

FOR SALE

WEST OF BURNT LAKE
RED DEER COUNTY, AB

Red Deer

Highway 11

QEI Highway



About the Property

Development land located on the west boundary of the Queens Business Park. The property consists of two titles: the west parcel being 115.21 acres and the east parcel being 193.31 acres for a total of 308.52 Acres available. Approximately 71 acres are wetlands making the total developable acreage around 237.33 acres.

These parcels are currently zoned Agricultural (AG) and Commercial Recreation District (C-5), offering a diverse range of development opportunities.

Strategically positioned with easy access to both Highway 11 and the QEII, The property is relatively flat and will likely be developed into a residential subdivision with up to 350 lots. Services can be potentially tied into from the city. Off-site levies and municipal reserve are still outstanding and a Development Agreement will need to be entered into with the applicable municipality.

LEGAL DESCRIPTION

Plan 0623628, Block 4, Lot 9

PARCEL SIZE

115.21 Acres - 308.52 Acres

LOCATION

Red Deer County

ZONING

AG - Agricultural
C-5 - Commercial Recreation District (C-5)

SALE PRICE

Market

PROPERTY TAXES

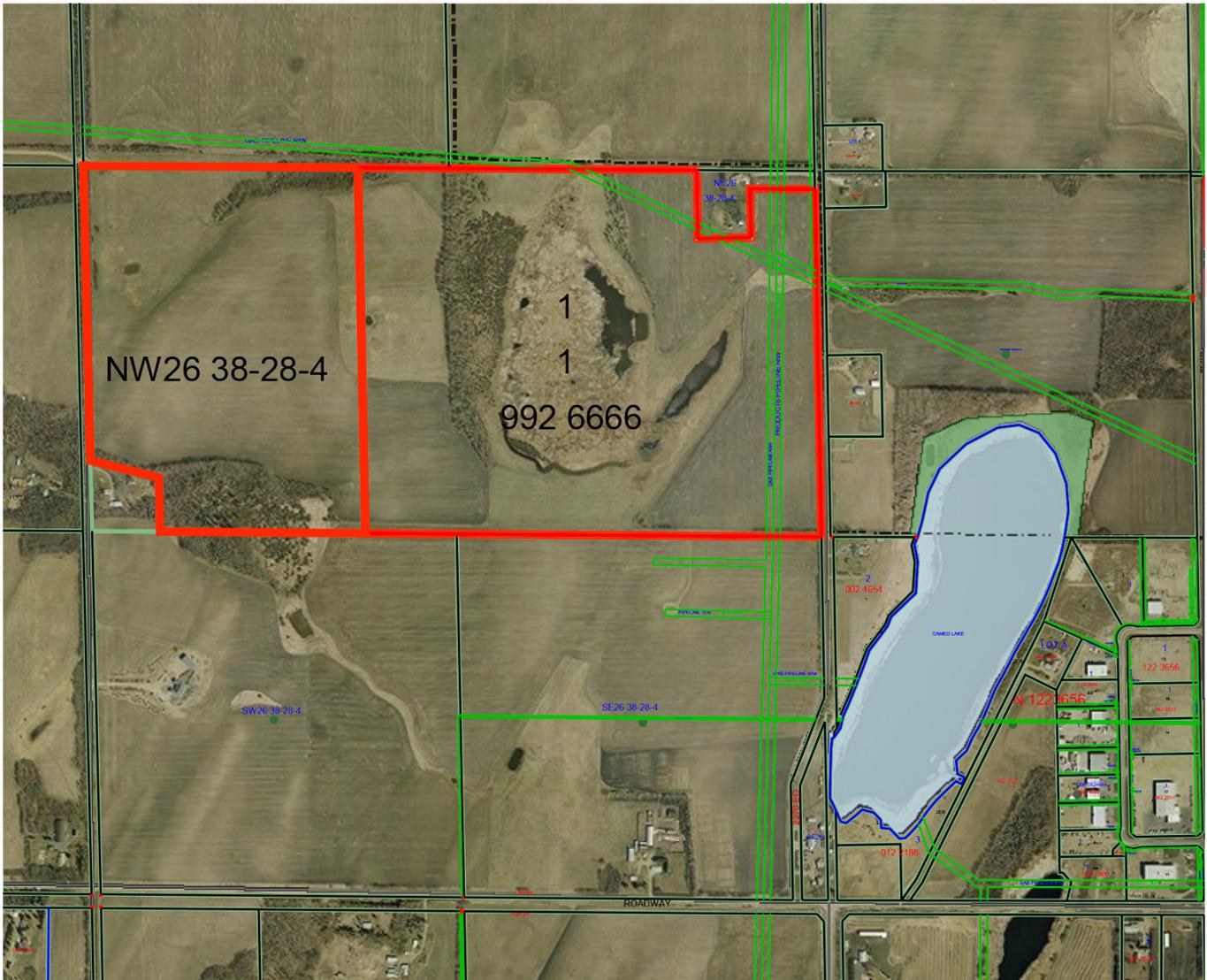
\$650 (2024)

POSSESSION

Immediate

Site Plan

LEGAL DESCRIPTION	SIZE (ACRES)	PROPERTY TAXES (2024)	STATUS	ZONING
NW26-38-28-W4	115.21	\$295	Available	AG
Lot 1 Block 1 Plan 992 6666	193.31	\$355	Available	C-5





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