



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

FOR SALE

± 117.62 ACRES



[View On Street](#)



[View On Maps](#)



[Property Tour](#)

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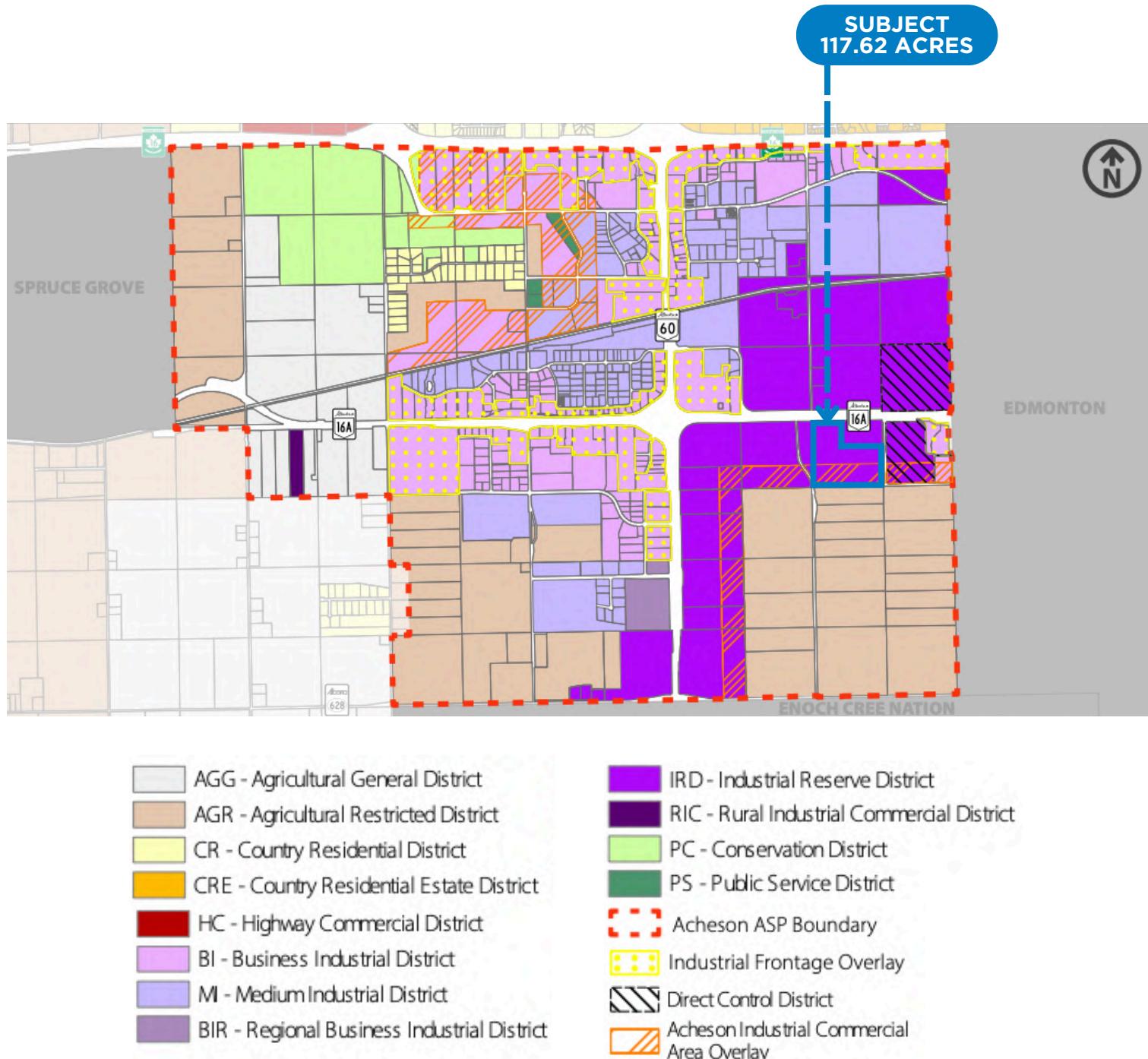
PROPERTY INFORMATION

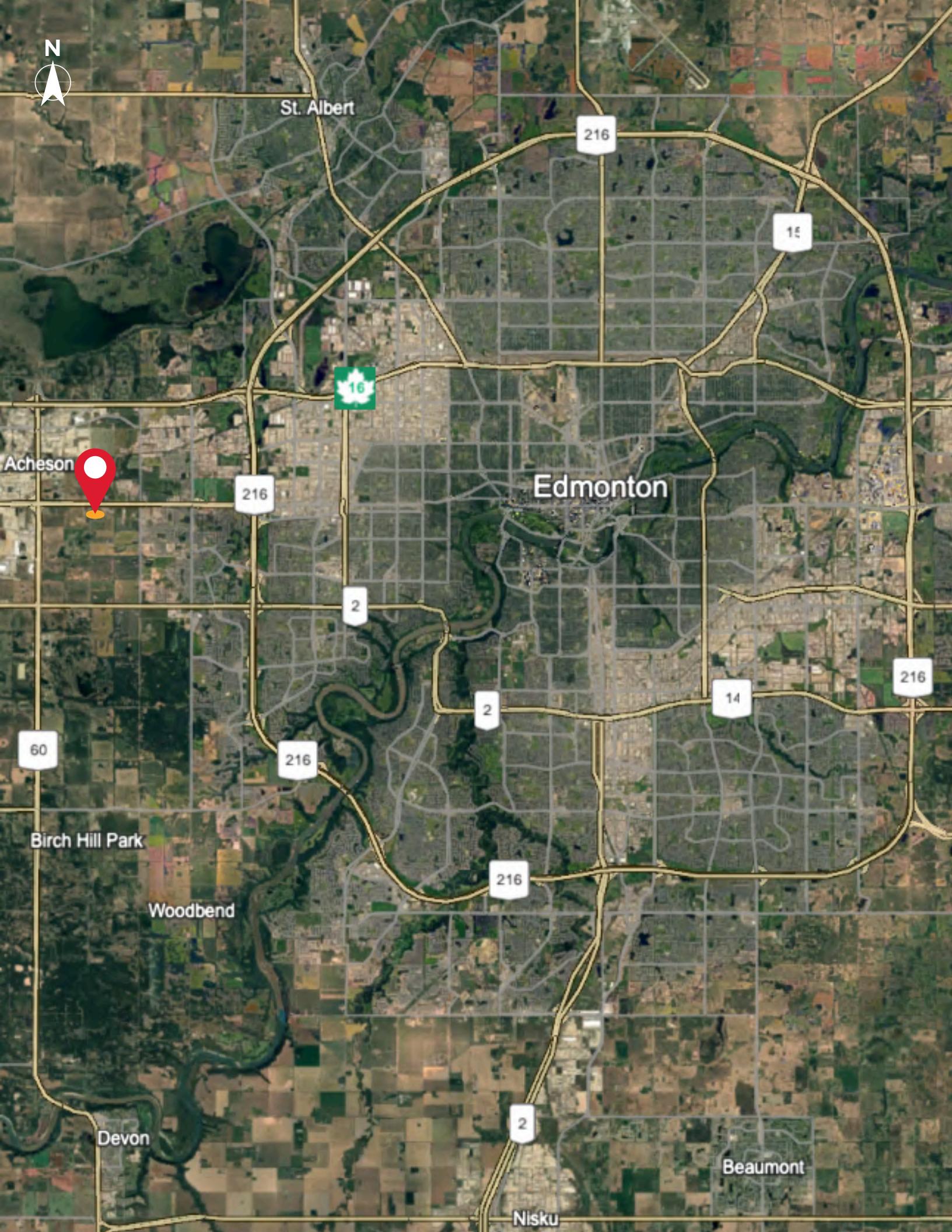
Address	24495 HWY 16A, Parkland County, AB
Short Legal	Plan 9525146, Lot 2
Lot size	± 117.62 Acres
Zoning	Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay
Price	\$8,500,000.00
Price Per Acre	\$72,266.62/Acre



ACHESON INDUSTRIAL AREA STRUCTURE PLAN

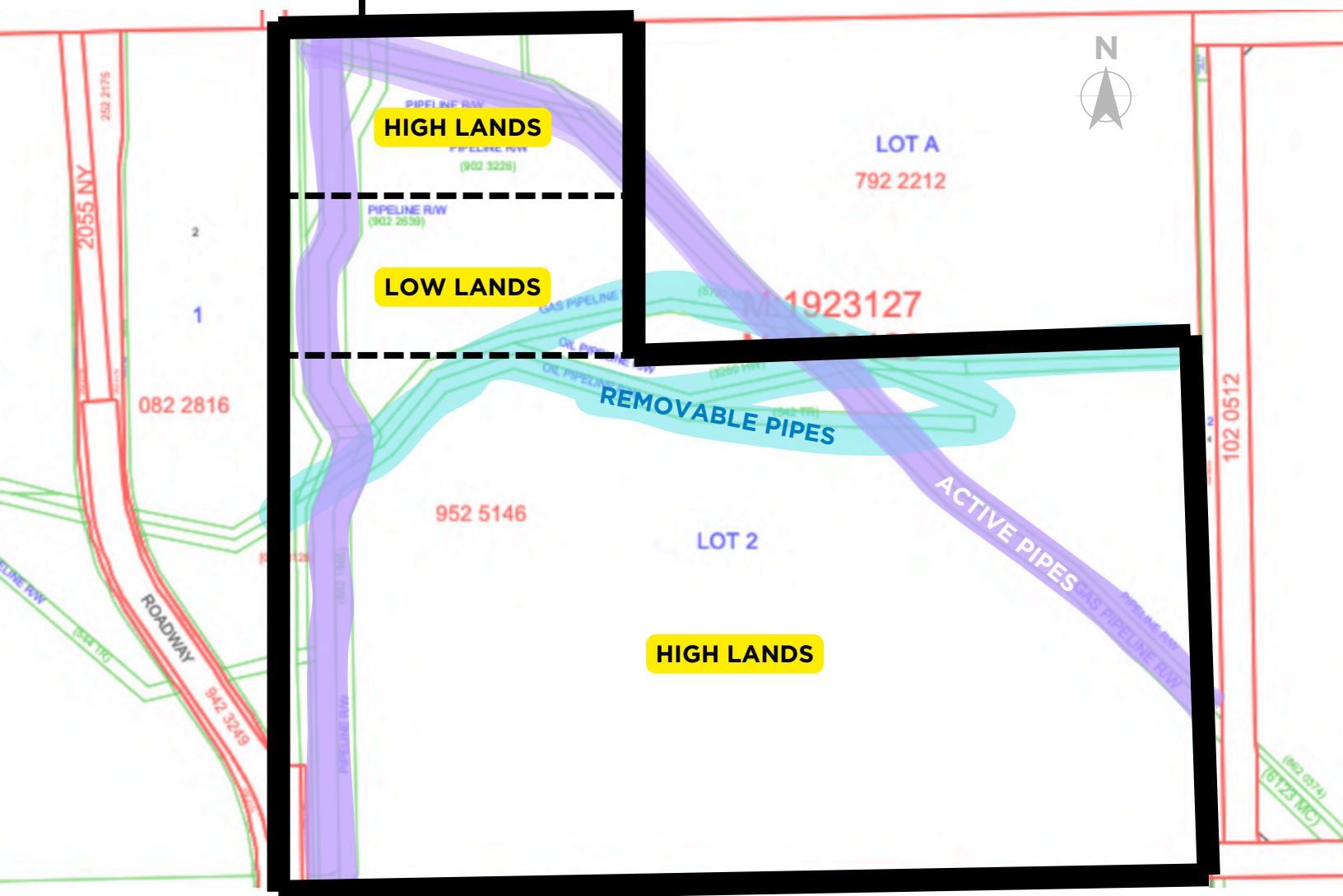
LAND USE CONCEPT





POTENTIALLY REMOVABLE PIPELINES IN THE PROPERTY

**SUBJECT
117.62 ACRES**



- 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



APPROXIMATE
PROPERTY BORDER



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