



FOR SALE
± 117.62 ACRES

PRIME INDUSTRIAL LAND
24495 HWY 16A, Parkland County, AB

RE/MAX Excellence Commercial Division is pleased to present a rare, large-scale land opportunity within the Acheson Industrial Area, featuring future development potential, strong transportation connectivity, and existing income streams.

Based on current land use and regional planning policies, the property offers significant potential for sand extraction and fill operations, future development, and multiple income-generating uses.

- Potential for major sand extraction and fill business operations
- Future development land within an active industrial growth corridor
- Existing oil well site providing ongoing income
- Established elk farm generating supplemental revenue
- Strategically located just off major transportation routes including Highway 16A (Parkland Highway) and Highway 60
- Approximately a 5-minute drive to Edmonton's Anthony Henday Drive, offering excellent regional connectivity
- Situated within the Acheson Industrial Area Structure Plan
- Directly across the street from The Ranch Golf & Country Club



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



CHRISTIAN JONES, Vice President

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PROPERTY INFORMATION

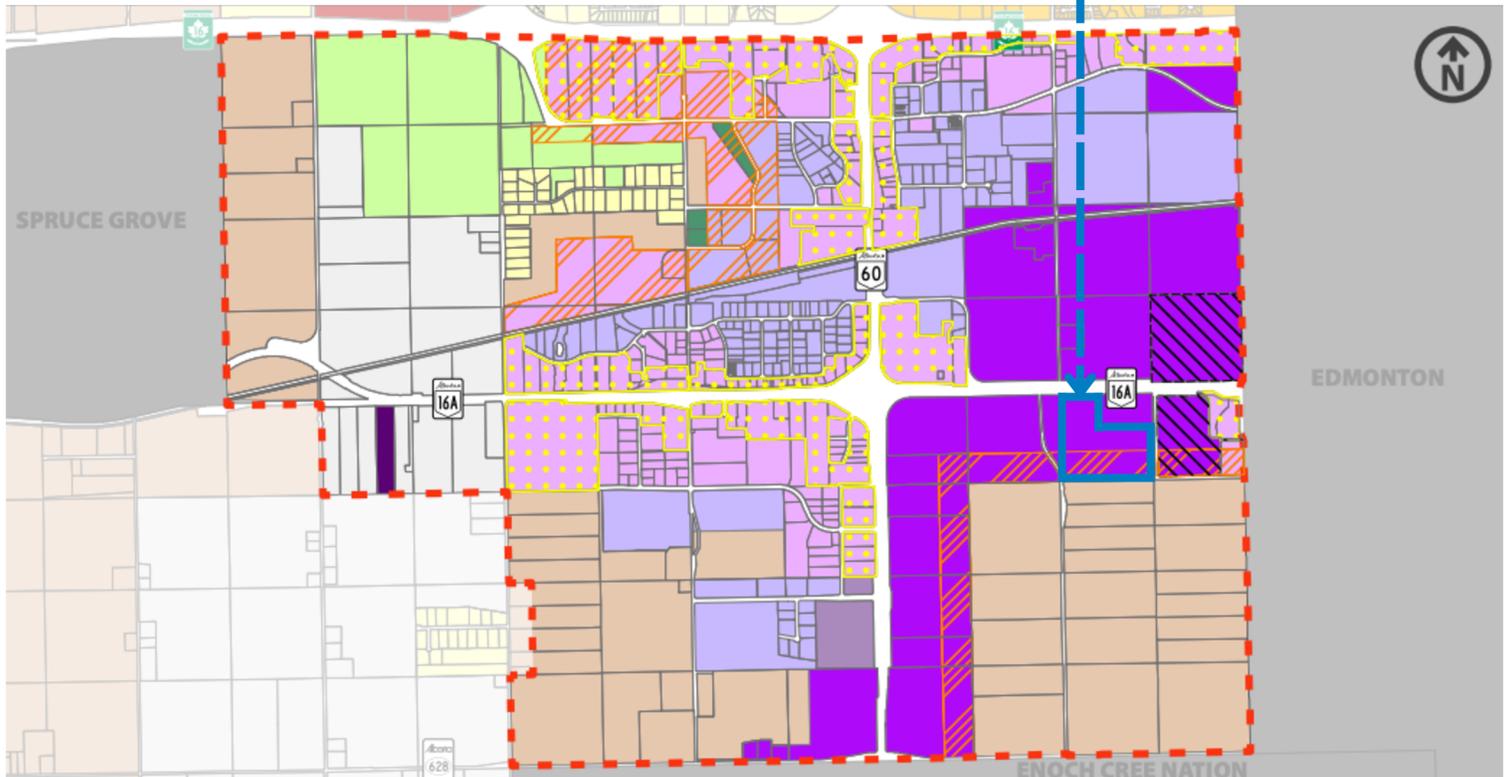
Address	24495 HWY 16A, Parkland County, AB
Short Legal	Plan 9525146, Lot 2
Lot size	± 117.62 Acres
Zoning	Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay
Price	\$8,500,000.00
Price Per Acre	\$72,266.62/Acre



ACHESON INDUSTRIAL AREA STRUCTURE PLAN

LAND USE CONCEPT

**SUBJECT
117.62 ACRES**



- | | |
|---|--|
| AGG - Agricultural General District | IRD - Industrial Reserve District |
| AGR - Agricultural Restricted District | RIC - Rural Industrial Commercial District |
| CR - Country Residential District | PC - Conservation District |
| CRE - Country Residential Estate District | PS - Public Service District |
| HC - Highway Commercial District | Acheson ASP Boundary |
| BI - Business Industrial District | Industrial Frontage Overlay |
| MI - Medium Industrial District | Direct Control District |
| BIR - Regional Business Industrial District | Acheson Industrial Commercial Area Overlay |



St. Albert

216

15



Acheson



216

Edmonton

2

14

216

60

216

2

Birch Hill Park

Woodbend

216

Devon

2

Beaumont

Nisku



APPROXIMATE
PROPERTY BORDER



APPROXIMATE
PROPERTY BORDER

HIGHWAY 16A (Parkland Highway)

RANGE ROAD 262



CONTACT:

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