

## FUTURE NEIGHBOURHOOD DEVELOPMENT 20021 Meridian Street, Edmonton, AB

### **Property Highlights**

This 75-acre parcel of land, located within the Edmonton city limits, is conveniently situated just off Manning Drive and Meridian Street.

The property falls under the proposed Neighbourhood 4 of the Horse Hill Area Structure Plan (ASP), with the potential for rezoning to increase land value and open up development opportunities for the right buyer.

The adjacent land to the north is zoned CB2, offering further growth potential for the property. Currently zoned for agricultural use, the land also includes a two-bedroom house, providing additional income.

The land is actively farmed, making it a unique opportunity for future development.

\$4,100,000.00 ASKING PRICE

**\$54,666.67/Acre** RATE

> ± 75.0 Acres LOT SIZE

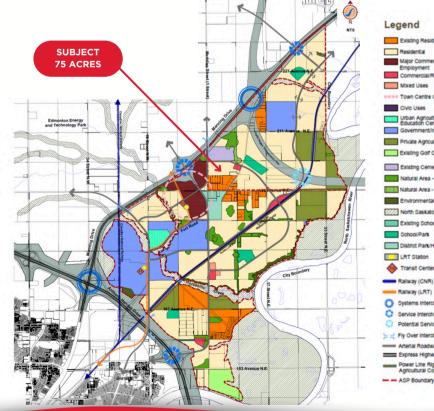




RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments



## **DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN** HORSE HILL AREA STRUCTURE PLAN



Existing Residential Major Com Employment Commercial/Retail Mixed Uses Town Centre General Los Civic Uses Urban Agriculture Education Centre Government/Insti Private Agriculture Existing Golf Course Existing Cemeter Natural Area - Retain Natural Area - Attempt to Retain Environmental Reserve 1777 North Saskatchewan River Valley Existing School School/Park District Park/High Scho LRT Station Transit Center Rallway (CNR) Railway (LRT) Systems Interchange C Service Interchange Potential Service Interchange E I Fly Over Interchange Arterial Roadway Express Highway Power Line Right of Way/ Agricultural Corridor



# CONTACT:

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