



For Sale

# Tidewater Land

10407 Bevington Road | Acheson, AB

**447.79 Acres | Data centre opportunity**

- Industrial site suitable for immediate data center development
- Low-cost access to significant volumes of readily available natural gas, water, fibre, and land
- CN Rail siding agreement with six existing rail spurs on site

For more information contact:

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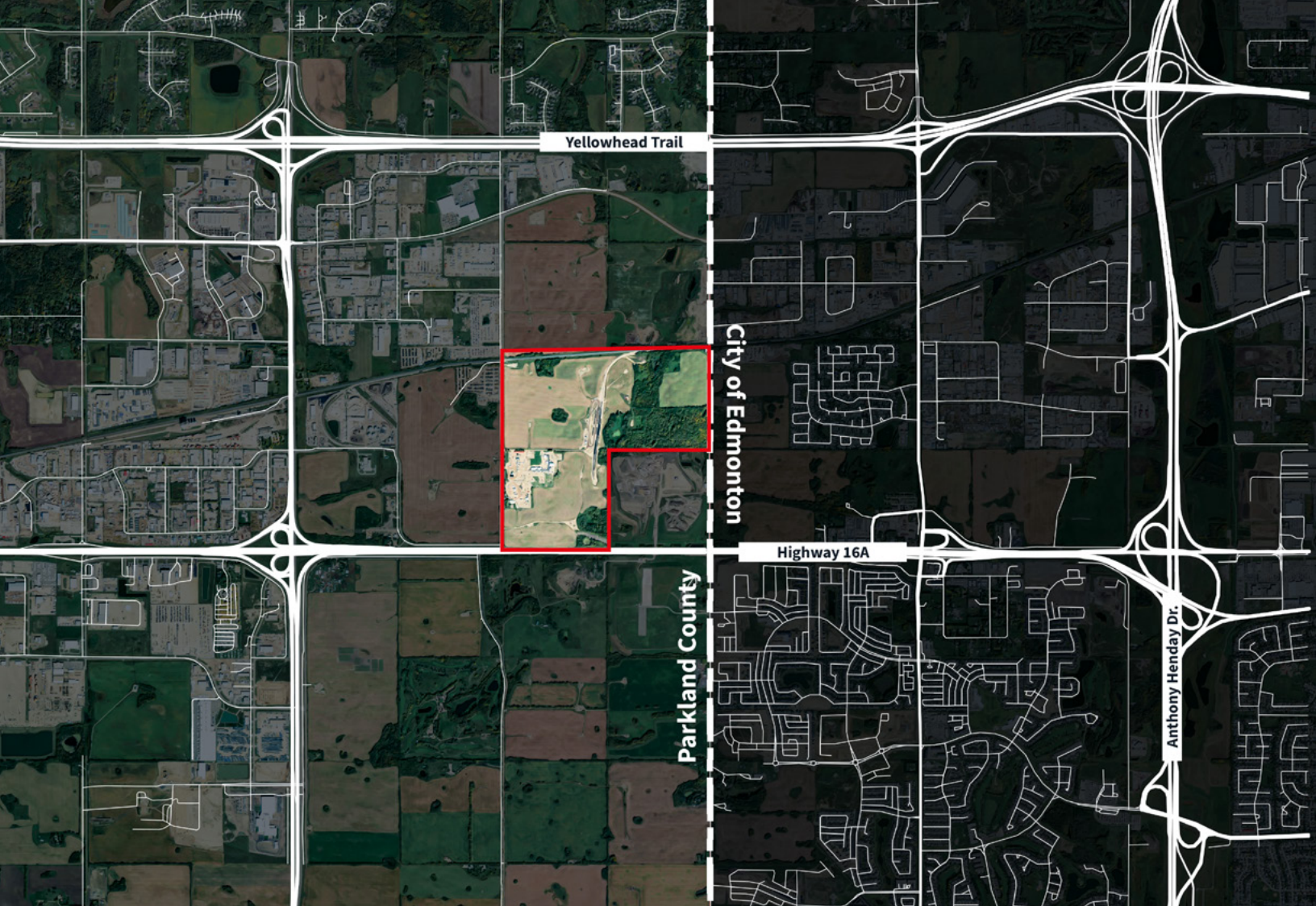


# Property Details

<b>Municipal Address</b>	10407 Bevington Road, Acheson, AB
<b>Legal Description</b>	4; 26; 53; 2; SW (135.5 Acres) 4; 26; 53; 2; NW (150.85 Acres) 4; 26; 53; 2; NE (150.51 Acres) Plan 5530HW, Block RW, Lot 53 (10.93 Acres)
<b>Site Size</b>	447.79 Acres
<b>Zoning</b>	Industrial Reserve District (IRD)
<b>Gas</b>	30 MMcf/d NGTL fuel gas available through existing meter
<b>Power</b>	Up to 150 MW of power potential within 12 months
<b>Water</b>	2 fresh-water pipelines to site with water license available

<b>Fibre</b>	AB Supernet Base Area Fibre (Hwy 16) within 3 km of site
<b>CCS</b>	Onsite through BRC Hub or Enbridge Wabamun Carbon Hub
<b>Rail</b>	CN Siding Agreement applying to six (6) spurs
<b>Asking Price</b>	\$47,000,000 (\$105,000 per Acre)
<b>2025 Assessed Value</b>	4; 26; 53; 2; SW - \$1,213,540 4; 26; 53; 2; NW - \$506,530 4; 26; 53; 2; NE - \$14,080 Plan 5530HW, Block RW, Lot 53 - \$3,897,460
<b>Offsite Levies</b>	Contact Agent





Alberta is a top contender for data centre development, don't miss out on this unique market offering. Key features include:

- Abundant energy
- Large continuous land bank
- Cool Climate
- Low natural disaster risk
- Strategic location
- Potential for carbon capture and sequestration







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