

SOUTHEAST EDMONTON

# DECOTEAU

RESIDENTIAL LANDS

FOR SALE | 2 PARCELS | 235 ACRES

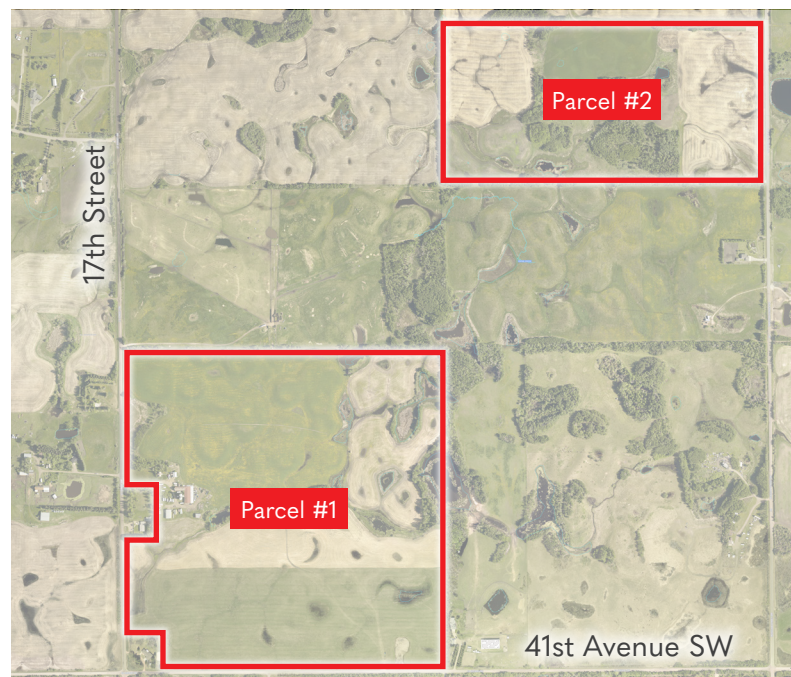


# Offering SUMMARY



## Decoteau Lands

Jones Lang LaSalle is pleased to offer for sale a 100% freehold interest in 235 acres of development land in southeast Edmonton (the “Parcels”). Located at 3565 - 17 Street SW, in the approved Decoteau Area Structure Plan (“ASP”), the sites are designated primarily for low density residential use.



## Highlights

- Residential lands of significant scale in a prime location
- Located in the future neighborhood of Kettle Lakes in the newly approved Decoteau ASP
- Attractive return on investment – any future land annexed by the City of Edmonton will be constrained until these lands are developed given that they are located within one of three City of Edmonton identified growth areas with an approved plan in-place
- Both parcels abut to future major arterial roads and enjoy exceptional connectivity to Anthony Henday and QEII
- South Edmonton continues to be the most desirable node in the city for residential development



## Offering Process

Parcel 1 is being offered to market at **\$9,300,000** (\$60,000/ac)

Parcel 2 is being offered to market at **\$4,785,000** (\$60,000/ac)

**Interested parties are invited to submit offers to purchase on both parcels or individual parcels through JLL for consideration by the Vendor. Preference will be given to offers on both.**



Satellite Image

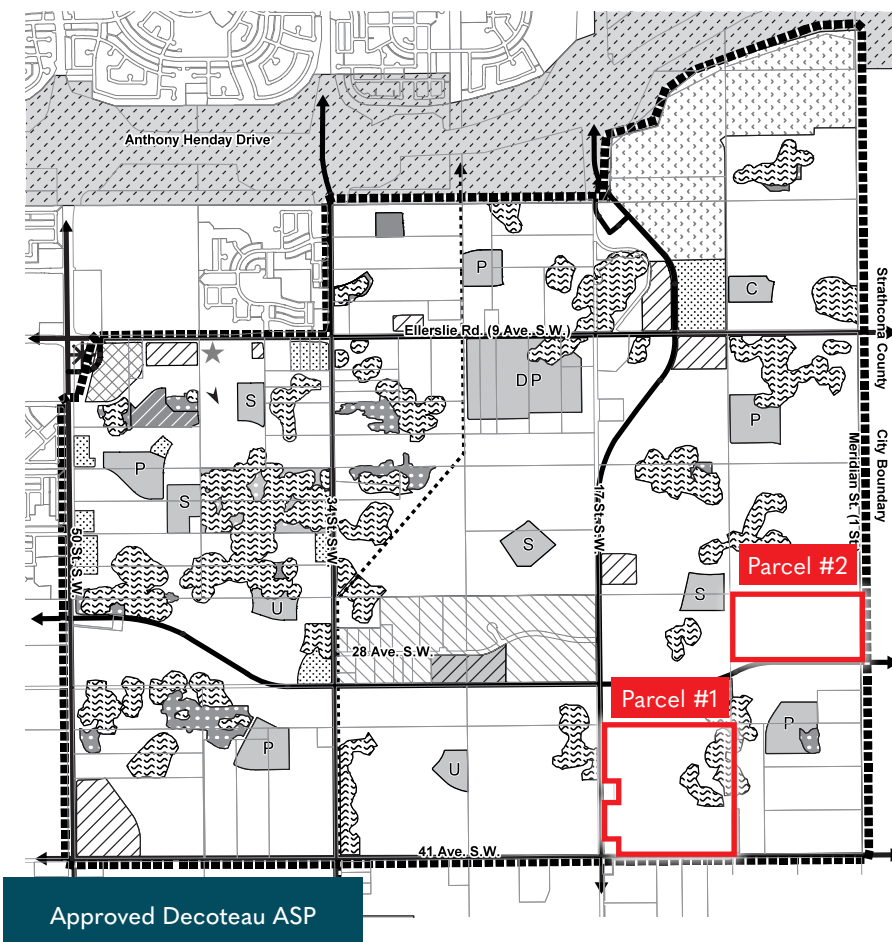
# Property OVERVIEW



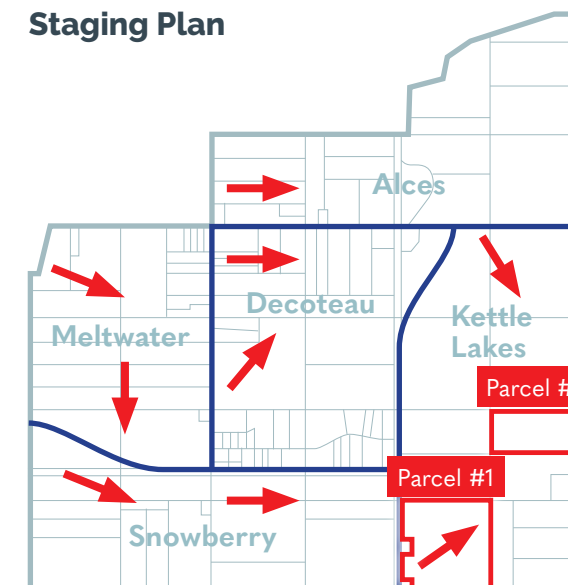
3565 - 17 Street SW, Edmonton, Alberta

## Legend

|  |   |  |                              |
|--|---|--|------------------------------|
|  | Residential   |  | Separate School/Park         |
|  | Existing Country Residential                            |  | District Activity Park       |
|  | Commercial / Office                                     |  | Community Park               |
|  | Commercial / Office / Residential Mixed Use             |  | Urban Village Park           |
|  | Town Centre Mixed Use                                   |  | Existing Park (MR)           |
|  | Business Employment                                     |  | Natural Area (MR)            |
|  | Institutional   |  | Wetland (ER)                 |
|  | Institutional / Residential Mixed Use                   |  | Non ER on City Owned Parcels |
|  | Public School / Park                                    |  | Anthony Henday Drive (TUC)   |
|  |   |  | Utility ROW                  |
|  | Transit Centre/Park & Ride/Potential Future LRT Station |  |                              |
|  | Civic Use   |  |                              |
|  | Arterial Roadway  |  |                              |
|  | ASP Boundary  |  |                              |
|  | Amendment Area  |  |                              |



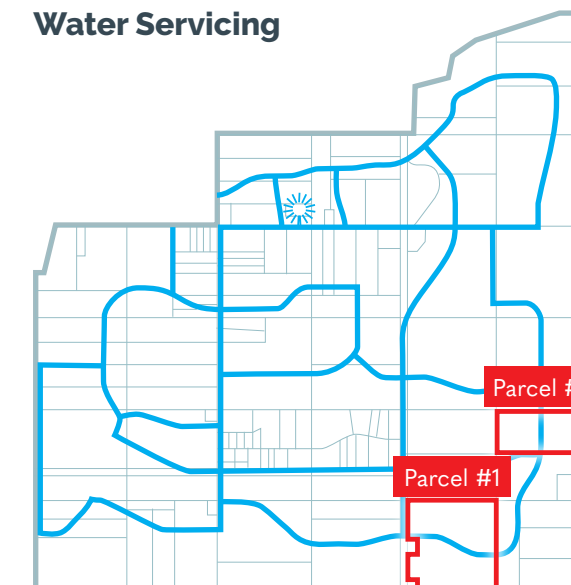
## Staging Plan



## Legend

|  |                        |
|--|------------------------|
|  | Staging Direction      |
|  | Neighbourhood Boundary |
|  | ASP Boundary           |

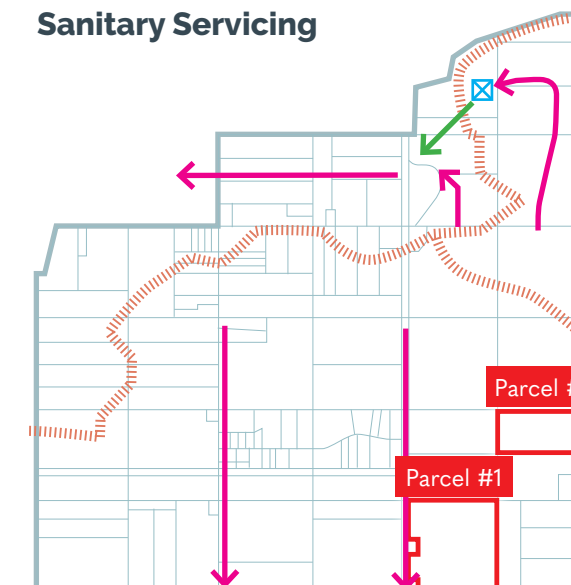
## Water Servicing



## Legend

|  |              |
|--|--------------|
|  | Water Main   |
|  | Reservoir    |
|  | ASP Boundary |

## Sanitary Servicing



## Legend

|  |                    |
|--|--------------------|
|  | Major Ridge Divide |
|  | Forcemain          |
|  | Sanitary Trunk     |
|  | Lift Station       |
|  | ASP Boundary       |



## Municipal Address

Parcel 1: 3565 - 17 Street SW  
Parcel 2: 2504 Meridian Street SW



## Legal Address

Parcel 1: 4;23;51;17;SW  
Parcel 2: 4;23;51;17;NE



## Site Area

Parcel 1: 155.03 acres  
Parcel 2: 79.74 acres



## Zoning

Parcel 1: AG - Agricultural  
Parcel 2: AG - Agricultural



## Plans in Effect

Parcel 1: Decoteau ASP  
Parcel 2: Decoteau ASP



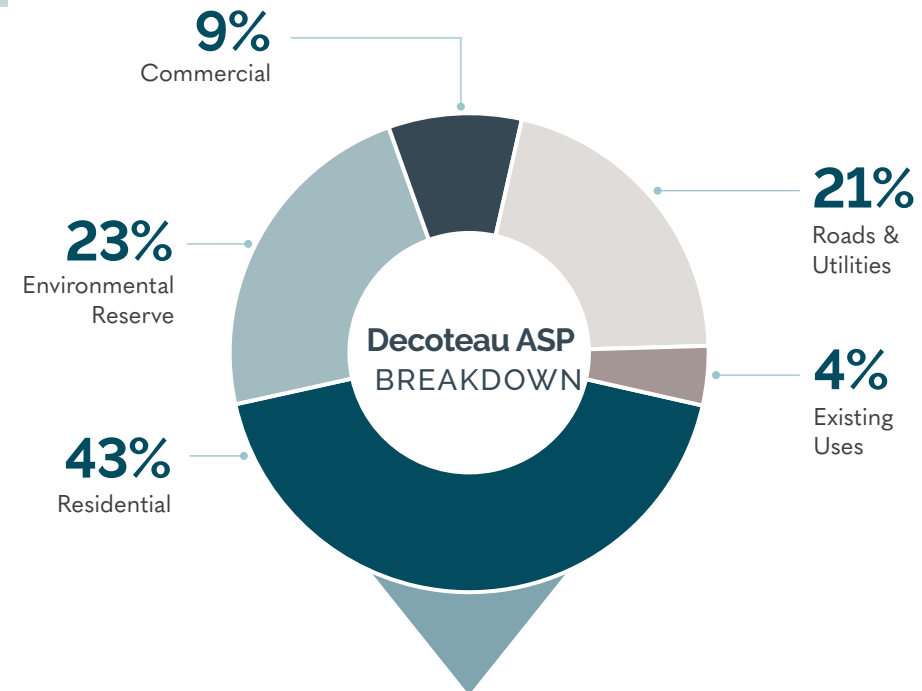
## Servicing

Parcel 1: TBD  
Parcel 2: TBD

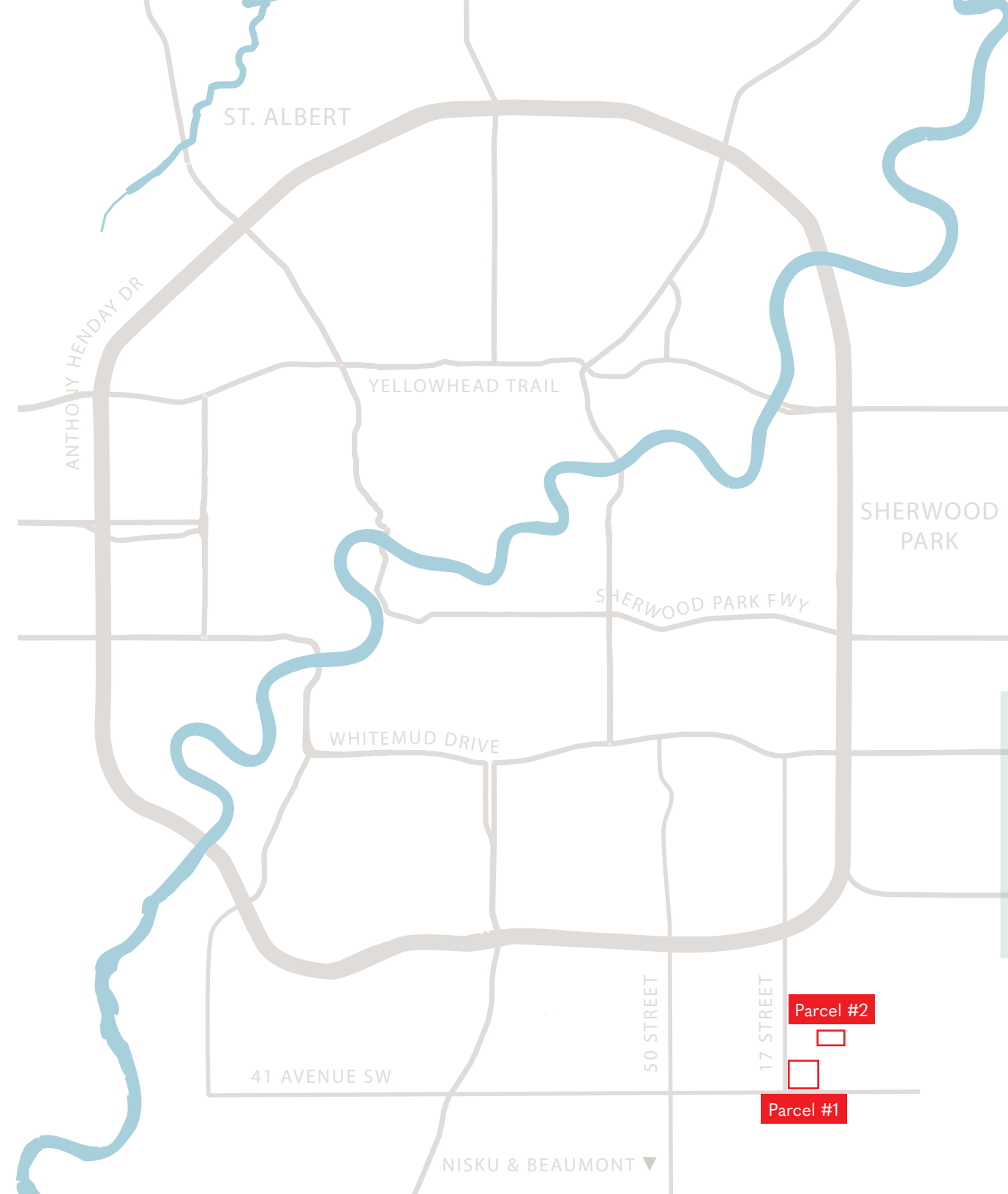
# Location OVERVIEW

## Decoteau ASP Highlights

- Convenient access to Edmonton's southeast and the City of Beaumont via 50th Street and Leduc via Highway 2
- Nearby recent residential development and minutes away from future commercial and business park developments
- Out of a total area of approximately 1,960 ha, 43% is allocated for the development of residential units, 23% to environmental reserve/parks, 9% to commercial uses, 16% to roads/utilities, and 4% to existing uses
- Desirable neighbourhood demographics for future developers of land - built out neighbourhoods in southeast enjoy higher average household income than the City of Edmonton
- The community will have instant access to an abundance of green space provided by the multitude of parks and pedestrian walkways planned to traverse neighbourhood – selling features for future residential end-users



| RESIDENTIAL LAND USES      |              |               |               |
|----------------------------|--------------|---------------|---------------|
|                            | Area (AC)    | # of Units    | Population    |
| Single/Semi-Detached       | 1,818        | 18,392        | 51,496        |
| Row Housing                | 168          | 3,060         | 8,568         |
| Low/Medium Density         | 98           | 3,555         | 6,399         |
| Medium/High Density        | 10           | 900           | 1,350         |
| <b>Total (Residential)</b> | <b>2,093</b> | <b>25,907</b> | <b>67,813</b> |



## Drive Times

### From Decoteau

- Downtown Edmonton: **25 Minutes**
- City of Beaumont: **8 Minutes**
- Nisku/Leduc: **15 Minutes**
- Edmonton International Airport: **15 Minutes**
- University of Alberta: **20 Minutes**

## Area Demographics

- Total Population: **28,871**
- Total Households: **9,488**
- Avg Household Size: **3.1**
- Avg Household Income: **\$127,543**
- Median Age: **33.2**

\*Above statistics are for a 5km radius from Property. Source: CoStar

SE Edmonton



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