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Virtual Tour with  
Christian Jones!

**FOR SALE**

**± 278 ACRES**

# RESIDENTIAL LAND DEVELOPMENT

## Fort Saskatchewan, AB

### Property Description

- This sale is for 25% ownership of 278 acres. The Buyer will form part of a joint venture agreement partly with an affiliate of Qualico Communities (50% ownership).
  - Qualico Communities is one of Edmonton's biggest and strongest developers. [Click here for information on Qualico Communities](#)
- Property borders existing neighborhood development
- Shares are being offered at 35% off the proportionate appraised land value
- Largely slated for residential development
- Located in the [Southfort Area Structure Plan](#)
- Nearby amenities include: Walmart, Canadian tire, Dow Centennial Centre,
- Fort Saskatchewan Community Hospital, Starbucks and much more!

**±278 ACRES**  
PARCEL SIZE

**\$3,950,000.00**  
PRICE

**\$56,834.52**  
PROPORTIONATE  
PRICE PER ACRE

**Christian Jones**  
Vice President  
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780.716.2851



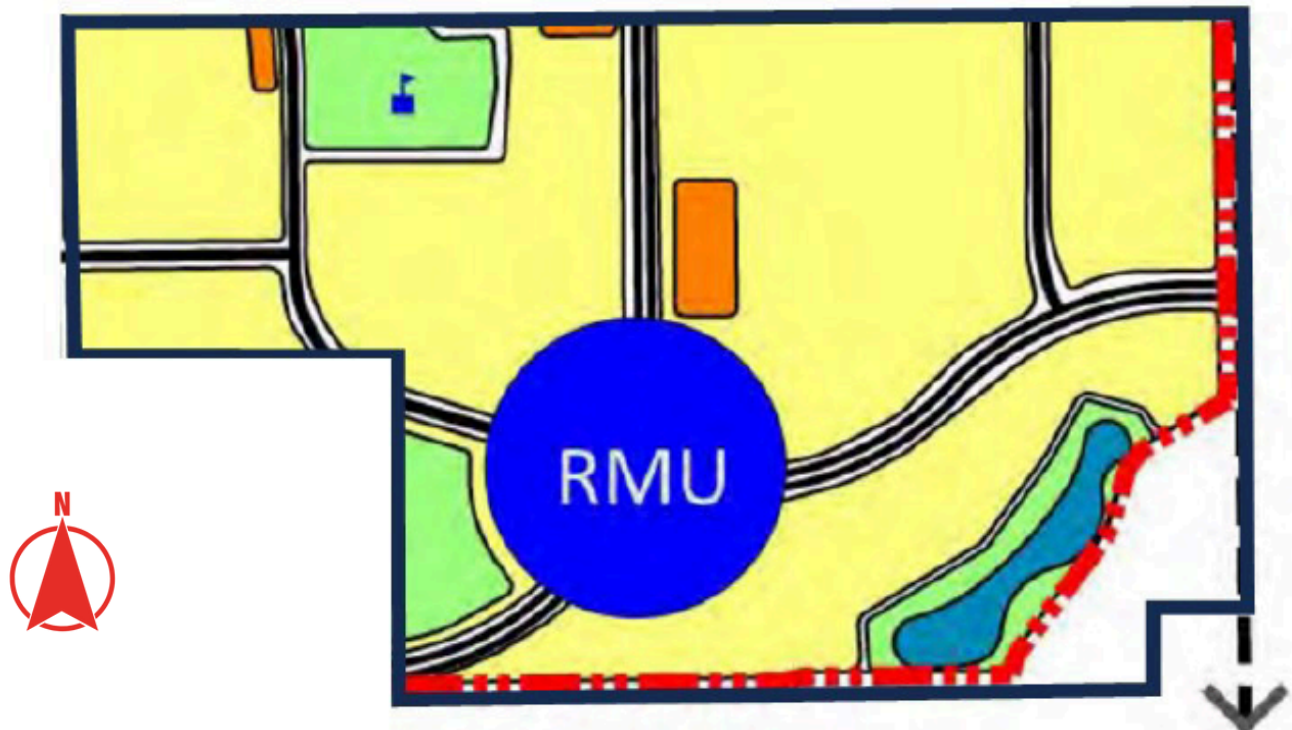
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The informa on contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021. Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent. Numbers may be rounded.

# SOUTHFORT AREA STRUCTURE PLAN



**Land Use Concept Plan**  
**City of Fort Saskatchewan**  
**Southfort Area Structure Plan**

- Municipal Boundary
- Park & Ride Site
- Urban Forest Corridor

- Low Density Residential
- Estates Residential
- Medium Density Residential
- High Density Residential
- High Density Street Oriented Mixed Use
- Residential Mixed Use
- Park
- Potential School Site

- Storm Water Management Facility
- Commercial
- Neighbourhood Service
- Institutional
- Freeway
- Arterial
- Optional Arterial
- Collector
- Optional Collector

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.



December 2018



City of Fort Saskatchewan  
 Southfort Area Structure Plan

# DEVELOPMENT STAGING



- Undevelopable
- Immediate Term
- Near Term
- Medium Term
- Long Term

*\*Map is representative of the order of development.  
Timing of development will be dependent on growth rates.  
The terms shown are separate from those defined for implementation.*



# PROPERTY DETAILS

**Purchase Price:** **\$3,950.00,000**  
proportionate shares proportionally equates to **\$56,834.52/acre)**

**Municipality:** Fort Saskatchewan, Alberta

**Alberta Land Title:** 062078533001 and 062078533

**Parcel Size:** ±278 Acres

**Zoning:** (UR) Urban Reserve

## Contact

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