



HIGH PROFILE LAND | 20 to 80 Acres

Crossroads Development Land

Thomas Ashcroft

Principal, SIOR
+1 780 990 5364
thomas.ashcroft@avisonyoung.com

Rob Iwaschuk

Principal
+1 780 907 0554
rob.iwaschuk@avisonyoung.com

Crossroads Development Land

9820 - 138 Street SW, Edmonton, AB



Strategic build-to-suit or opportunity to acquire up to 80 acres of readily developable land located directly north of Highway 19 from the Edmonton International Airport and directly west of the Queen Elizabeth (QE) II Highway from Nisku.



Crossroads development land is strategically designed to become a premier hub for logistics, distribution, and industrial growth in the Greater Edmonton Region. With direct access to Edmonton International Airport, proximity to the City of Edmonton, and strong connectivity through Port Alberta, Crossroads is ideally positioned as a gateway to northern energy exploration and a driver of regional trade and commerce.

This development represents a unique opportunity for forward-looking purchasers. Serving as the catalyst for all future servicing west of the Queen Elizabeth II Highway, Crossroads offers the foundation for large-scale investment in one of Alberta’s fastest-growing corridors. Enhanced architectural and environmental standards ensure long-term value, with cohesive, high-quality design guiding lot layouts and setting a benchmark for surrounding projects.

Crossroads is more than land—it’s a platform to shape the next phase of industrial and commercial expansion in the Capital Region.

20 to 80 Acres



Offering summary

Legal description:	Quadrant SE, Section 27, Township 50, Range 25
Municipal address:	9820 - 138 Street SW, Edmonton, AB
Zoning:	BE - Business Employment
Lot size:	20 to 80 acres <i>Build-to-suit options also available</i>
Property taxes:	\$21,600.39

Notable land uses:

Logistics and Distribution
Approximately 295 hectares of land has been designated Logistics and Distribution. The intent for these lands is to provide Logistics and Distribution uses that would benefit from the locational attributes of the area and support the future Aerotropolis and Port Alberta concepts, while offering greater flexibility for outdoor storage than that available within the Business Park Area.

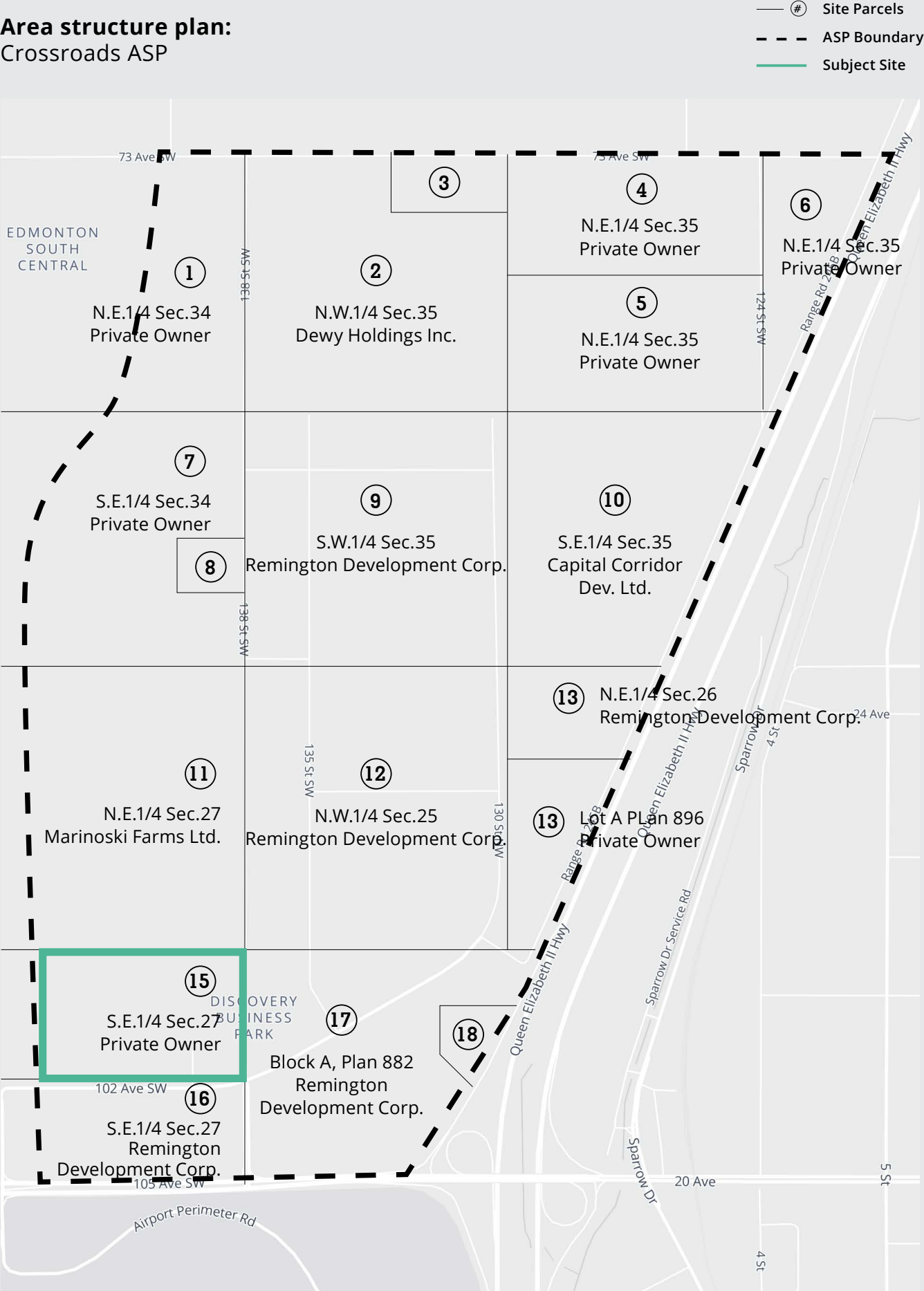
Land uses within this area may include light industrial activities. in compliance with Leduc County Land Use Bylaw and other relevant policies. Possible uses within lands designated in the Logistics and Distribution area may include, but are not limited to business park, warehousing, light manufacturing and accessory outdoor storage.

It is estimated that 25 jobs per net hectare on average will be generated within the logistics and distribution area, totalling an estimated 7400 light industrial, manufacturing and related jobs.

Contact Agent for Price



Area structure plan: Crossroads ASP



Location highlights



Exceptional access to all major transportation routes including the QEII, 41st Avenue Interchange, Anthony Henday Drive, and Highway 19 / 625. Improved access to Nisku/ Leduc via new overpass under construction.



The Crossroads ASP area is in close proximity to the East Vistas development area east of the Queen Elizabeth II, which has been planned for approximately 22,000 residents. These residents will be within 5 kilometres of the employment opportunities created within Crossroads ASP.



Located directly north of the Edmonton International Airport providing convenient access to air freight. As the EIA continues to expand, there has been an increased demand for logistics and distribution based businesses within Nisku and the surrounding area.



Now completed - the Highway 19 expansion improves the movement of goods to major highways, rail services and the Edmonton International Airport, just south of Highway 19. This is critical route that supports continued economic growth in the capital region. About 12,000 vehicles travel on Highway 19 each day. Highway 19 has expanded to four lanes with two all-directional traffic controlled intersections.



Amazon chose to establish operations in the immediate area, recognizing its superior access and significant growth potential. Other major businesses, including FedEx, Polykar, Sobeys, and Ameco, have also capitalized on these locational advantages.

ZONING OPPORTUNITIES

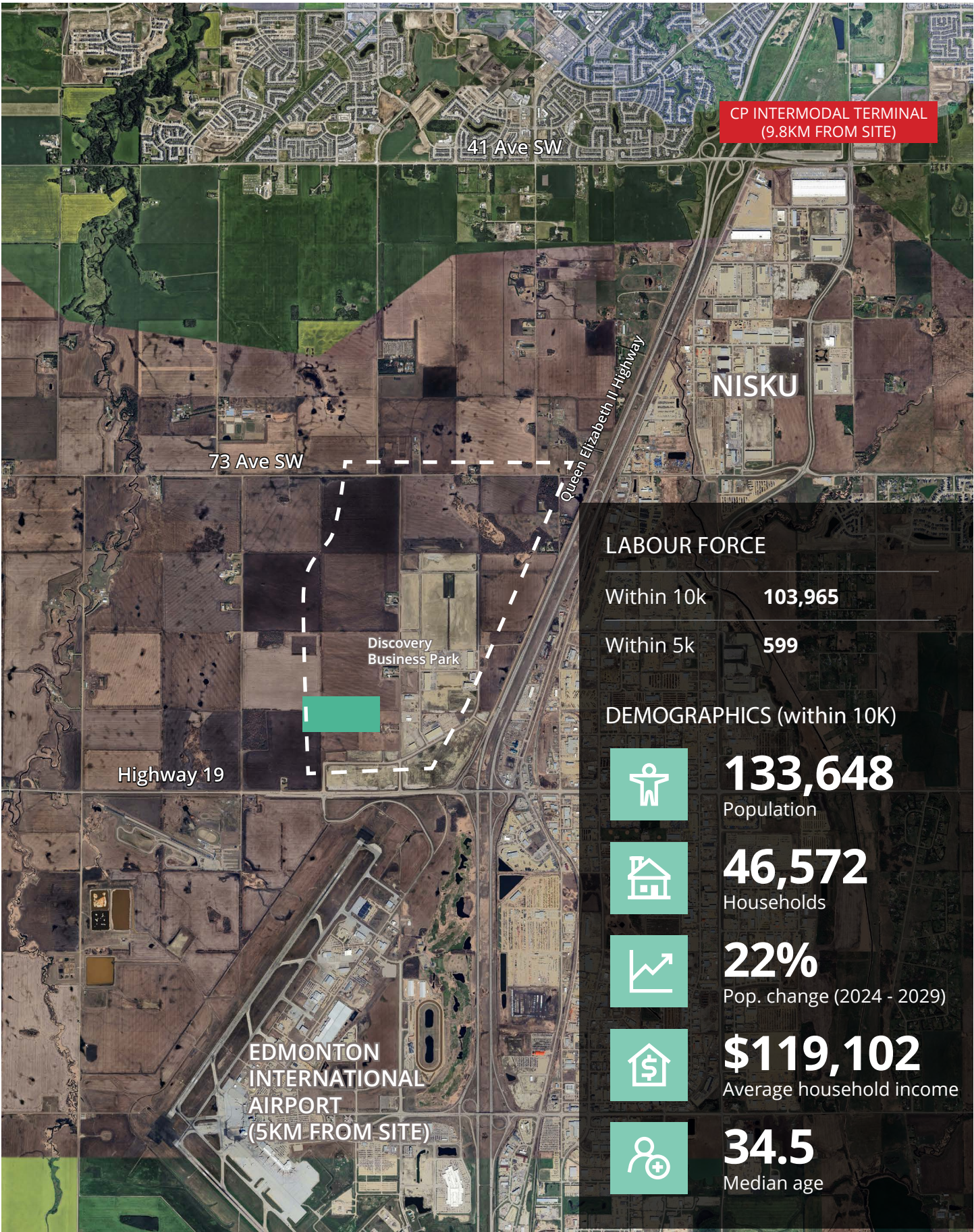
BE - Business Employment

Permitted uses

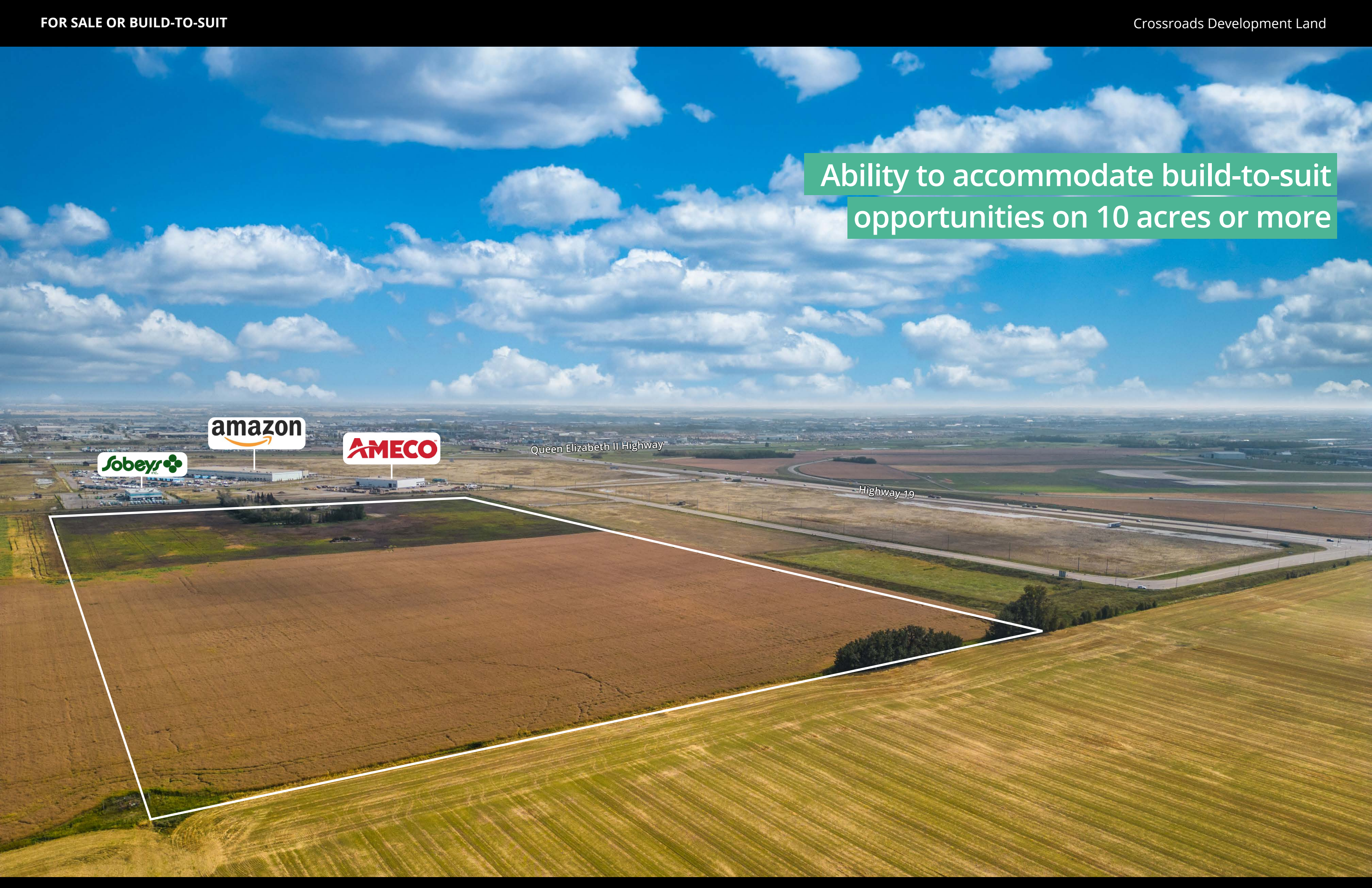
The purpose of this Zone is to allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones.

- Warehouse / Distribution Centre
 - Automotive and Equipment Repair Shops
 - Equipment Rentals
 - Fleet Services
 - General Contractor Services
- General Industrial Uses
 - Vehicle and Equipment Sales/Rentals
 - Boat / RV Sales
 - Self Storage Facility

[click to view all zoning options](#)



Ability to accommodate build-to-suit opportunities on 10 acres or more



If you would like more
information on this offering
please get in touch.

Rob Iwaschuk
Principal
+1 780 907 0554
rob.iwaschuk@avisonyoung.com

Thomas Ashcroft, SIOR
Principal
+1 780 990 5364
thomas.ashcroft@avisonyoung.com

Visit us online
avisonyoung.com

©2025 Avison Young Commercial Real Estate Services, LP, Commercial
Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources
which we deem reliable and, while thought to be correct, is not
guaranteed by Avison Young.

Did you know?

Avison Young has a mortgage brokerage team that assists purchasers or developers in arranging the most attractive financing terms available in the market. The mortgage team works with lenders on behalf of their clients to ensure the structure and terms of debt are in line with the given investment strategy.

For free consultation on the cost benefit analysis between own vs. lease, or development financing please reach out to a member of our debt capital team.

Ron Dezman

Senior Vice President
+1 780 408 6771

ron.dezman@avisonyoung.com

Sam Dezman

Senior Associate
+1 780 408 6770

sam.dezman@avisonyoung.com

**AVISON
YOUNG**
