



FOR SALE

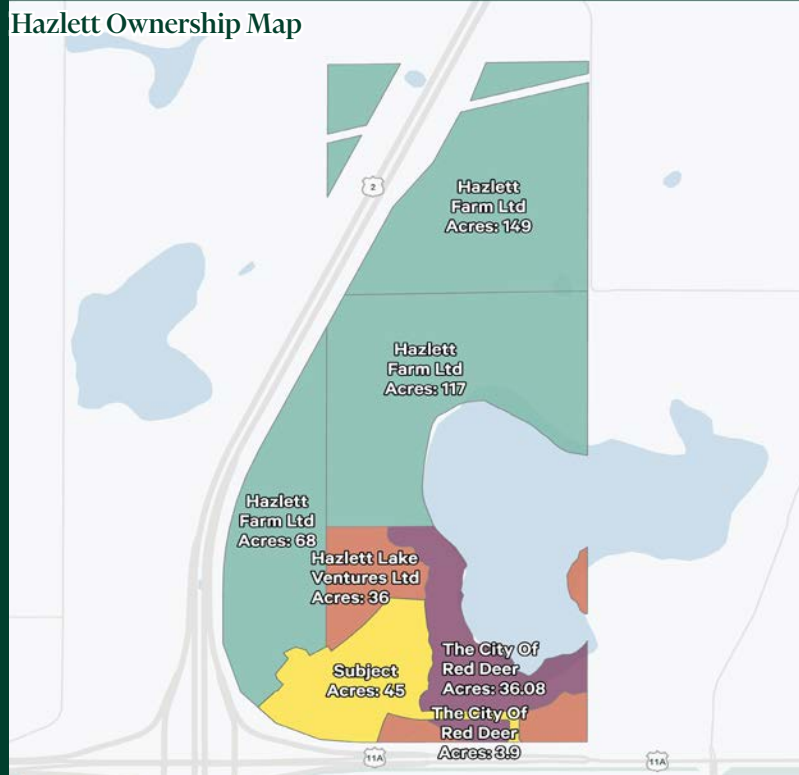
HAZLETT LAKE

PREMIER RESIDENTIAL
DEVELOPMENT LANDS
RED DEER, AB

44.5 Acre
Master
Planned
Residential
Development
Opportunity

THE OFFERING

CBRE Limited (“CBRE”) is pleased to offer Phase 1 of the Hazlett Lake project, which is 44.5 acres of the proposed 361 acre community. The overall residential count for Hazlett Lake is +/- 2,275 units, with Phase 1 accounting for +/- 256 units. With both the North of 11A Major Area Structure Plan (MASP) and Hazlett Lake Neighbourhood Area Structure Plan (NASP) approved, this development is an immediate development opportunity with planned infrastructure upgrades already budgeted by The City of Red Deer (“The City”) so as to allow site construction in late 2028 or early 2029.



INVESTMENT HIGHLIGHTS

NORTH OF HIGHWAY 11A MAJOR AREA STRUCTURE PLAN

With its initial approval in 2016, this is the Statutory policy document that confirms the residential land uses for the subject lands and shows how this sector of Red Deer will be a primary growth corridor for The City, with a mix of residential, commercial and industrial uses.

HAZLETT LAKE NEIGHBORHOOD AREA STRUCTURE PLAN

Approved in 2018, this policy document confirms the Hazlett Lake neighborhood is envisioned as a primarily-residential neighborhood with strong connections to the adjacent water body of the same name. The purpose of the Hazlett Lake Neighborhood Area Structure Plan (NASP) is to provide a framework for subsequent subdivision and development of land. This NASP describes the land uses and development objectives for the area.

SITE SERVICING

The City has committed funding, in its Capital Budget for off-site water infrastructure and a sanitary lift station so as to facilitate build out of the Hazlett lands.

TIMING

With The City's inclusion of the water line extension and sanitary lift station in their Capital Budget, the next steps would be to simultaneously complete a Site Servicing Study and rezone the Property, in accordance with the approved NASP, followed immediately by subdivision. As a result, it is anticipated that site servicing could commence late 2028 or early 2029.

PROPERTY DETAILS

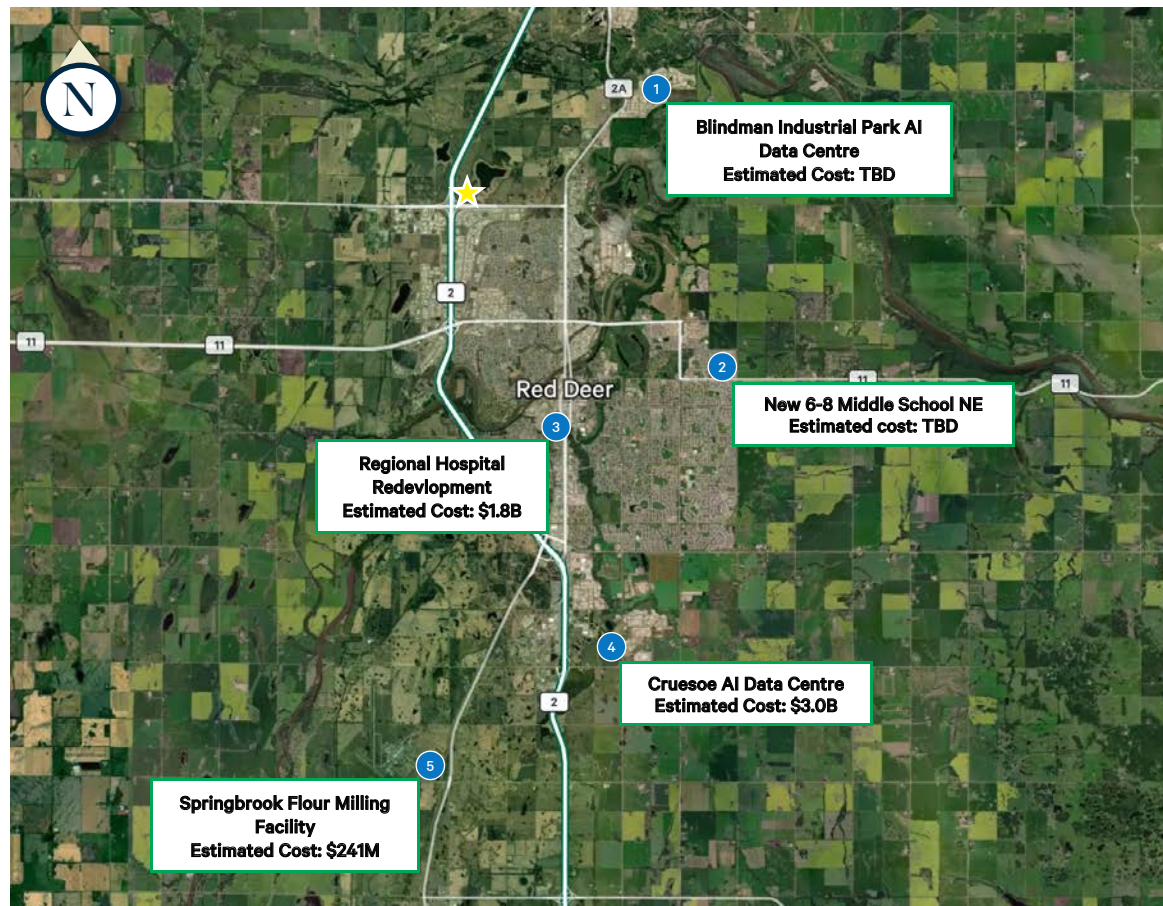
Municipal Address	27418 HWY 11A Red Deer, AB
Legal Description	Plan 2020258; Block 1; Lot 5
Site Size	44.55 Acres
Land Use Designation	A-1 (Future Urban Development Zone)

DEMOGRAPHICS

Demographics	2023	2024	2025
Housing Starts	189	354	405
Population	108,928	113,145	115,409
Employment*	110,300	114,400	125,200

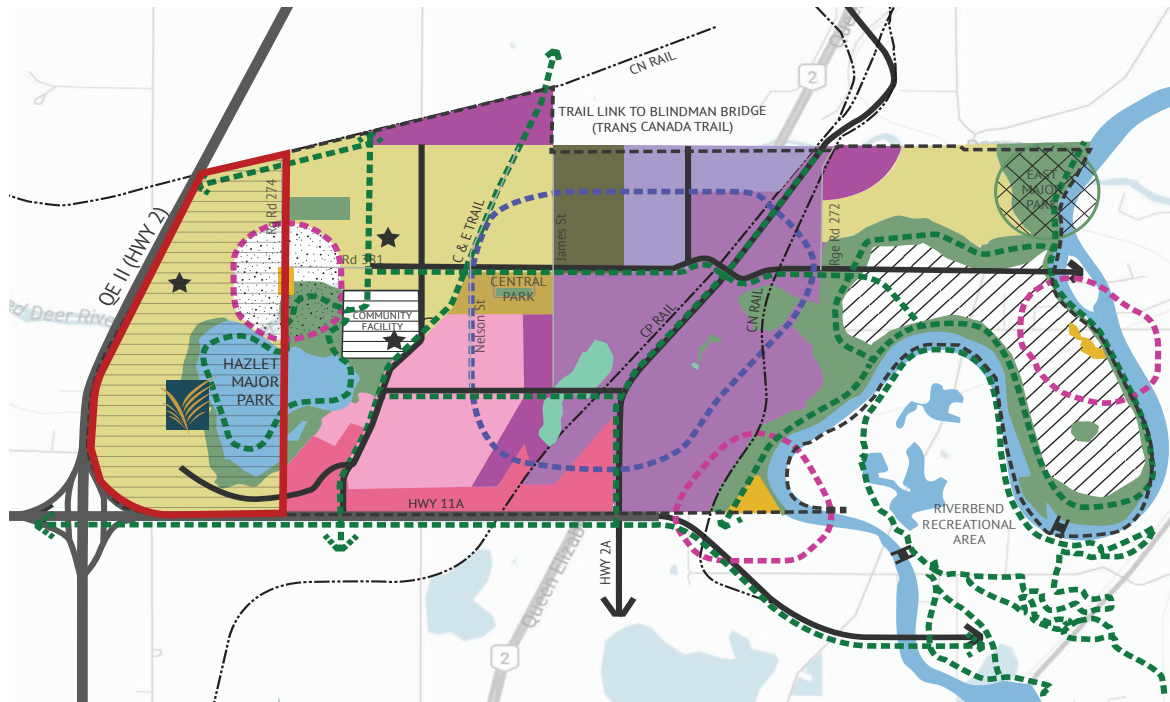
*Red Deer Economic Region

MAJOR PROJECTS




























MAJOR AREA STRUCTURE PLAN - APPROVED BY THE CITY OF RED DEER

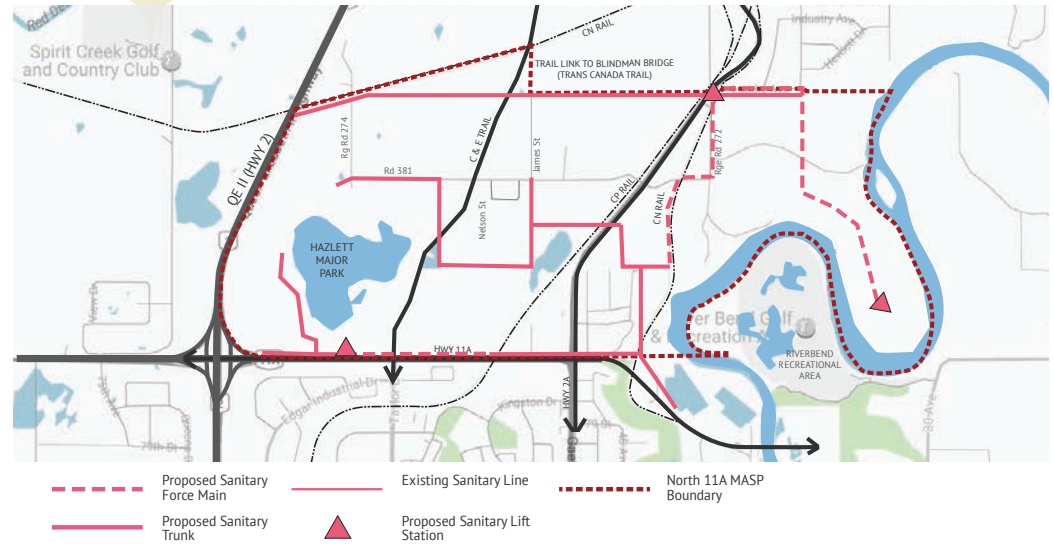


LEGEND

- | | |
|---|---|
|  Existing Country Residential |  Light Industry |
|  Residential |  General Commercial & Light Industrial |
|  Commercial |  Open Space/ Natural Area (Includes ER & MR) |
|  Mixed Residential/ Commercial |  Wetland |
|  Industrial (including existing) |  Land Use limited(300 m anticipated) |
|  Eco-industrial |  Land Use to be determined upon additional study |
|  Landfill |  K9 School |
|  Landfill Setback |  Regional Trail |
|  Major Park |  Pedestrian Bridge |
|  Community Facility |  North of 11A MASP Boundary |
|  Noise concern area |  Hazlett Lake Site |
|  Transportation Network | |



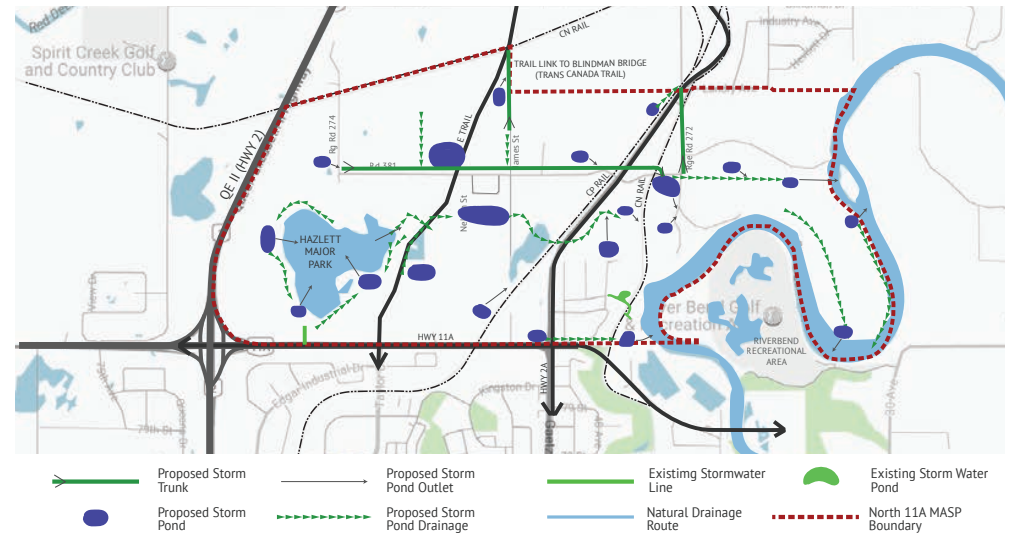
SANITARY SERVICING CONCEPT NORTH OF 11A MASP



PHASE I LOTTING PLAN



STORM SERVICING CONCEPT NORTH OF 11A MASP





Queen Elizabeth III Hwy

Hwy 11A



Queen Elizabeth III Hwy

HAZLETT LAKE

27418 HIGHWAY 11A
RED DEER, AB



List Price: \$6,000,000

Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property, by way of our Virtual Data Room.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

CONTACT US

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