

# FOR SALE

## 80.43 ACRES OF FUTURE DEVELOPMENT LAND

Range Road 243 & Township Road 504 (Highway 625), Leduc County



### HIGHLIGHTS

- 80.43 acres ± of future development land
- Land neighbours City of Beaumont, located in Leduc County
- Ideal for current agricultural use, agri-business ventures, or as a strategic investment for future value growth
- Quick access to amenities and major transportation routes from Highway 625 (Township Road 504)
- Close proximity to Beaumont, Nisku, and the EIA

#### **TYLER WEIMAN, SIOR**

Partner, Associate

**C** 780.995.0028

tyler@royalparkrealty.com

#### **JOANNA LEWIS**

Associate

**T** 780.423.7580

joanna@royalparkrealty.com

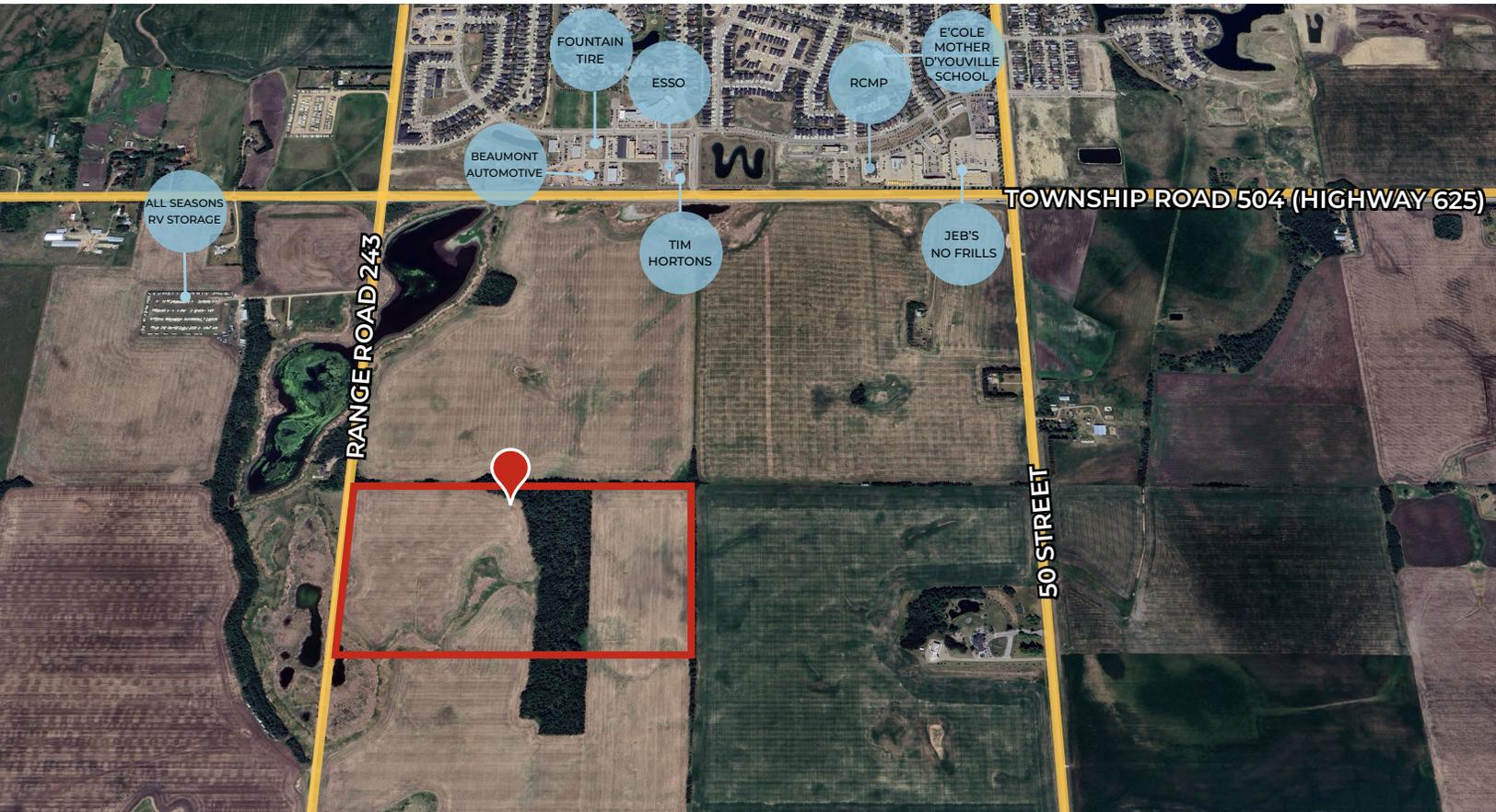


**ROYAL PARK  
REALTY™**

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

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

## Neighbourhood



### Join neighbours such as:

- All Seasons RV Storage
- Fountain Tire
- Tim Hortons
- ESSO
- Beaumont Automotive



- 1 MIN TO BEAUMONT
- 5 MIN TO NISKU
- 15 MIN EDMONTON INTERNATIONAL AIRPORT
- 40 MIN EDMONTON CITY CENTRE

### Property Details & Financials

MUNICIPAL ADDRESS	Range Road 243 & Township 504 (Highway 625), Leduc County, AB
LEGAL DESCRIPTION	4; 24; 50; 22; SW
ZONING	AG ( <a href="#">Agricultural</a> )
SITE SIZE	80.43 acres ±
SALE PRICE	<b>\$3,217,200.00 (\$40,000/acre)</b>
PROPERTY TAXES	\$268.83 (2024)
POSSESSION	Negotiable

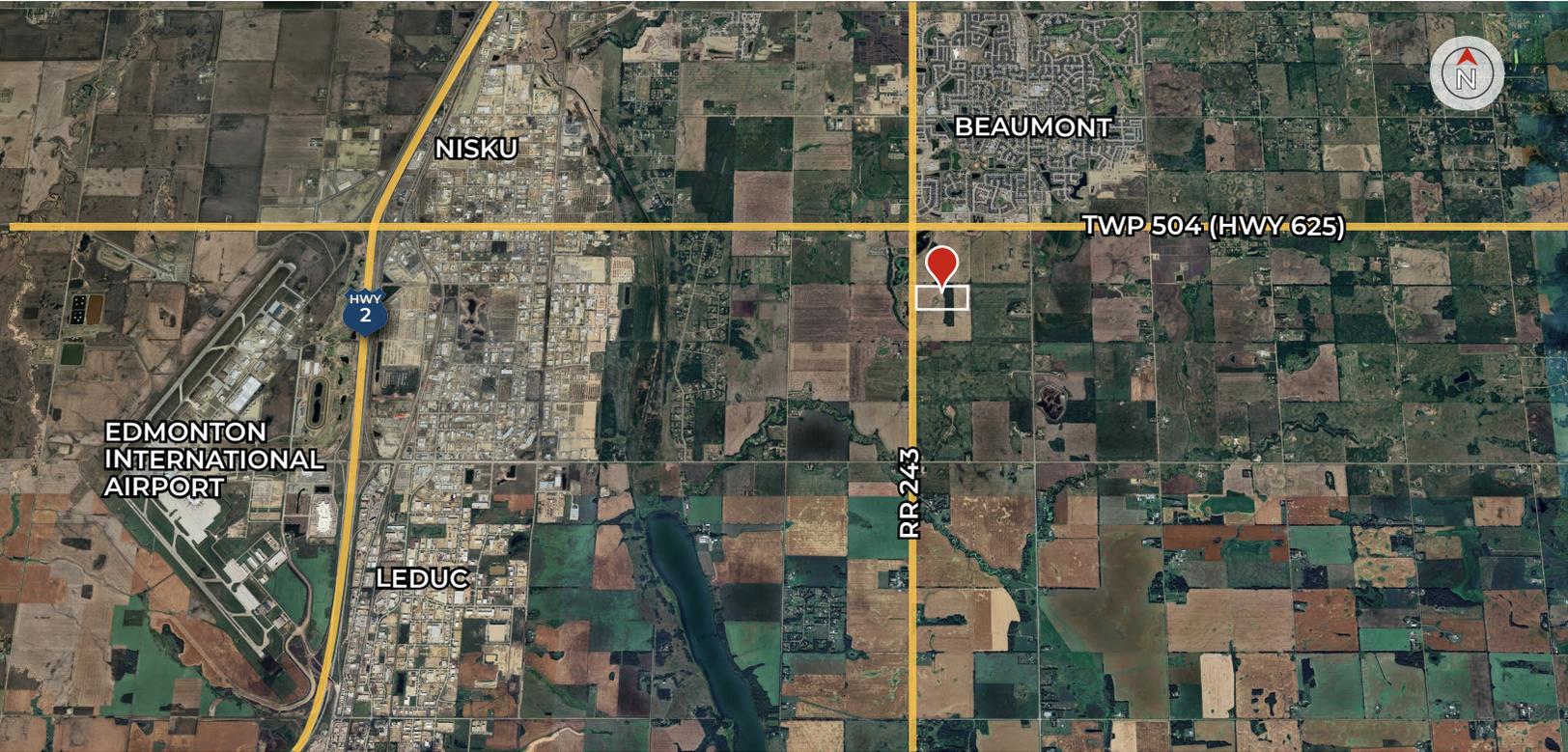


ROYAL PARK  
REALTY™

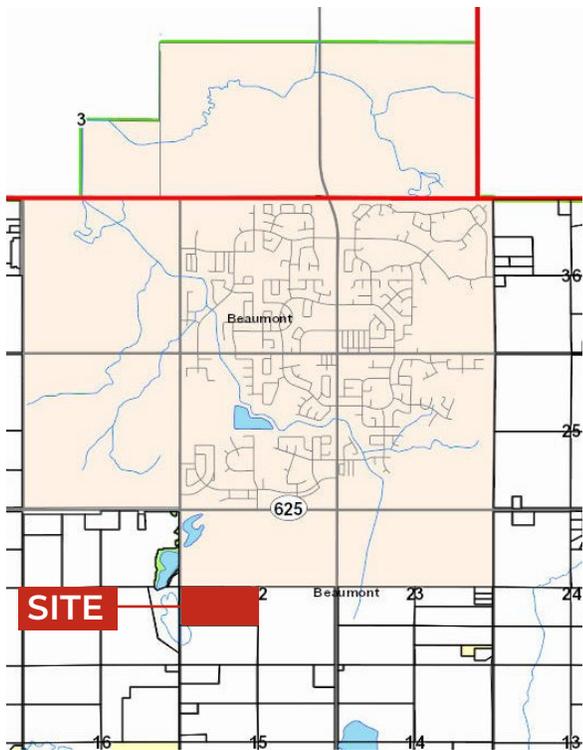
T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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

# Property Location | 80.43 Acres ± Future Development Land, Leduc County



## Aerial



## BEAUMONT DEMOGRAPHICS

### POPULATION



24,688

### HOUSEHOLDS



6,950

### AVERAGE AGE



35

### MEDIAN INCOME



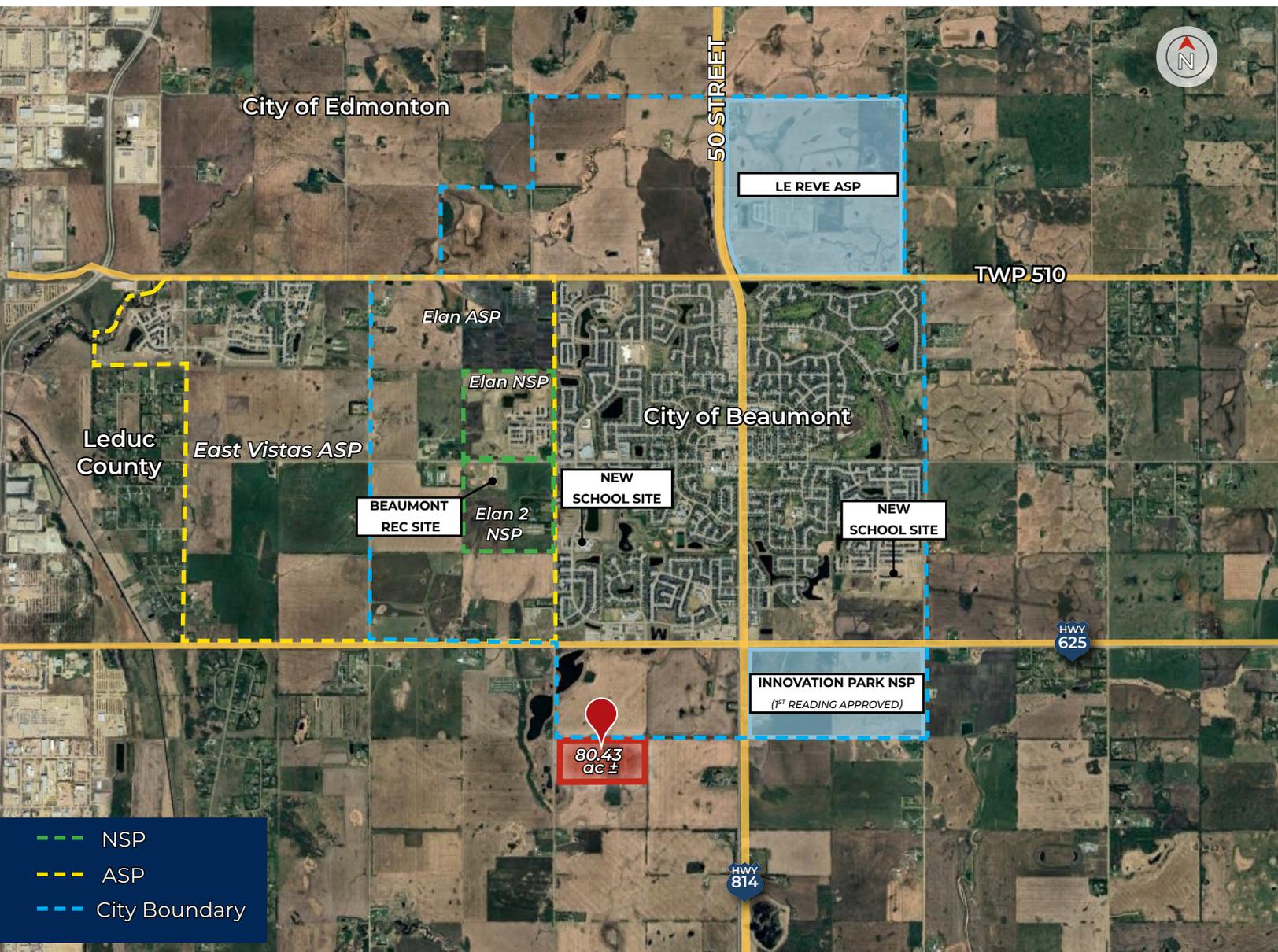
\$162,250



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)



## Where Growth Meets Opportunity

### Rapid Population Growth

Beaumont is booming, its population has more than doubled in the last decade, driven by affordable housing, a high quality of life, and its prime location just minutes from Edmonton. With steady growth projected for years to come, this thriving community is quickly becoming a hotspot for families, professionals, and investors. The result? Rising demand, expanding opportunity, and strong long-term returns.

### Economic Investment

With Beaumont's Innovation Park and new commercial developments underway, alongside the established East Vistas Area Structure Plan driving significant residential growth, land values in the area are on the rise. Leduc County's draft concept for the Township Road 510 Local Area Structure Plan designates nearby lands for future industrial and employment use, further boosting demand for residential housing to support the incoming workforce.

### Municipal Investment

Beaumont has evolved from a town into a thriving city, and the transformation is evident. Significant investments have been made in infrastructure, including new schools, upgraded roads, parks, and commercial development. This proactive approach to growth has positioned Beaumont as a key urban player in the Edmonton Metropolitan Region.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## Tyler Weiman, SIOR | Partner, Associate



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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)