



BREMNER LANDS

FOR SALE | 292 ACRES OF DEVELOPMENT LAND
IN STRATHCONA COUNTY, ALBERTA

APRIL 2022

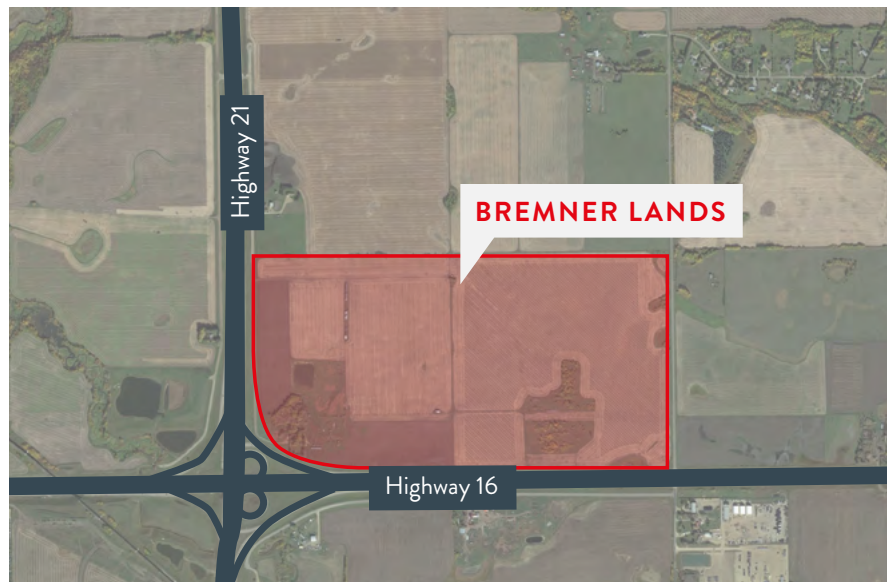
JLL CAPITAL MARKETS, ALBERTA

OFFERING SUMMARY



BREMNER LANDS

Jones Lang LaSalle is pleased to offer for sale a 100% freehold interest in 292 acres of development land in Strathcona County (the “Parcel”). Located on the northeast corner of Highway 16 & Highway 21, in the planned community of Bremner, the sites are designated for low and medium density development. The Parcel presents a truly rare opportunity to acquire a prime, near-to-mid term development site of scale in one of the regions strongest growth nodes.



HIGHLIGHTS

- Located within the Bremner and Local Employment Area (LEA) Area Concept Plan (ACP)
- The Parcel is within an Area Structure Plan (ASP) that has recently been commissioned for the southwesterly ~1,200 acres of the Bremner ACP (Est. completion in 2023)
- A substantial number of established developers have secured positions in the node
- The Parcel borders both the Yellowhead Highway (Highway 16) and Highway 21 providing future residents with quick and easy access to the significant surrounding employment hubs in Edmonton, Sherwood Park, Fort Saskatchewan and Alberta's Industrial Heartland
- Immediate access to existing services and amenities in Sherwood Park with easy access to the Anthony Henday ring road

OFFERING PROCESS

The Parcel is being offered to market on an unpriced basis with offers being evaluated as they are received.



PROPERTY OVERVIEW

Located within the planned community of Bremner, the Parcel, as set forth in the Bremner and Local Employment Area (LEA) Area Concept Plan (ACP), is to be developed into a future residential subdivision. The Area Concept Plan was approved in 2019 and covers the entire Bremner area.

The plan is a statutory guide that pilots the way for smaller scale Area Structure Plans (ASPs). ASPs for Bremner Community 1 and 4 were both approved in 2021. The Parcel enjoys an attractive position within a new ASP that has recently been commissioned for the southwesterly ~1,200 acres of the Bremner ACP.

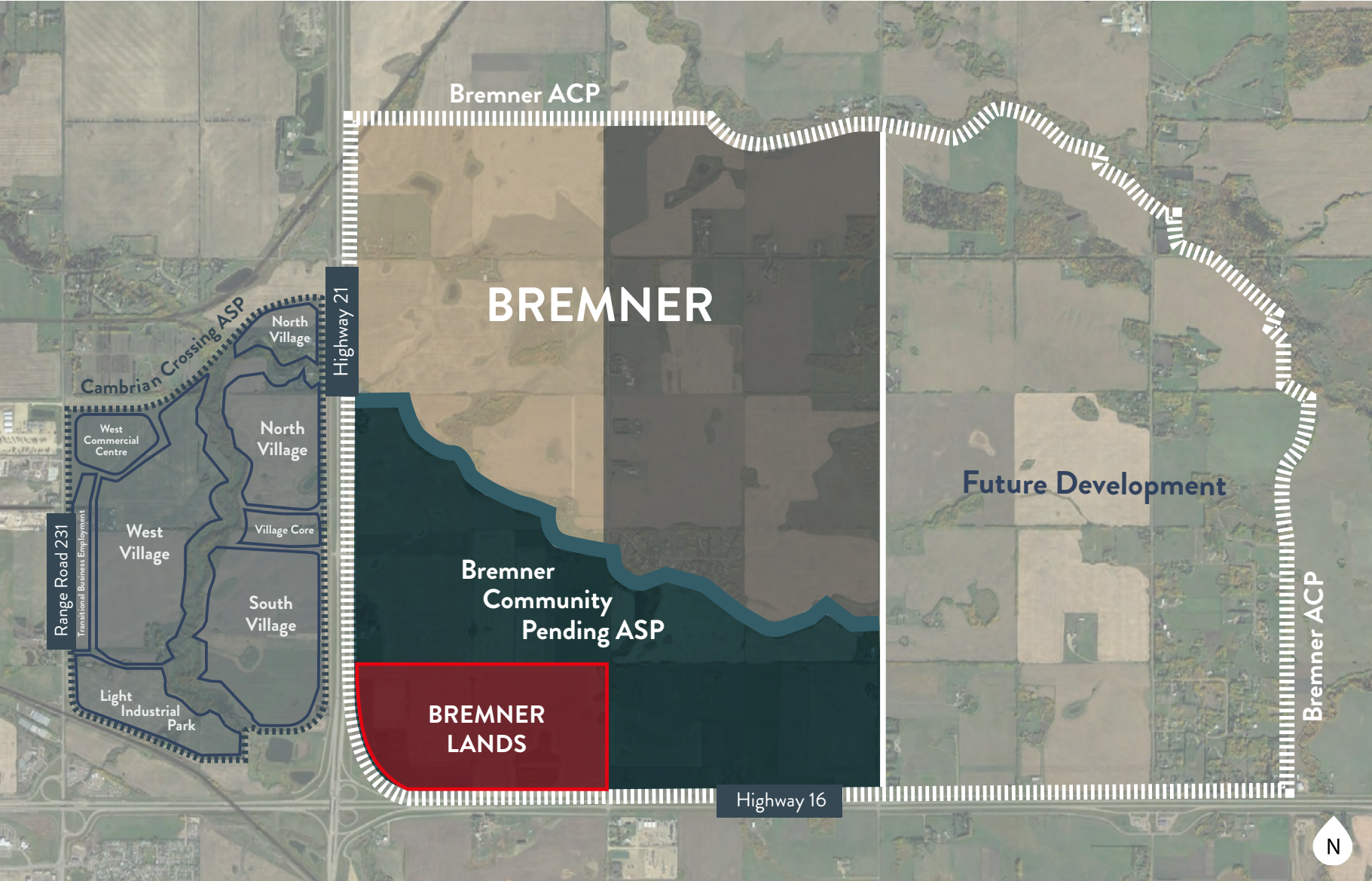
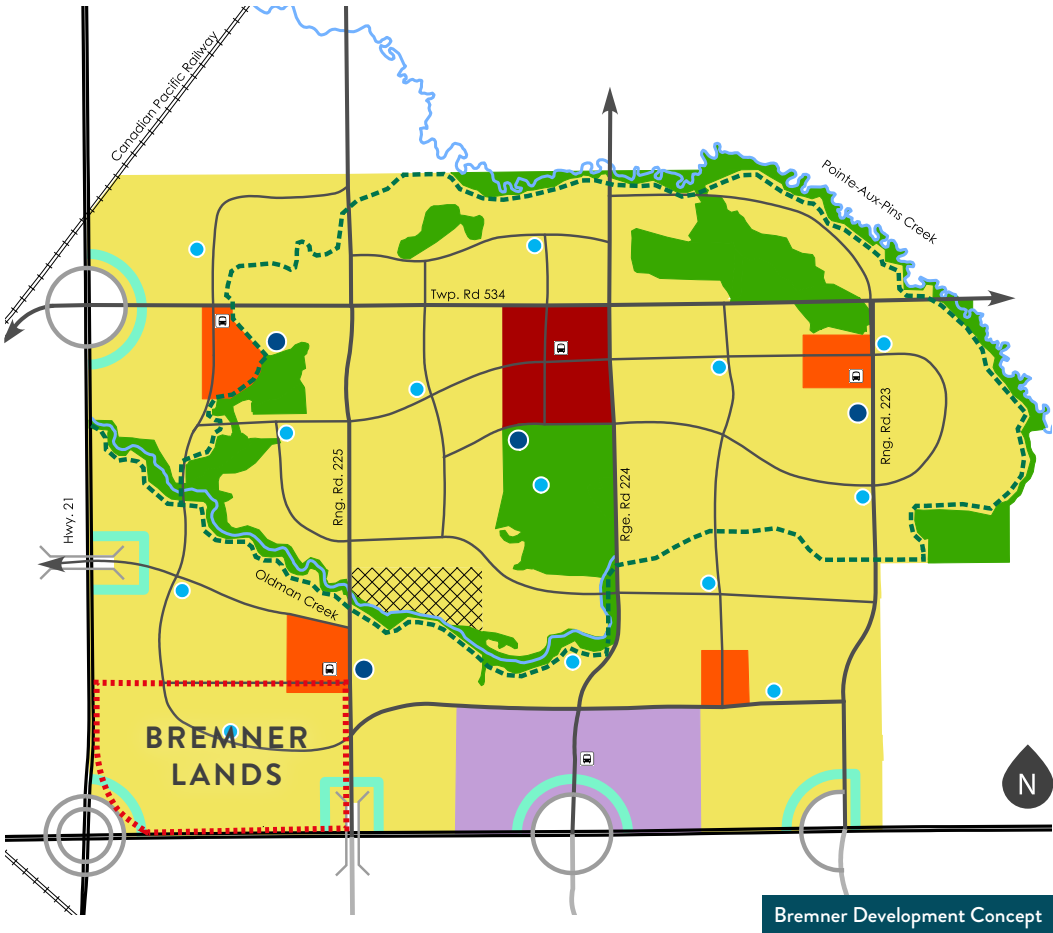
Legend

- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways

Community Node Policy Area

- Primary Community Node
- Secondary Community Node

- Business Park Policy Area
- Environmental Features Policy Area
- Major Open Space Corridor/Eco-Trail
- Neighbourhood Policy Area
- Existing Country Residential
- Village Centre Policy Area
- Town Centre Policy Area



MUNICIPAL ADDRESS

53227 & 53229 Highway 21



LEGAL ADDRESS

4;22;53;18;SW & 4;22;53;18;SE



SITE AREA

292.22 Acres



ZONING

AG - Agricultural Parcel



PLANS IN EFFECT

Bremner and LEA ACP



SERVICING

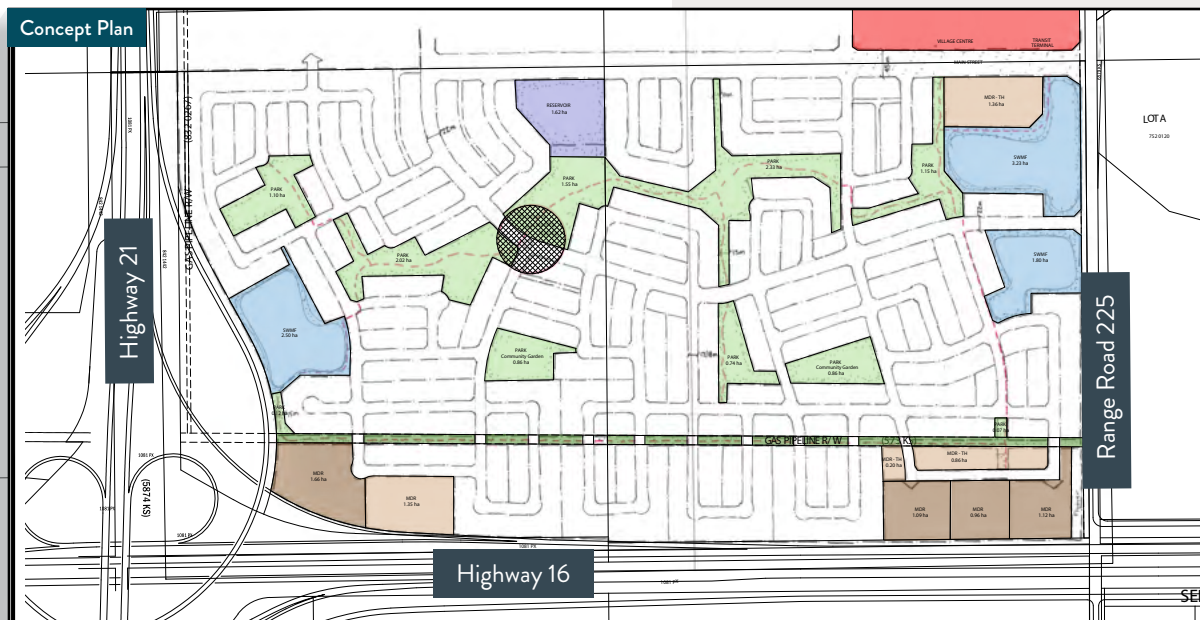
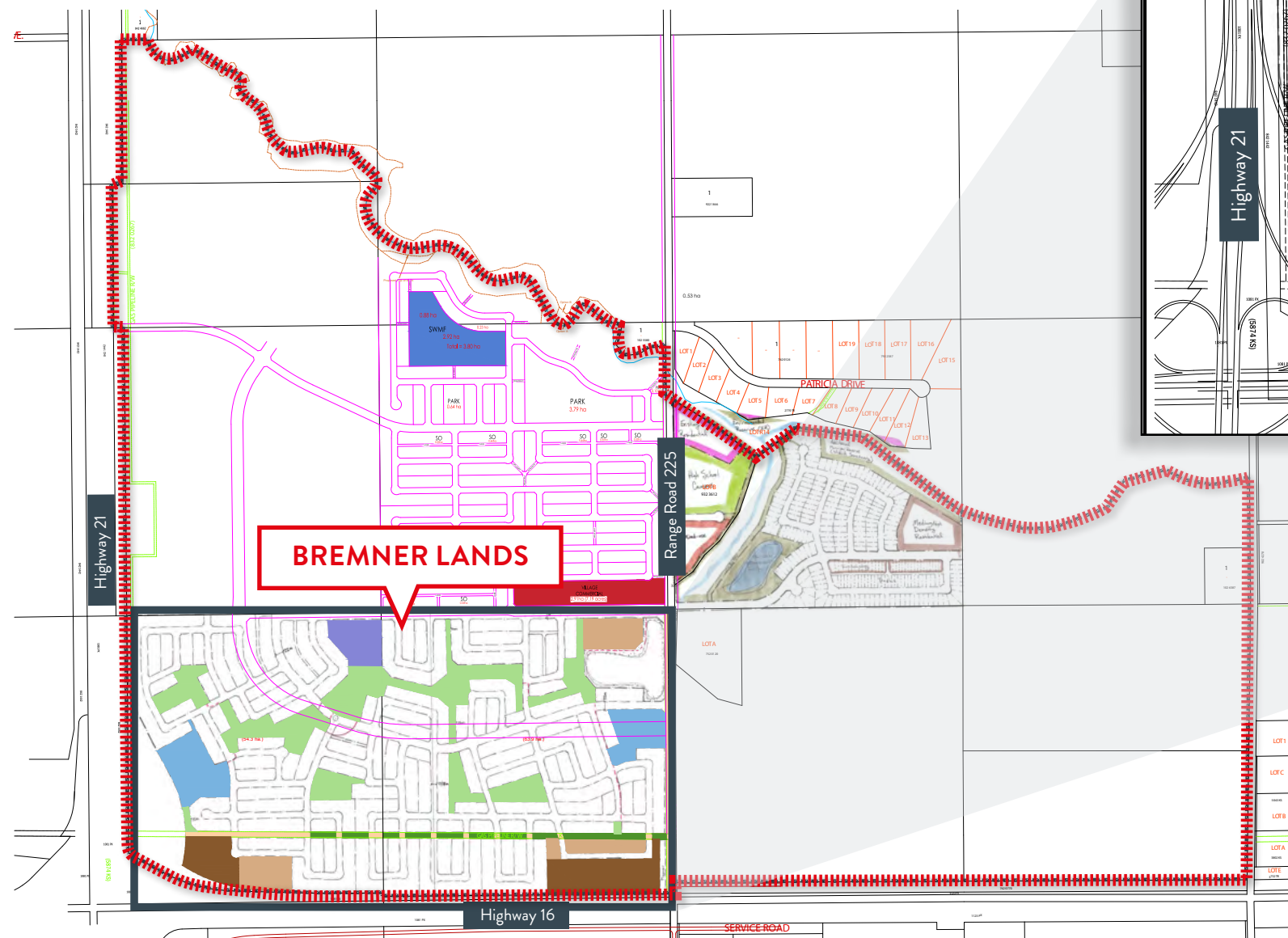
TBD



TAXES (2022)

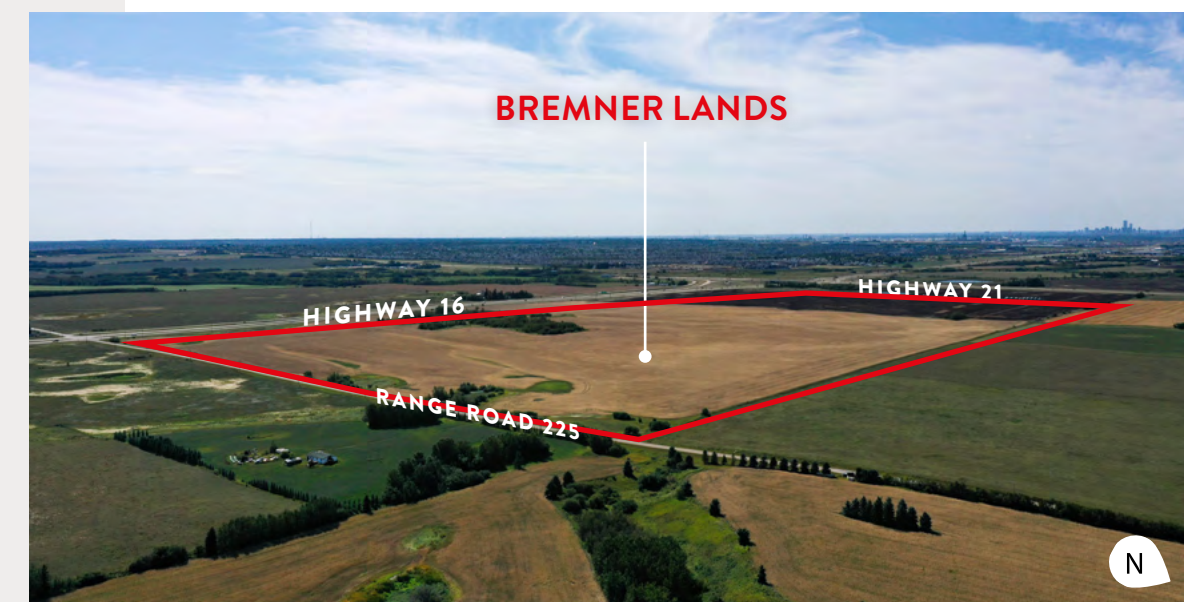
\$70,880

BREMNER COMMUNITY PENDING ASP



Highway 21 provides excellent access to key northern Alberta industrial employment districts including Fort Saskatchewan, Alberta's Industrial Heartland and the Fort McMurray region.

Source: Strathcona County



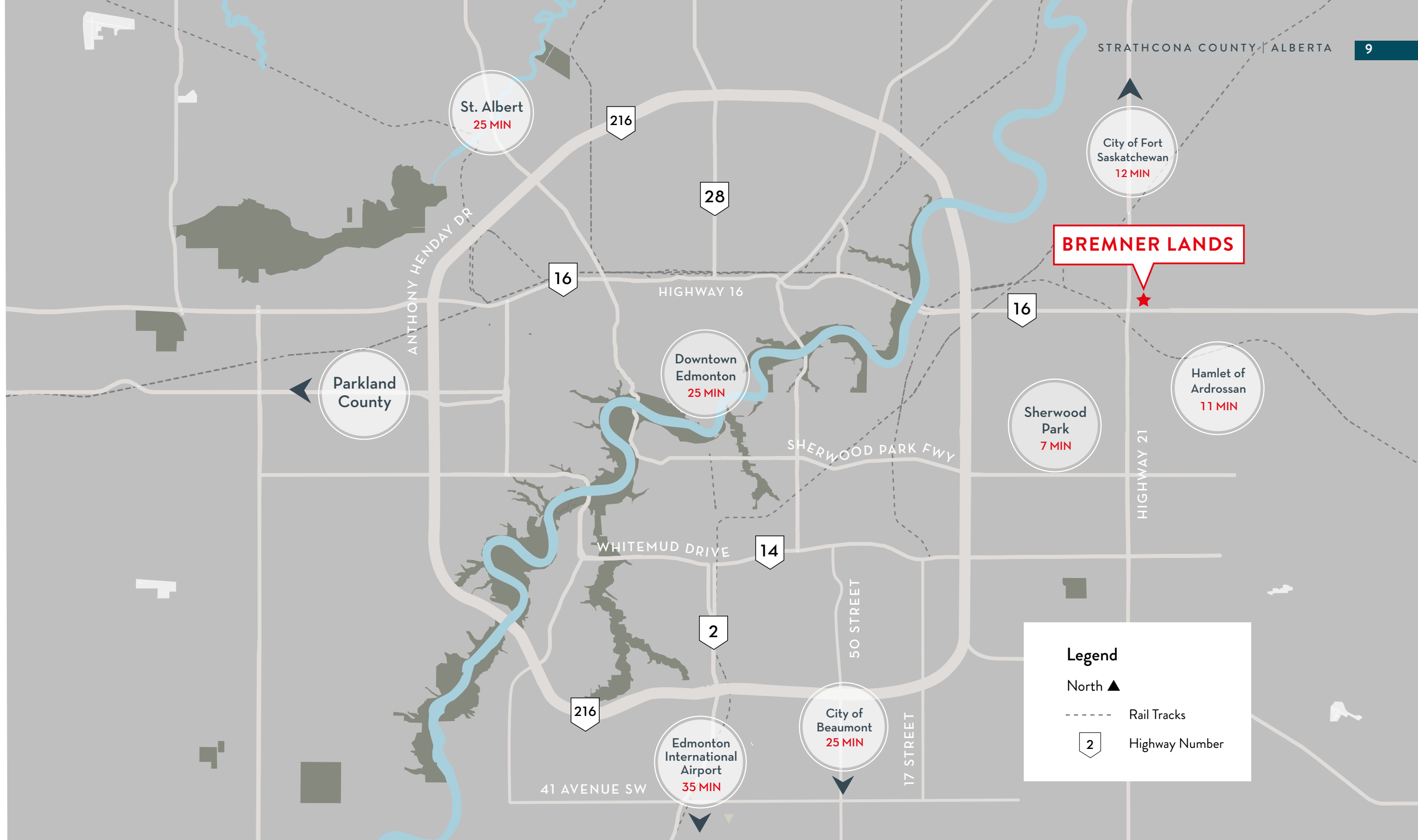
LOCATION OVERVIEW

- Bremner is a continuous expansion of Sherwood Park east of Highway 21. The Local Employment Area (LEA) is located across from Bremner, on the south-side of Highway 16. Highway 16 turns into Yellowhead Trail to the west providing access to Edmonton. Highway 21 provides access to the City of Camrose to the south and access to the Hamlet of Sherwood Park and the City of Fort Saskatchewan to the north.
- The immediate proximity to the regional transportation network provides convenient access to Sherwood Park, Downtown Edmonton, the International Aiport and key regional facilities by utilizing the Anthony Henday ring road.
- Sanitary sewer and water services are to be extended from the Cambrian Lands to the west, from Township Road 534 and across Highway 21, approximately 1.5 miles north of the subject. Power and Gas are readily available.

AREA DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population	2	17,486	44,800
Total Households	1	6,351	16,472
Avg. Household Size	2.00	2.70	2.70
Avg. Household Income	\$187,861	\$146,039	\$152,915
Median Age	n/a	36.00	38.50

Above statistics are from ArcGis Business Analyst



FOR SALE

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292 ACRES OF DEVELOPMENT LAND
IN STRATHCONA COUNTY, ALBERTA



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