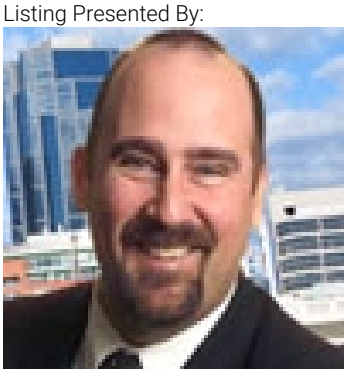


244 George Freeman Trail Strathmore Alberta

$4,000,000

Prime 80-Acre Development Opportunity in Strathmore, Alberta Seize a strategic advantage with this highly desirable 80-acre parcel located in the rapidly expanding town of Strathmore, Alberta, just 50 km east of Calgary on the Trans-Canada Highway.Development Ready: The property boasts an Approved Area Structure Plan (ASP), significantly streamlining the path to development. Partially Serviced: Existing partial servicing further reduces initial development costs and time.Strathmore's population is on a significant growth trajectory, with a 6.6% increase in 5 years (2022 population: 15,189), fueled by major industrial investment.This parcel is ideally positioned to capitalize on three recent, monumental industrial announcements that are transforming the economic landscape of Strathmore and Wheatland County:Phyto Organix Foods ($225 Million Investment): This massive new facility--the largest capital investment in Strathmore's history--will process, develop, and distribute plant-based proteins, starches, and fibers. Set to be operational by 2024, it establishes the town as a major hub for the food and beverage industry.CGC Wallboard Plant ($210 Million Investment): Building on 214 acres in Wheatland County, this facility will create 200 construction jobs and 100 permanent jobs, driving demand for housing and commercial services.DeHavilland Aircraft Canada (Major Manufacturing Facility): The announcement of a new aircraft manufacturing site south of Strathmore in Wheatland County anticipates the creation of 1,500 new jobs, A strong foundation in agriculture is now expanding rapidly into oil and gas exploration and significant commercial development, including franchise restaurants and big-box chain stores.This 80-acre property represents an exceptional investment in a community poised for explosive growth. It is a rare chance to develop land directly within a mun...

Listing Presented By:



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