

FOR SALE:

BEAUMONT MULTI-FAMILY DEVELOPMENT SITES

39 AVENUE & RANGE ROAD 241, BEAUMONT, AB



+/- 7.52 ACRES COLLECTIVELY

2 MEDIUM-DENSITY PARCELS | BRAND NEW COMMUNITY, AZUR IN BEAUMONT

THE OPPORTUNITY

The Beaumont Multi-Family Development Sites present builders the opportunity to acquire up to +/-7.52 acres of prime medium-density land in the City of Beaumont, one of Edmonton's thriving bedroom communities. Nestled in southeast Beaumont's brand-new community of Azur, developed by Avillia Developments, the sites (hereinafter referred to as the "Sites") provide a perfect location to construct numerous possible medium density build forms in one of Alberta's fastest growing municipalities. The Sites are part of stage 2 of the community's development and are scheduled to be registered in late 2023.

Site A (hereinafter, "Site A") borders the recently upgraded Range Road 241 and is +/- 3.71 acres. Site B (hereinafter, "Site B") is +/- 3.78 acres and is situated between Site A and a future school site. Site A and Site B are available for purchase either together or independently. The Sites are being offered for sale with a List Price of \$6,956,000 (\$925,000/acre).



SALIENT DETAILS

Address	39 Avenue & Range Road 241, Beaumont, AB
Size	Site A: +/- 3.71 Acres Site B: +/- 3.78 Acres
Neighbourhood	Azur
Zoning	Medium Density Residential
Status	Registration Anticipated December 2023

LEGEND

-  Development Sites
-  Azur Community Border
-  Future School & Park Site

BEAUMONT BY THE NUMBERS



22,212
2022
POPULATION

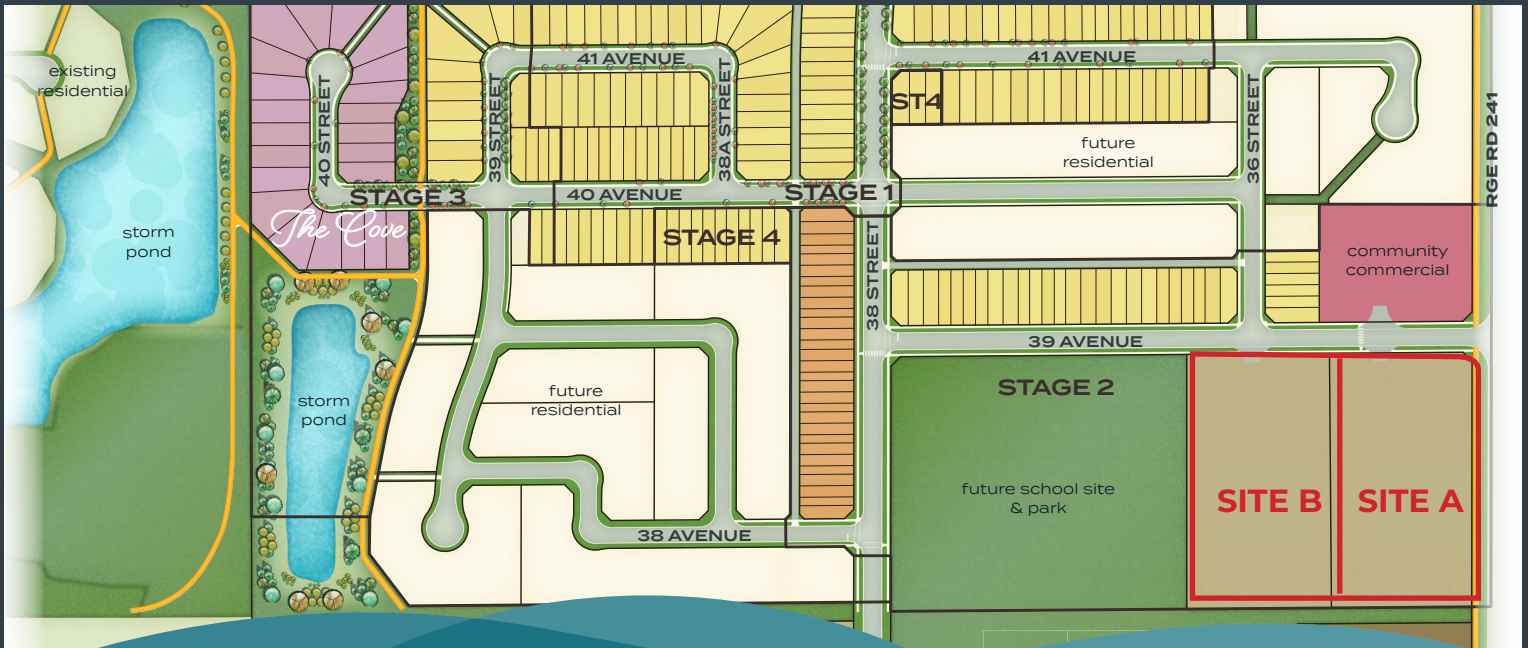


9TH
FASTEST GROWING
ALBERTA MUNICIPALITY



ONE
OF ALBERTA'S FOUR OFFICAL
BILINGUAL MUNICIPALITIES

NEIGHBOURHOOD PLAN



ABOUT AVILLIA

Avillia Developments is an award-winning full-service land, commercial and resort developer based in Edmonton, Alberta. They excel at taking raw land and transforming it into beautiful, functional and welcoming neighbourhoods. Avillia Developments is currently developing the community of Azur, Beaumont, an 80-acre development in one of Alberta's fastest growing municipalities. For over 20 years, Avillia Developments has expertly created numerous communities in the Edmonton Capital Region such as Salisbury Village in Sherwood Park, Fenwyck in Spruce Grove, and Quarry Landing in Edmonton, and also in British Columbia's Okanagan Region. Their core values of Excellence, Integrity, Respect, Innovation and Partnership has allowed them to create lasting relationships with other land developers, investors, homebuilders, multi-family developers and commercial developers.

LOCATION HIGHLIGHTS

- ✓ The Lands are located in the southeast node of Beaumont in the new community of Azur which encompasses both residential and commercial uses as well as community parks and services
- ✓ The Lands are situated across from a commercial zoned parcel which will feature neighbourhood retail
- ✓ Site B is located directly next to a future school site
- ✓ The Lands are directly adjacent to the newly upgraded Range Road 241, providing quick north-south connectivity
- ✓ Beaumont offers tranquil, community-living highlighted by excellent schools, high quality of life and great community services and is also highlighted by major retailers including Sobeys, Shoppers Drug Mart and Starbucks
- ✓ Both the City of Edmonton boundary and Edmonton International Airport within 10-15 minute drives

DEMOGRAPHICS

	Beaumont	Edmonton	Alberta
% Population Change 2017-2022	+18.6%	+8.9%	+6.7%
% Population Change 2022-2027 (Forecast)	+11.9%	+10.8%	+8.9%
Median Age	34.3	37.6	38.1
Average Household Income	\$158,258	\$128,188	\$131,003
Rented Dwellings	15.7%	30.2%	27.4%

**BEAUMONT
IS HOME
TO A**

**YOUNG, AFFLUENT
AND GROWING
POPULATION.**

FOR SALE: BEAUMONT MULTI-FAMILY DEVELOPMENT SITES

École Champs Vallée School



Sports + Recreation Centre



Chartier Dining



Coloniale Golf Club

The Sites are being offered with a List Price of \$6,956,000 (\$925,000/Acre).

Marcus & Millichap is the exclusive listing agent for the Sites.

Expressions of interest will be dealt with as received.

For details on Price and Terms please contact:

PAUL CHAPUT
SENIOR VICE PRESIDENT
pchaput@ipammi.ca
780.982.5947

JANE PASCAL
VICE PRESIDENT
jpascal@ipammi.ca
780.266.5131

BRADLEY GINGERICH
SENIOR MANAGING DIRECTOR
bgingerich@ipammi.ca
780.719.9025

BRADY ARTH
SENIOR VICE PRESIDENT
barth@ipammi.ca
780.982.3848

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