

**FOR SALE**  
**± 400 ACRES**

**LEDUC**

**9 Street (Nisku Spine Road)**

**Northwest Saunders Lake Area Structure Plan**

**Future Industrial/Business Development Land**  
West 80 AC - 4;24;50;6;NW | East 160 AC - 4;24;50;6;NE | West 160 AC - 4;24;50;7;SW

**Property Highlights**

- Located in the Northwest Saunders Lake ASP
- Five minute drive to Edmonton International Airport
- Adjacent to Leduc city limits and 10 minutes to Leduc core
- Parcels can be purchased together or separately
- Located south of Nisku Business Park

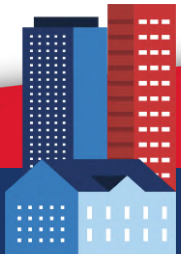
**\$50,000,000.00**  
ASKING PRICE

**\$125,000/Acre**  
RATE

**± 400 Acres**  
PARCEL SIZE



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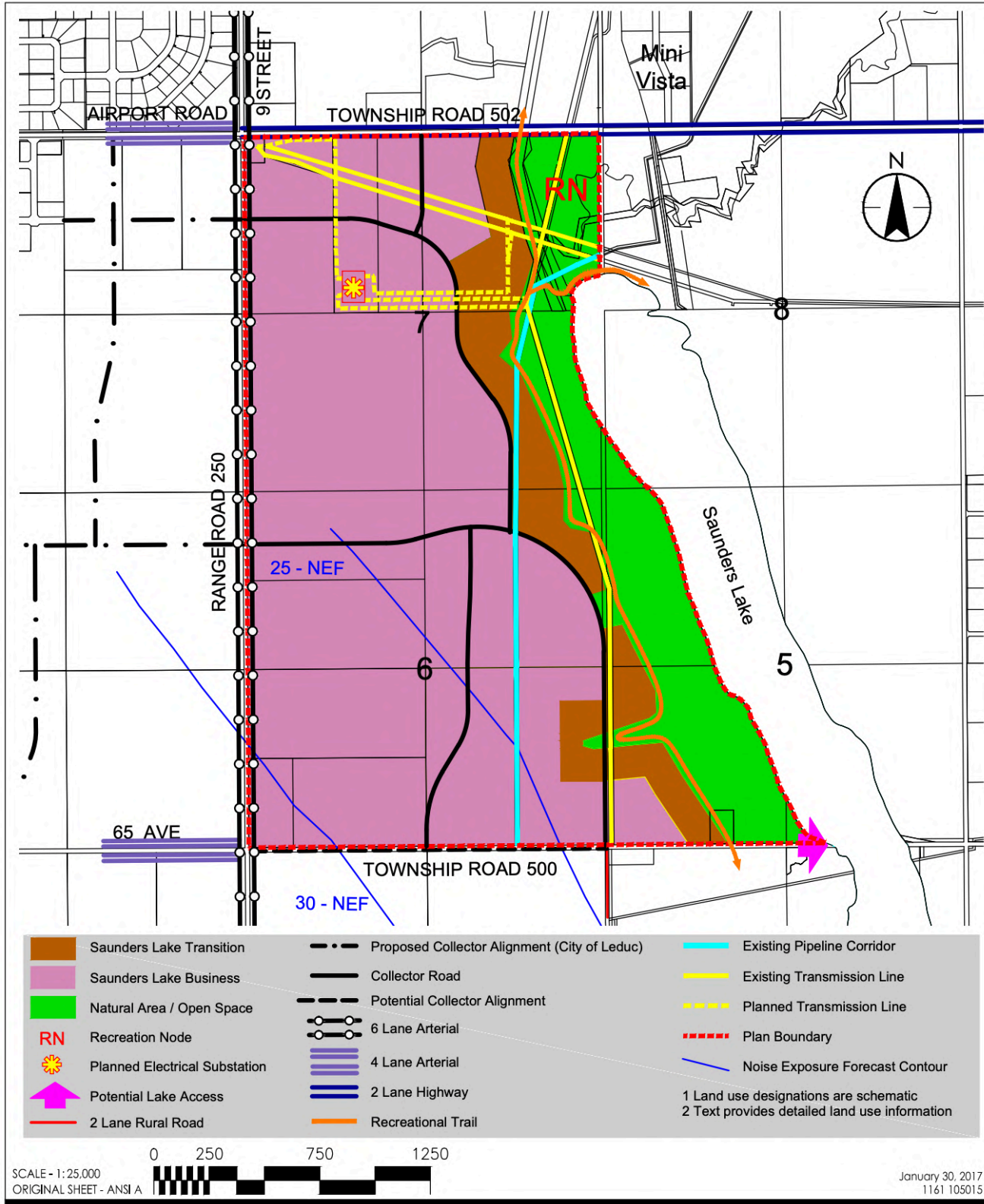
**Christian Jones, Vice President**

**(780) 716.2851**

**1988jones@gmail.com**

# EXISTING LAND USAGE

## PARKLAND COUNTY ACHESON INDUSTRIAL AREA STRUCTURE PLAN (ASP)



# PROPERTY INFORMATION

<b>Municipality:</b>	Leduc County, Alberta
<b>Short Legal:</b>	West 80 - 4;24;50;6;NW80 East 160 - 4;24;50;6;NE160 West 160 - 4;24;50;7;SW160
<b>Zoning:</b>	AG (Agriculture)
<b>Parcel Size</b>	80 AC + 160 AC + 16- AC= 400 Acres <i>Parcels can be sold together or separately</i>
<b>Price Per Acre:</b>	\$125,000/Acre
<b>Sale Price:</b>	\$50,000,000.00












# CONTACT:

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Vice President

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#1  
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