



JUNCTION 42 Land Development Opportunity

- Various Parcel Sizes Available

**DESIRABLE LOCATION**

Prime location along the Canamex Corridor, with immediate access to the QEII

**THRIVING ENVIRONMENT**

Access to a young, skilled workforce and no provincial sales tax.

**EXCEPTIONAL CONNECTIVITY**

Access to a trade area of over 2.5 million people

**LINKING TRANSPORTATION NETWORKS**

Integration with existing transportation infrastructure (highways, rail, and airport)

For more information

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PROPERTY DETAILS

LOCATION

Red Deer County

MUNICIPAL ADDRESS

Junction Drive

LEGAL DESCRIPTIONS

4;27;37;5;SW

4;27;37;5;SE (must exclude +/- 5 acres for Truck Stop Expansion)

Plan 1821981, Block 1, Lot 1

Plan 1821981, Block 2, Lot 1

Plan 1922080, Block 1, Lot 8

Plan 2321148, Block 3, Lot 2

Plan 2321148, Block 3, Lot 5

ZONING

Commercial & Industrial Zoned Lots

PARCEL SIZES

Starting at 1.05 Acres

SALE PRICE

See Table

POSSESSION

Negotiable



Junction 42 is a 290-acre, master-planned business hub strategically positioned between Edmonton and Calgary along the QEII Highway. Offering unparalleled visibility and access to major and secondary highways, this high-traffic location sees over 30,000 vehicles daily, including more than 500 Class 6 to 8 commercial truck visits.

This fully serviced development features shovel-ready parcels with flexible zoning, accommodating commercial, industrial, and agri-business ventures. Lot sizes can be tailored to meet developer needs. Infrastructure includes water, sanitary services, paved roads, and franchise utilities—natural gas, electricity, and high-speed fiber-optic broadband. Additionally, there are no offsite levies, reducing upfront costs for developers.

Junction 42 benefits from its position along the Canamex Corridor, connecting it to major trade routes, and is just minutes from Red Deer Regional Airport, a potential future distribution port. With a pro-business tax environment, no provincial sales tax, and a growing regional economy, Junction 42 is an ideal site for businesses seeking long-term success in Central Alberta.

This information herein was obtained from sources reliable and is believed to be true; it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.



Lot No.	Zoning	\$/Acre	Size	Status
5	Highway Commercial - C3	-	-	SOLD
6	Highway Commercial - C3	-	-	SOLD
7	Highway Commercial - C3	-	-	SOLD
8	Highway Commercial - C3	-	-	SOLD
10	Highway Commercial - C3	\$415,000	1.54	Available
12	Highway Commercial - C3	\$500,000	14.88	Available
13	Business Service Industrial - BSI	\$400,000	10.33	Available
14	Business Service Industrial - BSI	\$400,000	3.13	Available
15	Business Service Industrial - BSI	\$400,000	6.14	Available
16	Business Service Industrial - BSI	\$400,000	2.27	Available
18	Medium Industrial	\$300,000	4.28	Available
19	Medium Industrial	\$400,000	10.36	Available
20	Light Industrial	\$500,000	7.58	Available
21	Light Industrial	\$500,000	6.25	Available
22	Medium Industrial	\$400,000	13.77	Available
23	Medium Industrial	\$300,000	6.14	Available
24	Public Service	\$300,000	13.46	Phase 2
25	Public Service	\$300,000	8.99	Phase 2
26	Light Industrial	\$300,000	21.35	Phase 2
27	Medium Industrial	\$300,000	29.67	Phase 2
28	Light Industrial	\$300,000	13.82	Phase 2
29	Light Industrial	\$400,000	10.91	Phase 2
30	Commercial	\$400,000	21.35	Phase 2



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Highway Commercial District (C-3)

Allows for diverse commercial, recreational, and tourist-oriented uses along highways.

Permitted Uses:

- Automotive-related services (e.g., repair, gas bar, EV charging, service stations).
- Retail and commercial services (e.g., major/minor retail stores, lease bays, financial institutions).
- Hospitality (e.g., hotels, motels, food and beverage facilities).
- Public services (e.g., government service, public utilities).
- Renewable energy (e.g., solar energy devices).

Discretionary Uses:

- Large-scale automotive services (e.g., major car washes).
- Cannabis retail, casinos, and indoor recreation facilities.
- Specialized facilities (e.g., data processing centers, self-storage, RV parks).
- Sales and rentals of trucks and manufactured homes.

Business Service Industrial District (BSI)

Designed for business and industrial uses that operate within enclosed buildings to ensure compatibility with neighboring non-industrial areas. This zoning supports industrial and business operations while maintaining compatibility with adjacent areas.

Permitted Uses:

- Automotive Services: Major/minor repairs, minor car washes, EV charging stations.
- Industrial and Service Facilities: Contractor operations, crematoriums, industrial training facilities, public utilities, and oilfield services (minor).
- Retail & Commercial: Retail stores (minor), food and beverage facilities, lease bay units, and auction marts.
- Specialized Facilities: Community centers, veterinary clinics, kennels, and solar energy devices.
- Other: Outdoor storage (limited to 20% of lot area, subject to screening).

Medium Industrial District (MI)

Supports manufacturing, processing, assembly, distribution, service, and repair uses, with limited outdoor operations or storage. This zoning provides flexibility for industries requiring a mix of indoor and outdoor operations while limiting nuisance impacts.

Permitted Uses:

- Industrial and Repair Services: Manufacturing, heavy equipment sales/repair, contractor operations, and oilfield services.
- Automotive: EV charging, minor car washes, and major/minor repairs.
- Agricultural and Energy: Agricultural supply depots, value-added agriculture, and wind energy systems.
- Other: Data centers, composting facilities, crematoriums, warehousing, and solar energy devices.



Lot No.	Zoning	\$/Acre	Size	Status
13	Business Service Industrial - BSI	\$400,000	10.33	Available
14	Business Service Industrial - BSI	\$400,000	3.13	Available
15	Business Service Industrial - BSI	\$400,000	6.14	Available
16	Business Service Industrial - BSI	\$400,000	2.27	Available
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VISION PLAN

Red Deer County



VISION:

- **Innovative Development:** A 290-acre, broadband-ready business campus located in Red Deer County, Alberta, aimed at integrating transportation, logistics, agriculture, technology, and clean energy.
- **Economic Catalyst:** Designed to drive regional employment, tourism, and economic growth by leveraging trends in technology and clean energy.

Here are some key points of the vision board for Junction 42:



Transportation & Tourism Services Hub

A comprehensive truck stop with amenities like EV charging, restaurants, a hotel, and a pedestrian plaza tailored to truckers and travelers.

Agricultural Innovation

A showcase for advanced agricultural technology, including vertical farming and agri-tourism, in collaboration with partners like Olds College.



VISION PLAN

Red Deer County



Clean Energy Excellence

A research hub dedicated to developing Alberta-centric clean energy solutions, including geothermal and carbon capture.

Logistics Support

Positioned as a logistics hub connected to the Red Deer Regional Airport and the Canamex Corridor for cargo and distribution services.



Data & Tech Hub

A broadband-enabled district for data storage, processing, and tech incubation.

Building on the vision board for Junction 42 and its outlined key points, the defining strengths and opportunities of this development are outlined below:

Strategic Advantages

A prime location along the Canamex Corridor, seamless integration with transportation infrastructure (highways, rail, and airport), and access to a young, skilled workforce.

Red Deer County boasts a favorable tax environment, with no provincial capital or sales taxes, and no business taxes in the region. County property taxes are composed of school, municipal, and specific service requisitions, creating opportunities for both small businesses and large-scale organizations.

Junction 42 offers serviced and shovel-ready lots, presenting opportunities for businesses to engage with the over 30,000 vehicles passing the site daily. The development's strategic location provides easy access to major international air, rail, and ground transportation routes, with the Red Deer Airport located just 9 kilometers away, offering connections to international destinations and air cargo services.

Guiding Principles

Focused on sustainability, innovation, collaboration, community-mindedness, and wellness.

Future Trends

The project embraces green energy, autonomous transportation, evolving workplace designs, and environmental stewardship.

Implementation

A phased development approach ensures alignment between infrastructure investment, land sales, and growth priorities.

Central Alberta's Business Hub

Phase One of the development includes a Travel Service Centre featuring a jointly funded 'Partner Rest Area' by the Province of Alberta and Red Deer County, offering parking for freight trucks and recreational vehicles. Additional amenities comprise a bulk fuel cardlock, gasoline and electric vehicle service stations, and several quick-service restaurants to serve travelers.

The area is equipped with high-speed fiber optic internet, supported by an 11-kilometer fiber optic backbone network utilizing XG-PON technologies. This infrastructure supports future information and telecommunication applications, including fiber-to-the-premise, Smart City initiatives, Agritech, and 5G mobility.

Overall, Junction 42 is poised to become a significant hub for commercial, industrial, and agri-business activities in Central Alberta, leveraging its strategic location, advanced infrastructure, and supportive economic environment.

For more information on Junction 42 please refer to these links:

- [Junction 42 Overview](#)
- [Red Deer County Vision Book](#)



**FOR QUESTIONS,
CONTACT US.**



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