



FOR SALE

± 117.62 ACRES

HIGHWAY 16A (Parkland Highway)

HIGHWAY 60

213 STREET

ANTHONY HENDAY DR

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



[View On Street](#)



[View On Maps](#)



[Property Tour](#)

RE/MAX
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RE/MAX EXCELLENCE
COMMERCIAL DIVISION

CHRISTIAN JONES, Vice President

☎ (780) 716.2851

✉ 1988jones@gmail.com

PROPERTY INFORMATION

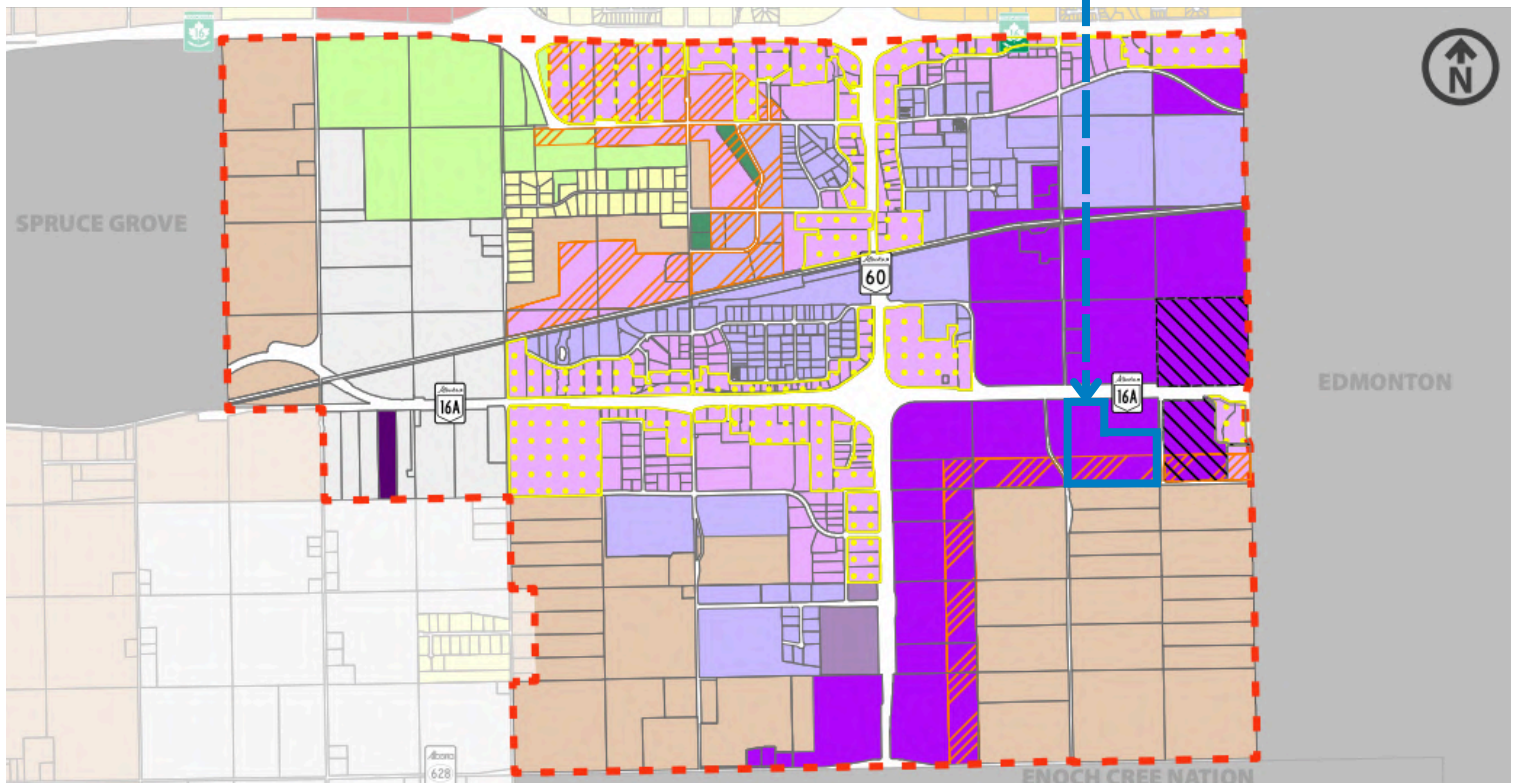
Address	24495 HWY 16A, Parkland County, AB
Short Legal	Plan 9525146, Lot 2
Lot size	± 117.62 Acres
Zoning	Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay
Price	\$8,500,000.00
Price Per Acre	\$72,266.62/Acre



ACHESON INDUSTRIAL AREA STRUCTURE PLAN

LAND USE CONCEPT

SUBJECT
117.62 ACRES



- AGG - Agricultural General District
- AGR - Agricultural Restricted District
- CR - Country Residential District
- CRE - Country Residential Estate District
- HC - Highway Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- BIR - Regional Business Industrial District

- IRD - Industrial Reserve District
- RIC - Rural Industrial Commercial District
- PC - Conservation District
- PS - Public Service District
- [Red dashed line] Acheson ASP Boundary
- [Yellow dotted line] Industrial Frontage Overlay
- [Black diagonal lines] Direct Control District
- [Orange diagonal lines] Acheson Industrial Commercial Area Overlay



St. Albert

216

16



Acheson



216

Edmonton

2

2

14

216

60

216

216

Birch Hill Park

Woodbend

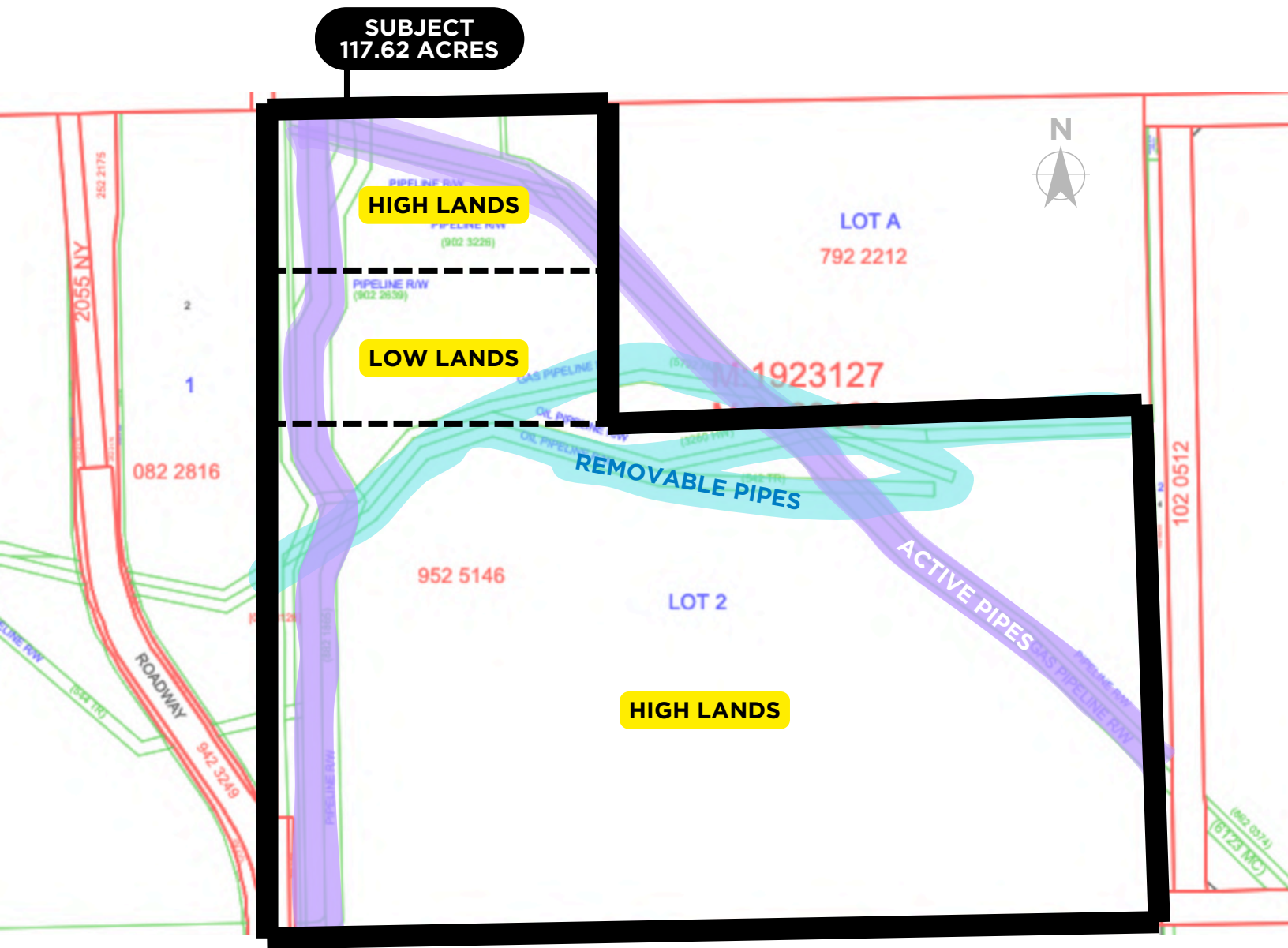
Devon

2

Beaumont

Nisku

POTENTIALLY REMOVABLE PIPELINES IN THE PROPERTY



- These are currently active pipes on the property.
- As of October 2024, per Terry Roberts, other pipelines on the property are potentially removable



APPROXIMATE
PROPERTY BORDER



HIGHWAY 16A (Parkland Highway)

RANGE ROAD 262

APPROXIMATE
PROPERTY BORDER



CONTACT:

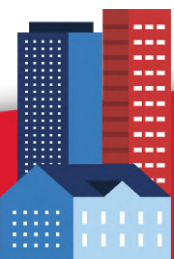
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