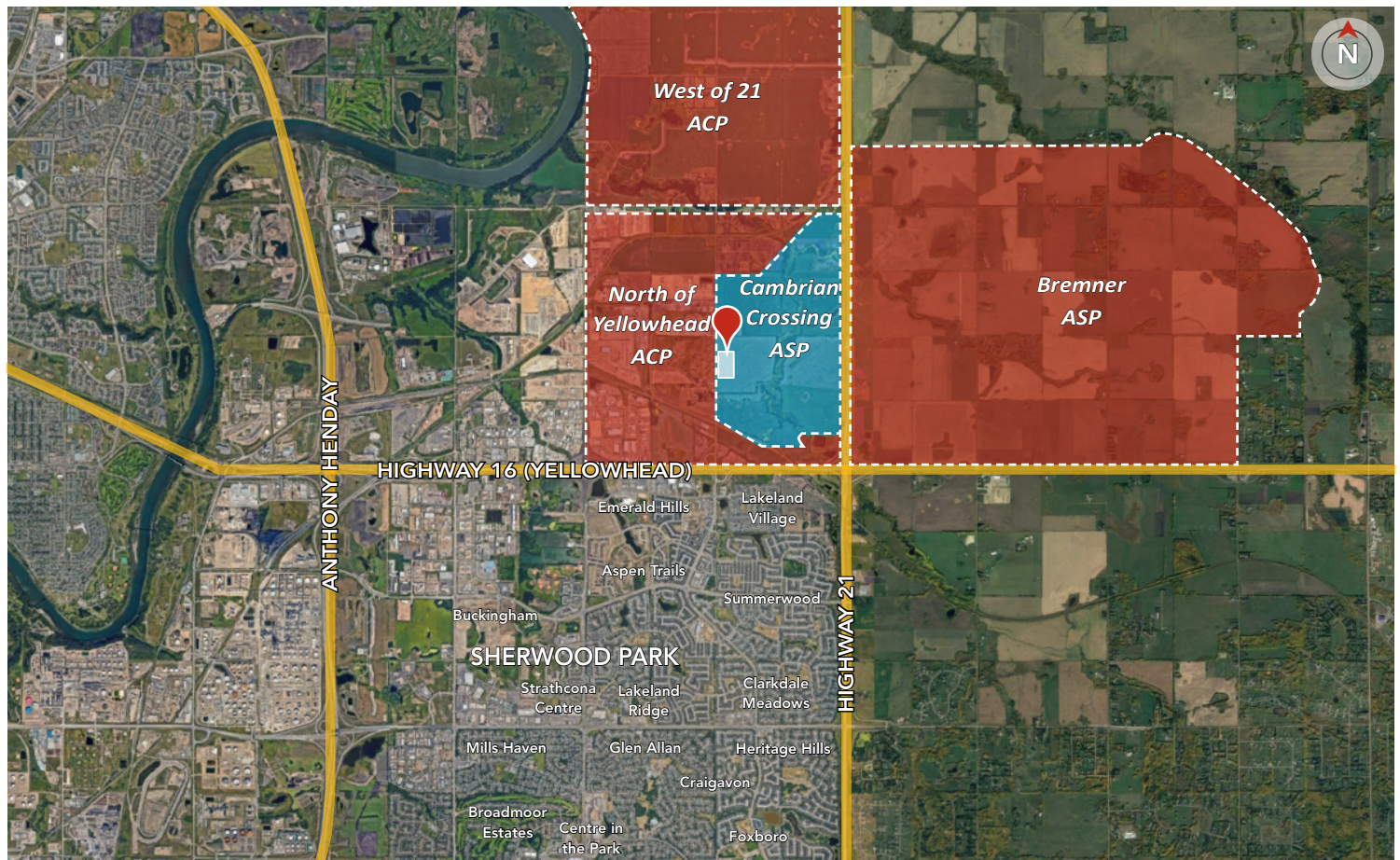
ROYAL PARK  
REALTY™

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 Us For More Information

### SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

### JOEL WOLSKI

Partner, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com



ROYAL PARK  
REALTY™

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

royalparkrealty.com