

# FOR SALE

## 35.36 ACRES OF POSSIBILITY IN ALBERTA'S HEARTLAND NW - 25 - 54 - 23 - 4, Sturgeon County, AB



### HIGHLIGHTS

- 35.36 acres  $\pm$  of fertile, gently rolling land with stunning panoramic views along the North Saskatchewan River
- Ideal for estate living, farming, agri-business, eco-tourism or strategic investment
- Unspoiled land offering flexibility, privacy and the opportunity to shape your vision from the ground up
- Peaceful, natural surroundings with mature trees and abundant wildlife
- Situated in Alberta's Industrial Heartland - minutes from Fort Saskatchewan and key transportation corridors
- Bordering the CN Rail line to the north, offering potential for logistics, industrial use or future development

#### TYLER WEIMAN, SIOR

Partner, Associate

**C** 780.995.0028

[tyler@royalparkrealty.com](mailto:tyler@royalparkrealty.com)

#### CO-LISTING

##### Lowe & Co. ReMax Real Estate

Tom Lowe

**C** 780.966.3234

[tom@loweandco.ca](mailto:tom@loweandco.ca)

**VIEW  
FLY-OVER VIDEO**



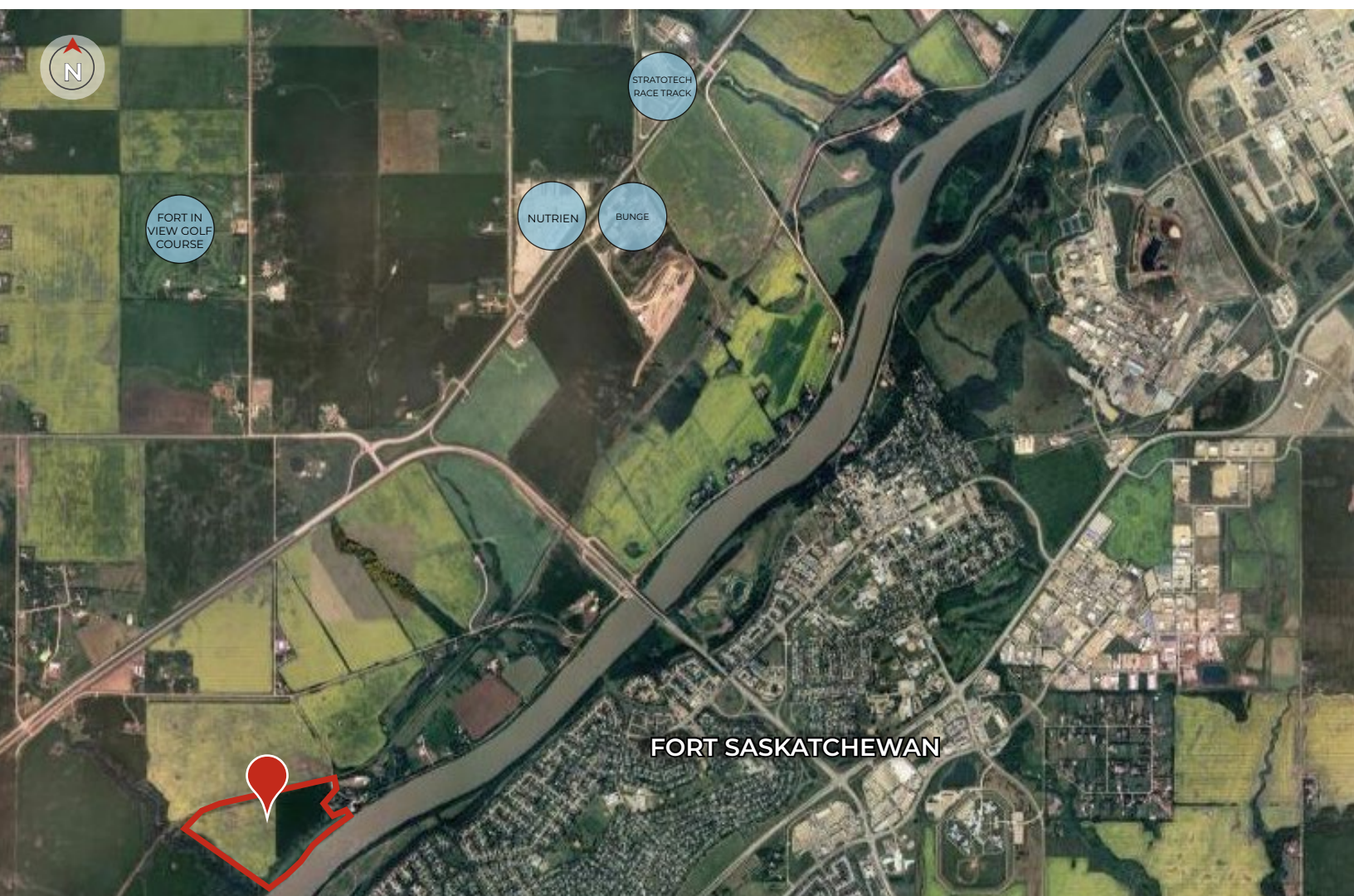
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## Neighbourhood | 35.36 Acres in Alberta's Heartland



### JOIN NEIGHBOURS SUCH AS:

- Bunge
- Stratotech Race Track
- Nutrien
- Fort in View Golf Course



#### DRIVE TIMES:

- 10 MINS TO FORT SASKATCHEWAN
- 30 MINS TO EDMONTON CITY CENTRE
- 45 MINS TO NISKU/LEDUC
- 40 MINS TO EIA

### Information & Financials

LEGAL DESCRIPTION	NW - 25 - 54 - 23 - 4, Sturgeon County, AB
ADDRESS	South part of W/2 (part of SW-25) Part of South of Railway
SUBDIVISION	Heartland
ZONING	AG (Agriculture)
SITE SIZE	35.36 acres ±
SALE PRICE	\$1,499,900.00
PROPERTY TAXES	\$7,240.00/year
POSSESSION	Negotiable



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Currently used for farming, this fertile and gently rolling landscape provides an extraordinary canvas for those with a vision. Whether you dream of building a private country estate, establishing a multi-generational family retreat, or investing in land with timeless appeal, this opportunity is unmatched.



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## AG Zoning | Agricultural

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry.

Permitted Uses	Discretionary Uses
Accessory dwelling unit****	Accessory dwelling unit****
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Diversified Agriculture	Auctioneering establishment**
Dugout	Cannabis production and distribution, micro
Dwelling, single detached	Community garden
Family day home	Data Processing Facility
Farm help accommodation	Equestrian facility***
Group home, minor	Group home, major
Home-based business, level 1 (office)	Home-based business, level 3
Home-based business, level 2	Kennel and animal boarding
Intensive agriculture	Landscaping contractor service***
	Solar farm
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic
	Visitor accommodation***



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# City of Fort Saskatchewan Demographics

## POPULATION & INCOME



**28,000**

City of Fort Saskatchewan



**\$500,000,000**

Trade Area Spending



**36**

Median Age



**\$134,000**

Average Household Income

## HOUSING



Average Price Of A Single Family Dwelling

**\$360,746**

Average Price Of A Condominium Unit

**\$244,540**

## POPULATION GROWTH



- 9.1% projected growth (2022 - 2027)
- Growing young, affluent family population

## WHAT'S IN FORT SASKATCHEWAN?



### EDUCATION

#### K-12 Schools

- 6 Elementary Schools
- 3 Junior High Schools
- 3 High Schools

#### Post-Secondary Schools

- University of Alberta (36 km)
- Northern Alberta Institute of Technology (30 km)
- Macewan University (33 km)



### HEALTH SERVICES

#### Fort Saskatchewan Community Hospital

Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.

#### Other Health Services

- |                         |                          |
|-------------------------|--------------------------|
| • 8 medical clinics     | • 4 Chiropractor Clinics |
| • 2 Walk in Clinics     | • 1 Nursing Home         |
| • 13 Dentist Offices    | • 1 Seniors Lodge        |
| • 4 Optometrist Centres | • 2 Seniors Apartments   |



### COMMUNITY

#### Outdoor Recreation Facilities

- Boat Launch
- Campground
- Ball Parks
- Dog Park

#### Places To Visit

- Indoor Recreation Complex
- Theatre
- Library
- Bowling Alley
- Pool



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## Why Invest in Fort Saskatchewan

Investing in Fort Saskatchewan offers a compelling opportunity due to its strategic location, robust industrial base, and supportive economic environment.

### Strategic Industrial Hub

Fort Saskatchewan is a key player in Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region. This area hosts major industrial projects, including Dow's Path2Zero initiative – a proposed \$11.6 billion net-zero emissions facility near Edmonton, aiming to produce 3.2 million metric tons of polyethylene and ethylene derivatives. Although construction has been delayed to align with current market conditions, the project underscores the region's industrial significance.

The city is also home to the Heartland Petrochemical Complex, a \$3.5 billion project by Inter Pipeline that produces recyclable plastics from propane, marking Canada's first integrated propane dehydrogenation and polypropylene facility.

### Economic Growth and Investment

Fort Saskatchewan has experienced significant economic growth, with the value of major projects reaching \$13.9 billion in 2024 - a 17.3% increase year-over-year and a staggering 3,359% rise over the past five years. This growth reflects the city's dynamic investment climate and its appeal to large-scale industrial projects.

### Skilled Workforce and Demographics

The city boasts a highly trained workforce, supported by local access to world-class educational institutions. Between 2016 and 2021, Fort Saskatchewan's population grew by 12.1%, indicating a vibrant and expanding community. This growth ensures a steady supply of skilled labor to meet the demands of industrial and commercial enterprises.

### Target Sectors and Incentives

Fort Saskatchewan actively promotes investment in key sectors such as petrochemical production, advanced manufacturing, hydrogen, carbon capture and storage, and value-added agriculture. To support these industries, the city offers various incentives, including a Brownfield Tax Exemption and a Downtown Development Grant, aimed at encouraging multi-unit and mixed-use residential development in the downtown core.

### Quality of Life and Community Support

Beyond its industrial prowess, Fort Saskatchewan offers a high quality of life with a small-town feel. The city is committed to sustainable eco-industrial development and supports a flourishing local economy. Community investments, such as Dow's \$9 million contribution to local initiatives, further enhance the city's appeal to both residents and investors.

## DOW CANADA | FORT SASKATCHEWAN PATH<sub>2</sub>ZERO PROJECT

Dow Canada has begun work on an \$11Billion Path<sub>2</sub>Zero project in Fort Saskatchewan. This will bring 6,000 - 7,000 jobs at the peak of construction in 2025/2026, with approximately 400 - 500 full-time jobs once operational.



<https://ca.dow.com/en-ca/about/fort-saskatchewan-path2zero.html>



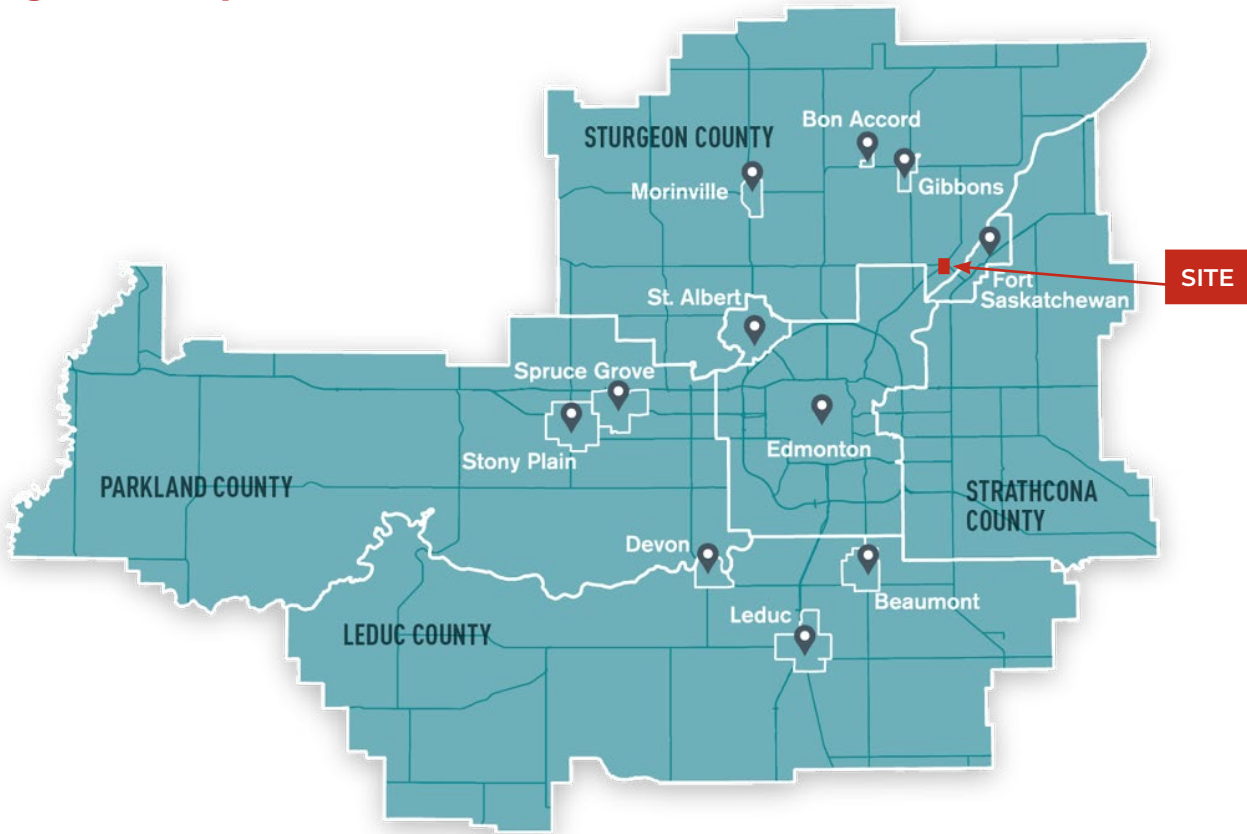
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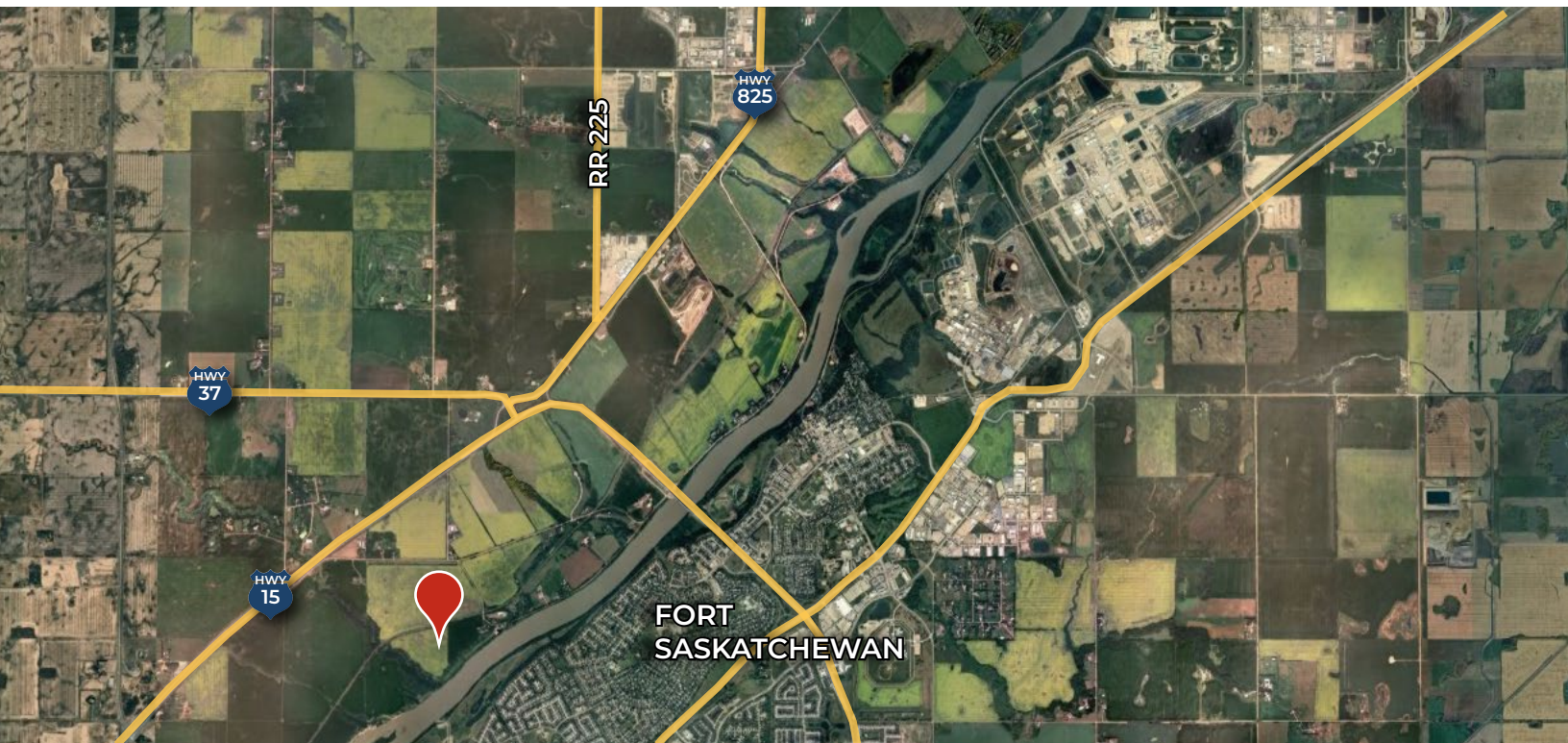
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## Regional Map



## Property Location



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- 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 - BIO**



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.

## **TOM LOWE, Lowe & Co** **Associate - BIO**



Meet Tom, the visionary founder of the LOWE & Co. Real Estate Team. With an impressive decade-long career spanning residential, rural, and commercial real estate,

Tom is your ultimate guide to navigating the intricacies of buying and selling properties. Having called Fort Saskatchewan home for 30 years, he's witnessed the remarkable transformation of this community from a small city to its vibrant present. Armed with a Bachelor of Commerce Degree in Management, Tom embarked on his real estate journey at just 24 years old and has since soared to remarkable heights, earning prestigious accolades such as the Titan Award and a well-deserved place in the RE/MAX Hall of Fame.

Tom's steadfast commitment to his clients in the Edmonton area is underscored by his unwavering integrity, boundless passion, and relentless focus on ensuring complete customer satisfaction.

Beyond the world of real estate, you'll find Tom cherishing quality moments with his wife and two sons, honing his golfing skills, and passionately cheering for his beloved Edmonton Oilers. Trust Tom to be your partner in realizing your real estate dreams and creating a brighter future for you and your family.



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