

## Kensington Lands

- Up to 22.73 Acres located on 116 Street, a major arterial road seeing over 27,000 vpd (2023)
- Ability to create parcel size to accommodate specific buyers and users
- Grande Prairie's newest community, Kensington will see nearly 7,000 residents on full build out, featuring both master planned Kensington Estates (Phase 1 87% sold!) and Kensington Living with over premier 350 factory-built homes
- Daily traffic drivers with surrounding industrial/commercial users
- Zoned: CA - Arterial Commercial permitted uses include Commercial Business, Retail Store, Gas Bar/Service Station, Supermarket, Office, Hotel, Restaurant and Liquor Store

## Grande Prairie Demographics (2023)



Population:  
**68,572**



Daytime Population:  
**68,018**



Regional Trade Area:  
**+2,950,000**



Average HH Income:  
**\$134,893**

**For further  
Information**

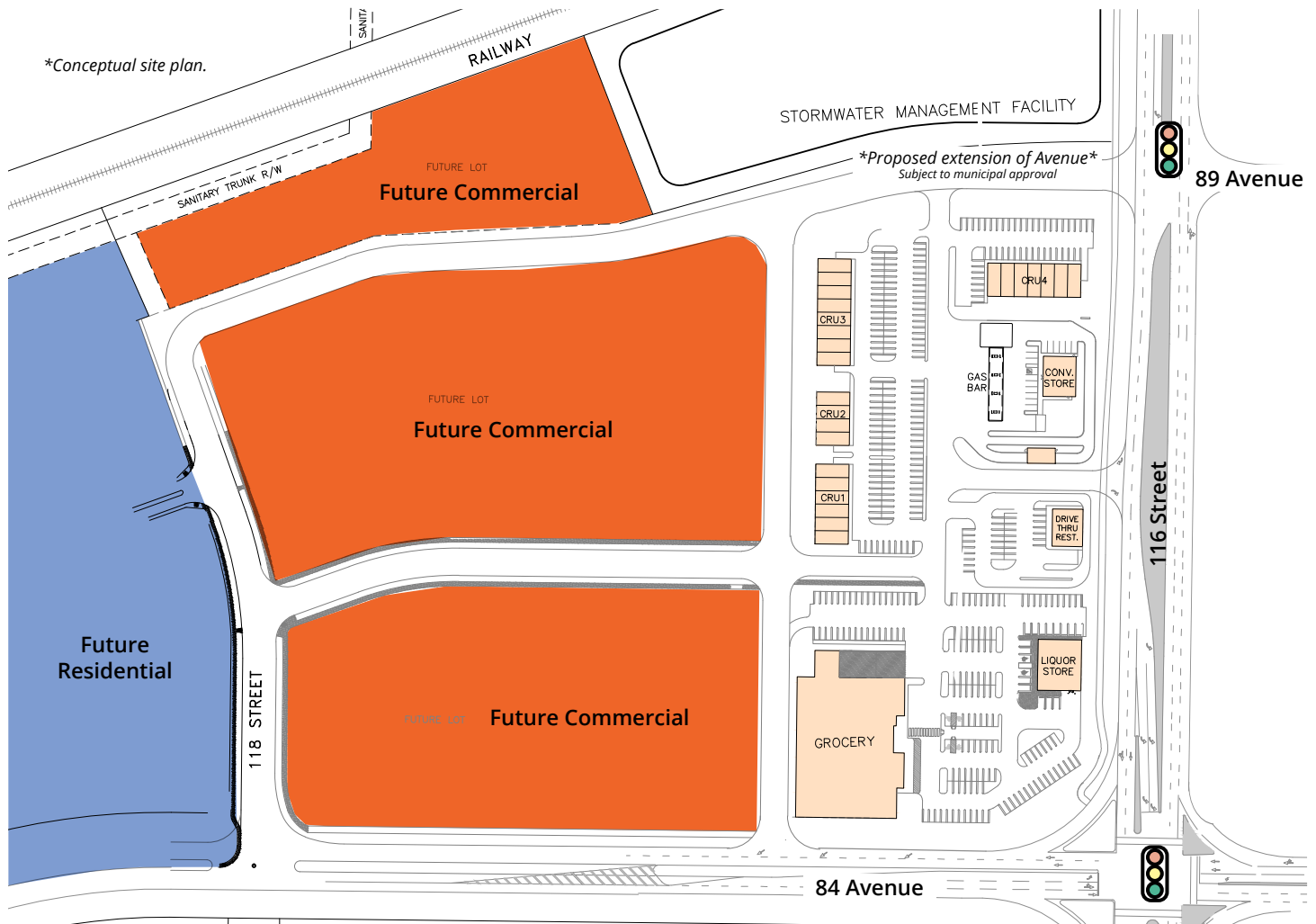
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# Commercial Land for Sale

Kensington Lands  
Grande Prairie, AB



## Kensington Overview



Full-Build Population:  
**6,810**



**Future School Site**  
11 acre K-8 School with  
recreational opportunity



**Proposed Residential Units**  
Single Family: **1,447**  
Multi-Family: **408**  
Manufactured Home Community: **350**



**Kensington Estates:**  
Family-first neighbourhood with  
spacious backyards



Commercial Node  
**22.73 Acres**



**Kensington Living:**  
Affordable high-end factory-built  
homes on owned lots

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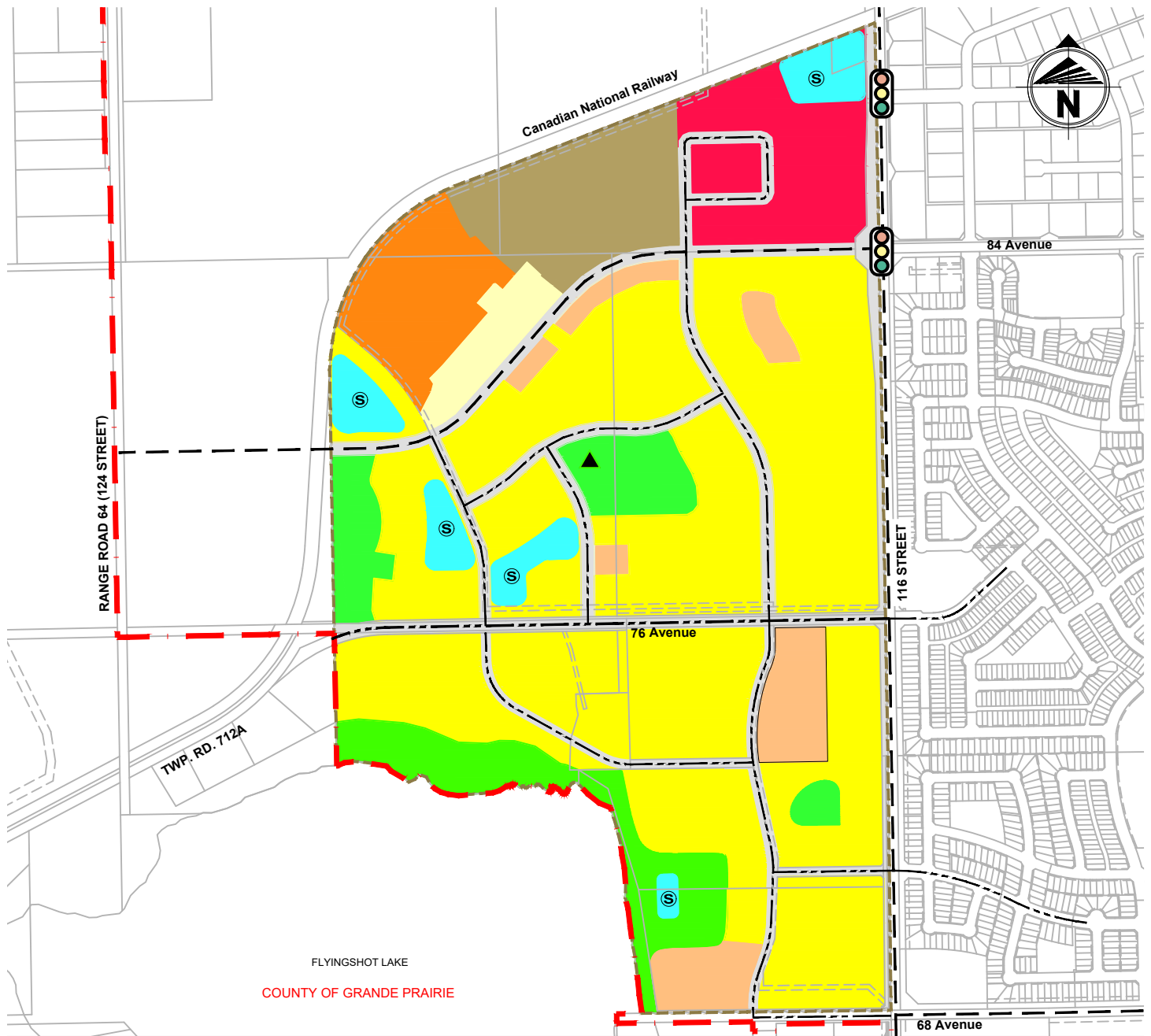
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## Legend

	City Boundary		Green Space		Residential (RG Condo)		Plan Area Boundary
	Multi-Family Residential		Residential (MHC)		Residential (RC Condo)		Arterial Road
	Single Family Residential		Commercial		Stormwater Management Facility		Collector Road
					School		

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