

## Industrial Development Land For Sale

180/190/310/320/330 Falconer Crescent  
Fort McMurray, AB



**Get more  
information**

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## Site Specifications

Address: 180/190/310/320/330 Falconer Crescent  
Fort McMurray, Alberta

Legal Address: Plan 1520043; Block 2; Lot 8-12

Zoning: BI - Business Industrial

Site Size: 2 acres to 10.54 acres

Services: Fully serviced

Asking Price: \$1,000,000 per acre

## Offering highlights include:



- Fully serviced lots



- Ready for immediate development



- Nearby to CN's Lynton rail yard
- Minutes from the Fort McMurray International Airport





# Fort McMurray

## Market Opportunity

**ALBERTA ADVANTAGE:** From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

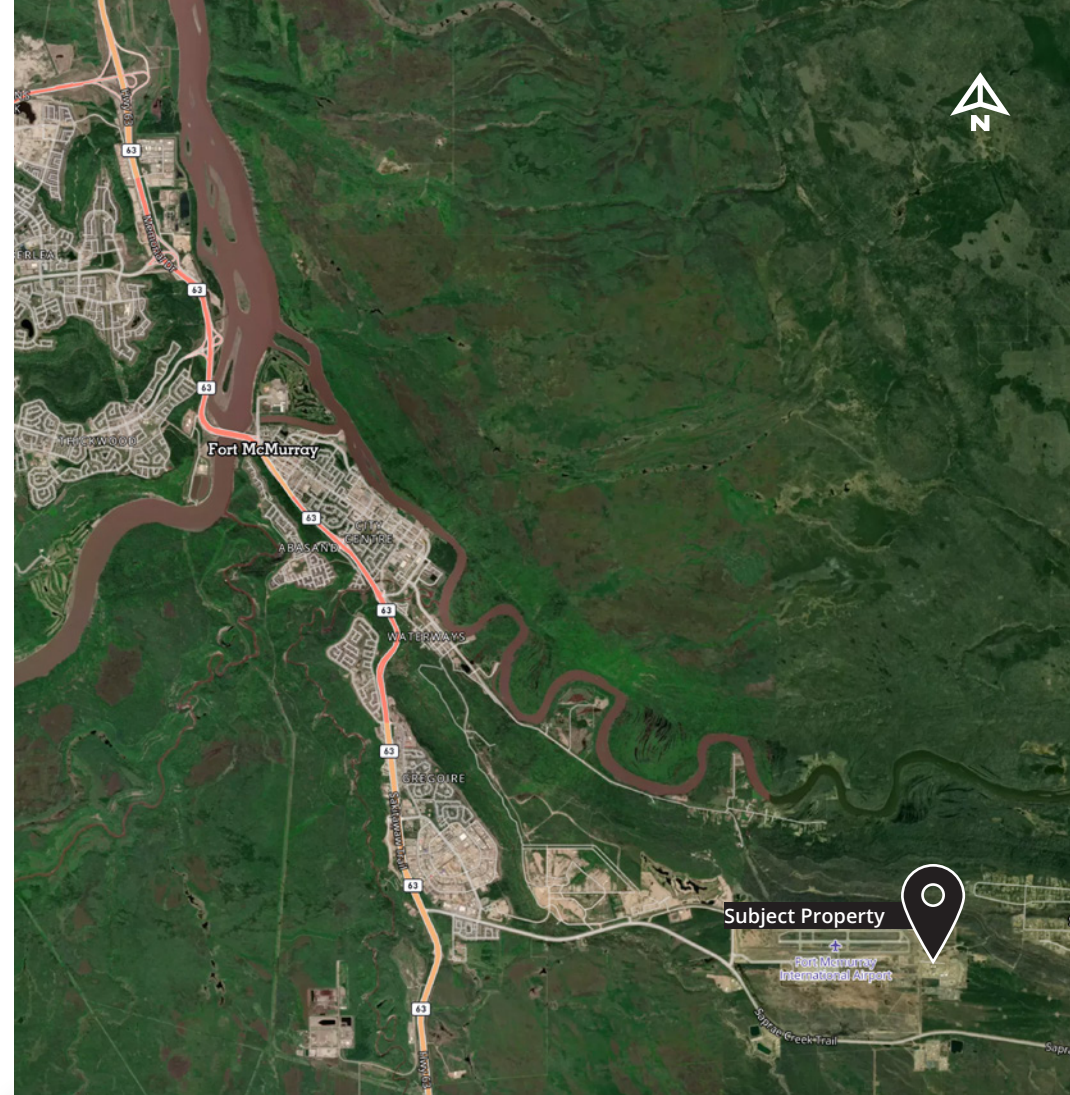
**INDUSTRY GROWTH:** 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

**URBAN MARKET OPPORTUNITIES:** The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwmb.ca/business-invest/market-opportunity>



### ROBUST COMMERCIAL/RETAIL DEMAND

# \$1,85B - \$3.23B

2022 - 2030

### HIGH HOUSEHOLD INCOME

# \$217,261

2023 AVERAGE

### YOUNG AFFLUENT CONSUMER BASE

# 35

MEDIAN AGE





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