



LANDLORD DEVELOPMENT OPPORTUNITY



**±102.10 Acres Land
For Sale or Build To Suit**

Property Highlights

- Industrial zoned land
- ±102.10 acres on two separate titles
- Vendor will consider selling titled lots separately
- Town of Drayton Valley services available to property
- 3 access roads from existing neighboring industrial subdivisions
- **Price: \$4,900,000 (\$48,000/acre)**

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PROPERTY DETAILS:

Property Details

Location:

Located within Brazeau County, Poplar Ridge shares its municipal boundary with the neighbouring town of Drayton Valley. From Edmonton, the property is approximately 150 km WSW and can be accessed by Highway 16 West and Highway 22 South or by Highway 2 South (Queen Elizabeth 2) and Highway 39 West.

Land Use/Zoning:

Light Industrial (LI)

Legal Description:

Parcel A: SW-18-49-7-W5

Parcel B: Plan 9421923, Lot B

Site Size:

Parcel A: ± 53.05 acres

Parcel B: ± 49.35 acres

Total: ±102.10 acres

Site Description:

The two separately titled parcels form one contiguous parcel. The majority of the land is cleared. Generally, the topography is flat with a slope from the north to the south.

The Opportunity

The site allows the opportunity to complete the subdivision or to use the site in its entirety. The property can be serviced with full municipal services. There is a large demand for serviced industrial property in Drayton Valley/Brazeau County. According to a Business Visitation Plan conducted by Brazeau County, within the next five years there is a minimum requirement of 255 acres of serviced land; one user alone need 160 acres. With the location of the services being next to the property, this is the only practical land that can be serviced with municipal services.

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