

FOR SALE

± 80 ACRES

RANGE RD 250

SAUNDERS
LAKE

TOWNSHIP RD 500



NISKU FUTURE DEVELOPMENT LAND

24536 TWP 500, Leduc County, Alberta

Property Highlights

- Located in the Northwest Saunders Lake Local Area Structure Plan (LASP).
- Great proximity to water pipeline, 240V Transmission Lines and three (3) phase power
- Artificial Intelligence, Datacentre, Crypto Mining potential with possible access to nearby transmission lines
- Located south of Nisku Business Park
- Five minute drive to Edmonton International Airport, and adjacent to Leduc city limits



Rate	\$83,000.00/Acre
Parcel Size	± 80 Acres
Asking Price	\$6,640,000.00



View On Maps

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Christian Jones, Vice President

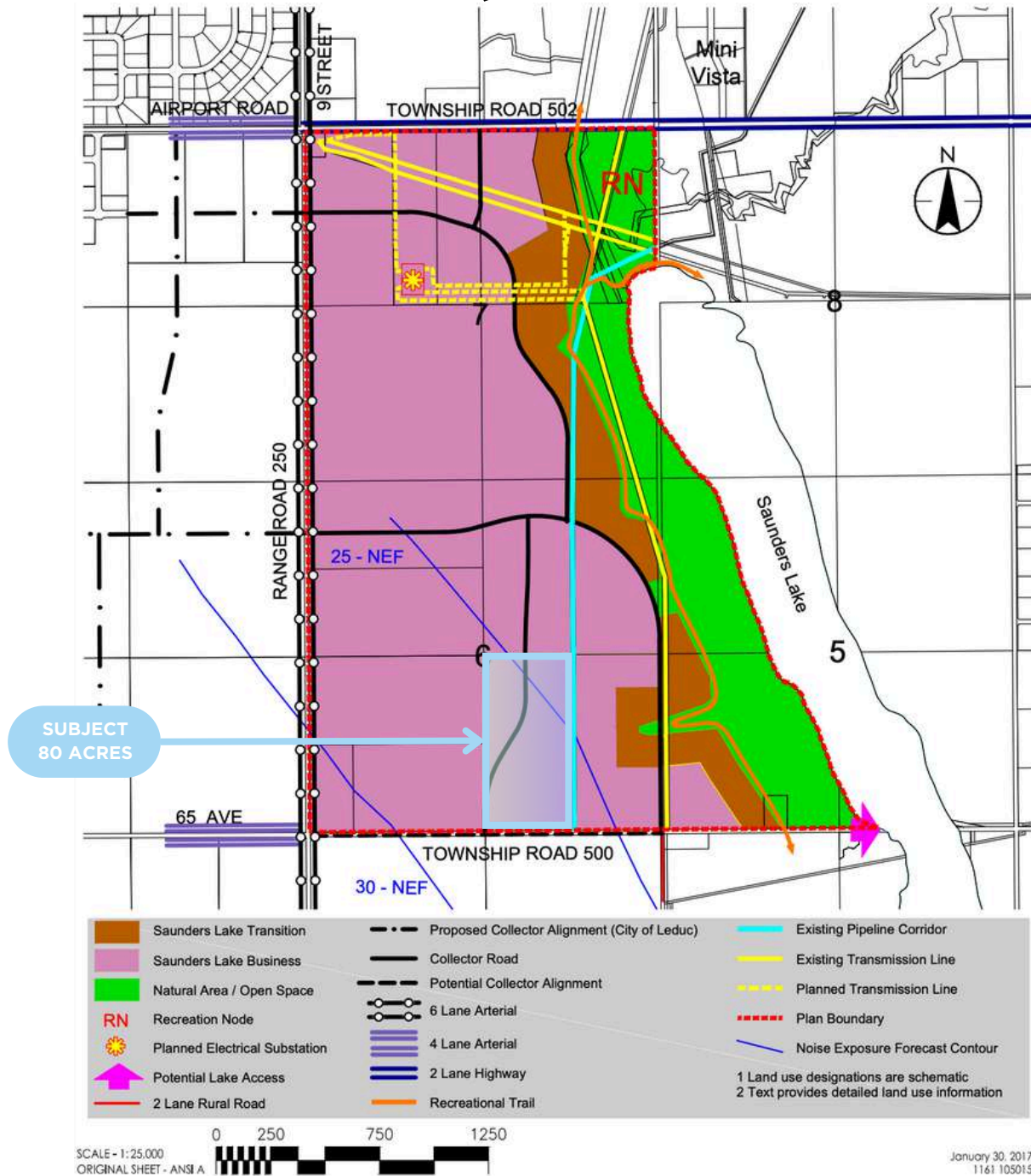
(780) 716.2851

1988jones@gmail.com

NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

DEVELOPMENT CONCEPT

Click the image to download the full area structure plan report.





ALBERTA

EDMONTON

BEAUMONT

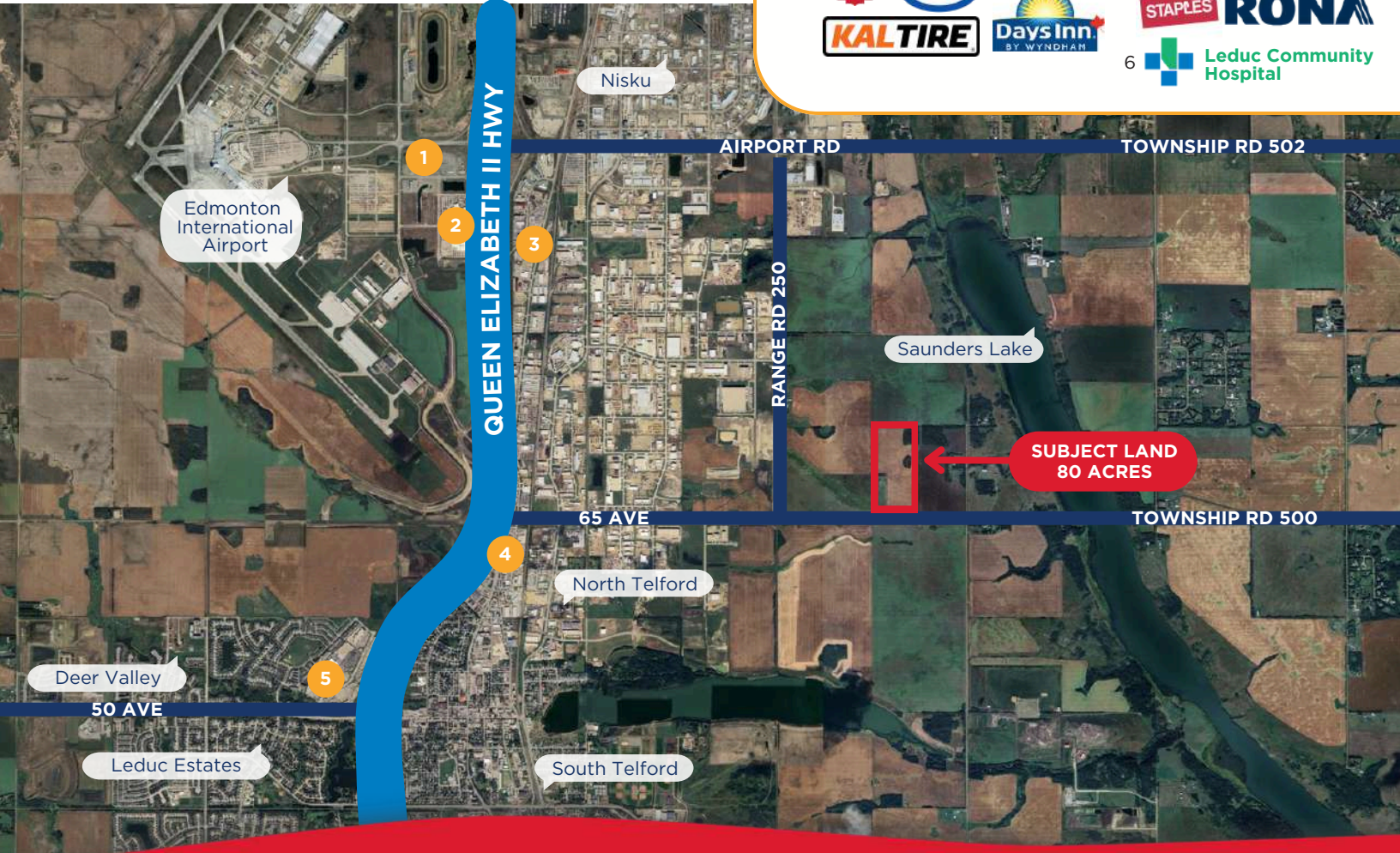
NISKU

NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

SUBJECT LAND

LEDUC

- 1 **COSTCO WHOLESALE**
- 2 PREMIUM OUTLET COLLECTION EDMONTON INTL AIRPORT
- 3 **Wendy's**
- 4 **SHOPPERS DRUG MART**
- 5 **Walmart**
- 6 **Leduc Community Hospital**



SUBJECT LAND
80 ACRES

PROPERTY INFORMATION

Municipality:	Leduc County, Alberta
Short Legal:	4,24,50,6 SE
Zoning:	AG (Agriculture)
Parcel Size	± 80 Acres
Price Per Acre:	\$83,000.00/Acre
Sale Price:	\$6,640,000.00



Property looking Northwest



Property Home
Built Circa 1977



Christian Jones, Vice President
(780) 716 2851


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