

FOR SALE

151 - 453 ACRES DUAL RAIL LAND IN ALBERTA'S INDUSTRIAL HEARTLAND

Strathcona County, AB



Dual Rail Land in Alberta's Industrial Heartland

Royal Park Realty is pleased to offer for sale 151 to 454 acres ± of contiguous industrial land located in Alberta's Industrial Heartland. These parcels are serviced by both CN & CP rail lines and provide excellent access to Highway 830 & Highway 15. This land offers a prime opportunity to leverage the region's strong economic growth and strategic location.

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Dual Rail Land in the Industrial Heartland | Strathcona County, AB



Property Information

MUNICIPAL ADDRESS	HWY 830 & TWP 560, Strathcona County, AB
LEGAL DESCRIPTION	4; 20; 55; 31; NW (parcel 1) 4; 20; 55; 31; SW (parcel 2) 4; 20; 55; 30; NW (parcel 3)
CURRENT ZONING	AG (Agriculture: General)
DESIGNATED ZONING	DIZ (Industrial Zone)
SITE AREA	
PARCEL 1:	151.2 acres ±
PARCEL 2:	151.05 acres ±
PARCEL 3:	151.66 acres ±
TOTAL	453.91 acres ±

Financial Information

SALE PRICE	Market
POSSESSION	Negotiable

Additional Information

- The properties are situated in Strathcona County and feature both CN & CP rail lines running through them.
- Located within the first Designated Industrial Zone (DIZ) in Alberta.



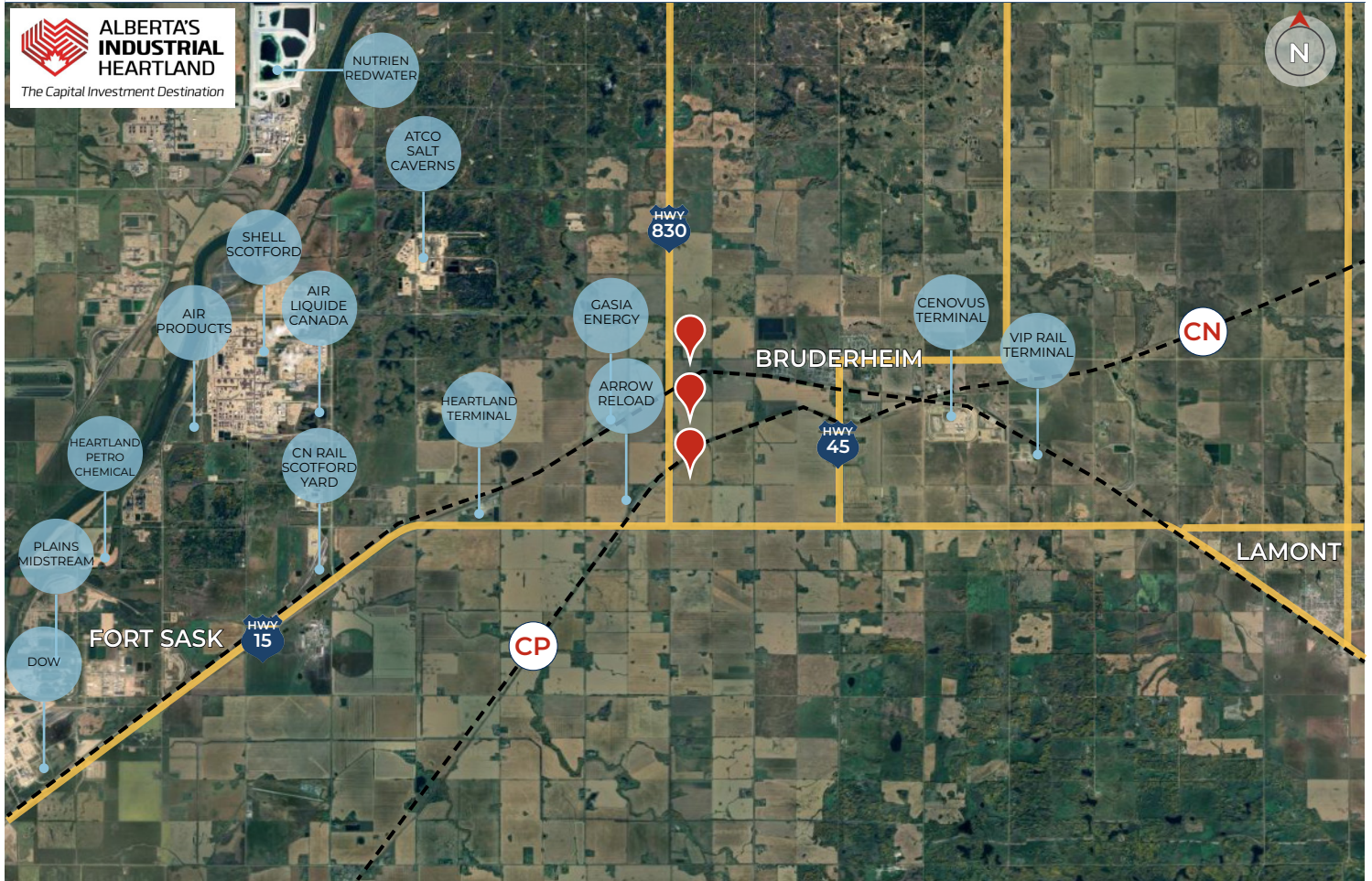
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Canada's Premier Petrochemical Hub



Major Projects in Alberta's Industrial Heartland

DOW'S Path2Zero Expansion

Dow is building the world's first net-zero facility, which will produce 3.2 million metric tonnes of polyethylene and ethylene derivatives. The project will also upgrade its existing facility to achieve net-zero carbon emissions. The project is expected to create 8,000 jobs during construction and employ 500 people once operational. The facility is anticipated to be completed by 2029.

Carbon Trunk Line Expansion

The Alberta Carbon Trunk Line (ACTL), owned by Wolf Midstream, is the world's largest carbon capture and storage project. It consists of 240 km of pipeline which collects, compresses, and stores up to 14.6 million tonnes of CO₂ annually. Construction is underway on a 40-km extension through the Heartland, which will be capable of handling an additional 7 million metric tonnes of CO₂ per year once completed.

Water Intake Investment

No new water intake facilities have been developed in the Heartland for over a decade, despite rising demand. The government's recently announced \$50.5 million investment will help build three new water intake facilities in Sturgeon, Strathcona, and Lamont counties. This investment will help attract world leading industrial projects and ensure the region has the infrastructure to support them.



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Why Invest?



Favourable Taxation and Government Incentives:

Alberta offers the lowest corporate tax rate in Canada, with no sales taxes and no payroll taxes. These low taxes enable businesses to keep a larger share of their earnings, boosting profitability and allowing for greater investment in expansion and innovation.



Rail and Transportation Access:

Access to CN & CP rail significantly boost distribution capabilities. Alberta's Industrial Heartland is centrally located with a premier continental transportation network. Ongoing and future expansions will further enhance global market access. Alberta's highway network also offers extensive service points across the province, country, and beyond.



Streamlined Government Approvals for Heartland Projects:

As Alberta's and Canada's first Designated Industrial Zone (DIZ), investments in the Heartland benefit from reduced red tape and a faster regulatory process compared to other regions. This streamlined regulatory framework offers investors greater certainty and clarity.



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DUAL RAIL LAND FOR SALE

Alberta's Industrial Heartland



**ALBERTA'S
INDUSTRIAL
HEARTLAND**

The Capital Investment Destination



Alberta's Industrial Heartland, located northeast of Edmonton, is Canada's largest hydrocarbon processing hub, with over \$45 billion in existing capital investment and more than 40 companies in sectors such as oil, gas, petrochemicals, and advanced manufacturing. Centrally positioned within a top continental transportation network, the region benefits from planned expansions to boost global market access and various investment incentives.

Contact Our Team:



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