

FOR SALE

157 Acres (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Airport Crossing

9715 - 153 Street SW, Edmonton, AB

MAJOR AIRPORT OPPORTUNITY

2,000 acres Required for 60 Million Square Feet of e-commerce logistics and fulfillment centers at full build-out, has a price tag of \$2.7 Billion to \$3.9 Billion. Preliminary consultations and surveying are underway, and the airport authority plans to start exploring design Concepts and timelines in the Coming 2023.

Edmonton to Calgary at 1000 km/h: TransPod plans Alberta hyperloop



Main Road from Airport To Heritage Valley



- | | |
|---|--|
| Low Density Residential | Retail/Commercial |
| Medium Density Residential | Province of Alberta Lands |
| Flex Business | Storm Water Management Facility (SWMF) |
| Aero Employment | Public Utility Lot |
| Park/Greenway | Arterial Road |
| | Collector Road |

Representation Based on best current information Available Studies & Plans

750 Acres Available all with the Right Characteristics for Logistics Operations

- Airport Crossing
- Saunders Industrial
- Telford Industrial
- Telford Place

Understanding of the Opportunity:

- **The EIA has received \$100 Million from the Federal Government to develop the plan to create 60 Million Square Feet of Warehouses around the EIA Plans to be completed in 2023**
- **Why?** Shipping From Shanghai 12 days to Prince Rupert (cost is \$400 - 500 US Cheaper than an American port) (Prince Rupert stage-1 terminal expansion on track for **July completion. In 2024, the terminal's capacity will be extended further to 1.8 TEUs.**) is the fastest destination in North America then 2½ days on rail to the EIA
- Comparatively Shanghai to Vancouver is 16 days / Los Angeles 15 days
- Goods will be sent from Edmonton too fulfillment Centre's across North America
- The Prince Rupert and the EIA because these are the most under-utilized Port and Major Airport in North America it should also be the least expensive and fastest distribution path!
- S & D Has +/-750 Future Industrial Land and more than 500 Acres Future Residential around the EIA

This will also create an explosion of demand for housing around the Airport



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

PROPERTY HIGHLIGHTS

- A flat site with no obstructions for development located in southwest Edmonton
- Edmonton International Airport “EIA” owns the Lands to the west of AC as a buffer zone for the EIA and a possible future 3rd runway extension area (I have spoken to the EIA they say it is likely 20 years before this 3rd runway is will be built.)
- The AC Lands is likely the last land that will be available for commercial development land along Highway 19 and the west or east side of Highway 2 in southwest Edmonton with Highway Direct Access
- +/- 200,000 Vehicles pass within a mile of the site
- Services Water, Sewer, Power, and Storm Pond Network can be Accessed to the east on the discovery Business Park Site
- Past discussions with the County of Leduc would allow AC Lands to be part of the Crossroads Area Structure Plan (ASP)... The City of Edmonton that annexed the Lands in 2018 may require a new ASP for the AC lands. A similar plan would likely be approved for the AC Lands
- Main economic driver of the Oil & Gas Exploration Industry is a hub located in the Leduc Nisku area. More than 6500 oil & gas wells are expected to be drilled in 2022. The cost of a typical well is \$3 to 8 Million and each Oil & Gas Drilling Rig on average produces directly and indirectly 175 jobs
- Shadow of the International Airport by 2025 The Edmonton International Airport is expected to receive 10 million passengers per year and \$3.8 billion in economic activity

FOR SALE

Airport Crossing

LOCATION



FOR SALE

Airport Crossing



Newly Acquired EIA
Lands - No Future
Commercial Use

Airport
Crossing
Site



FOR SALE

Airport Crossing

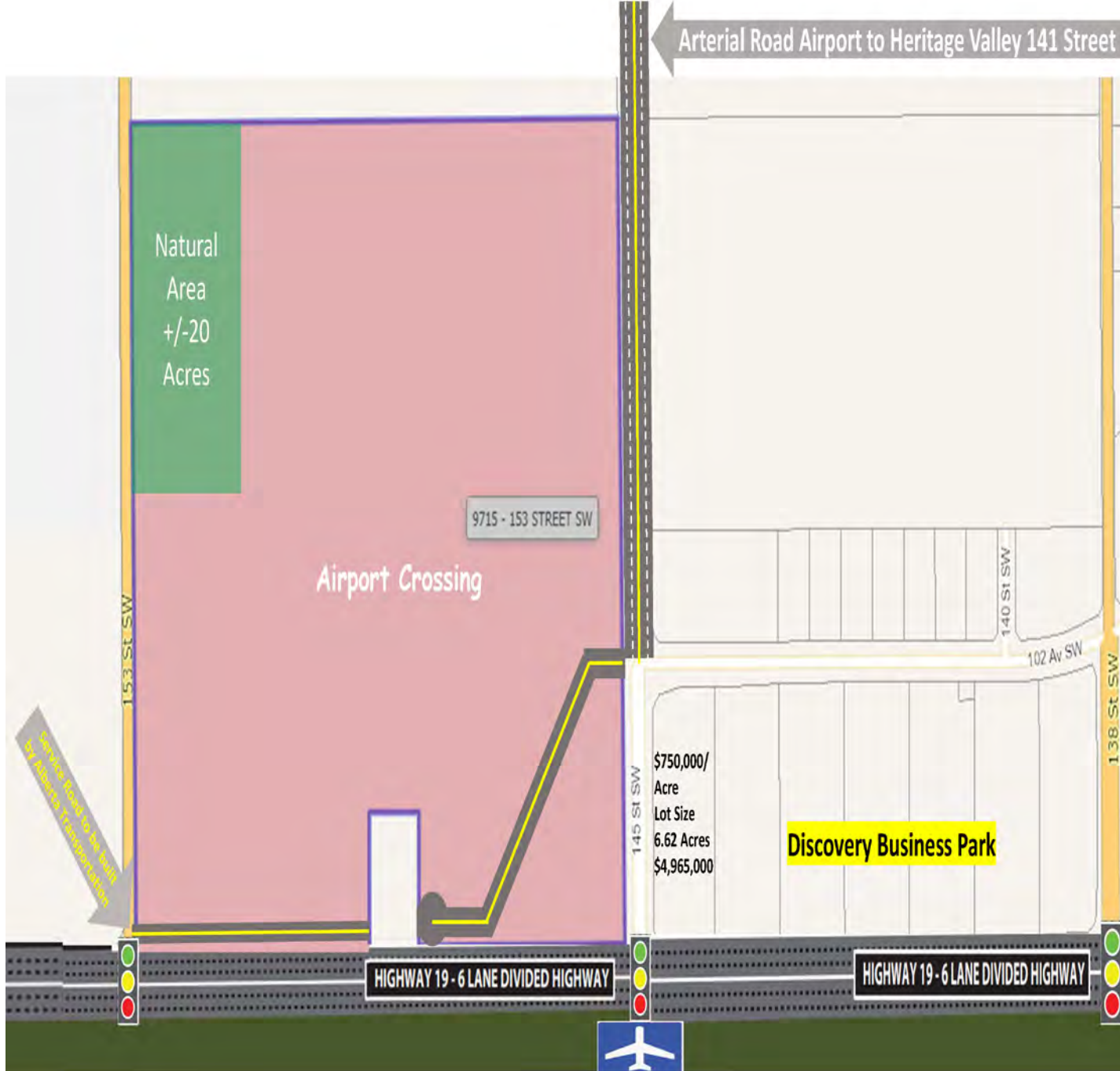


SITE



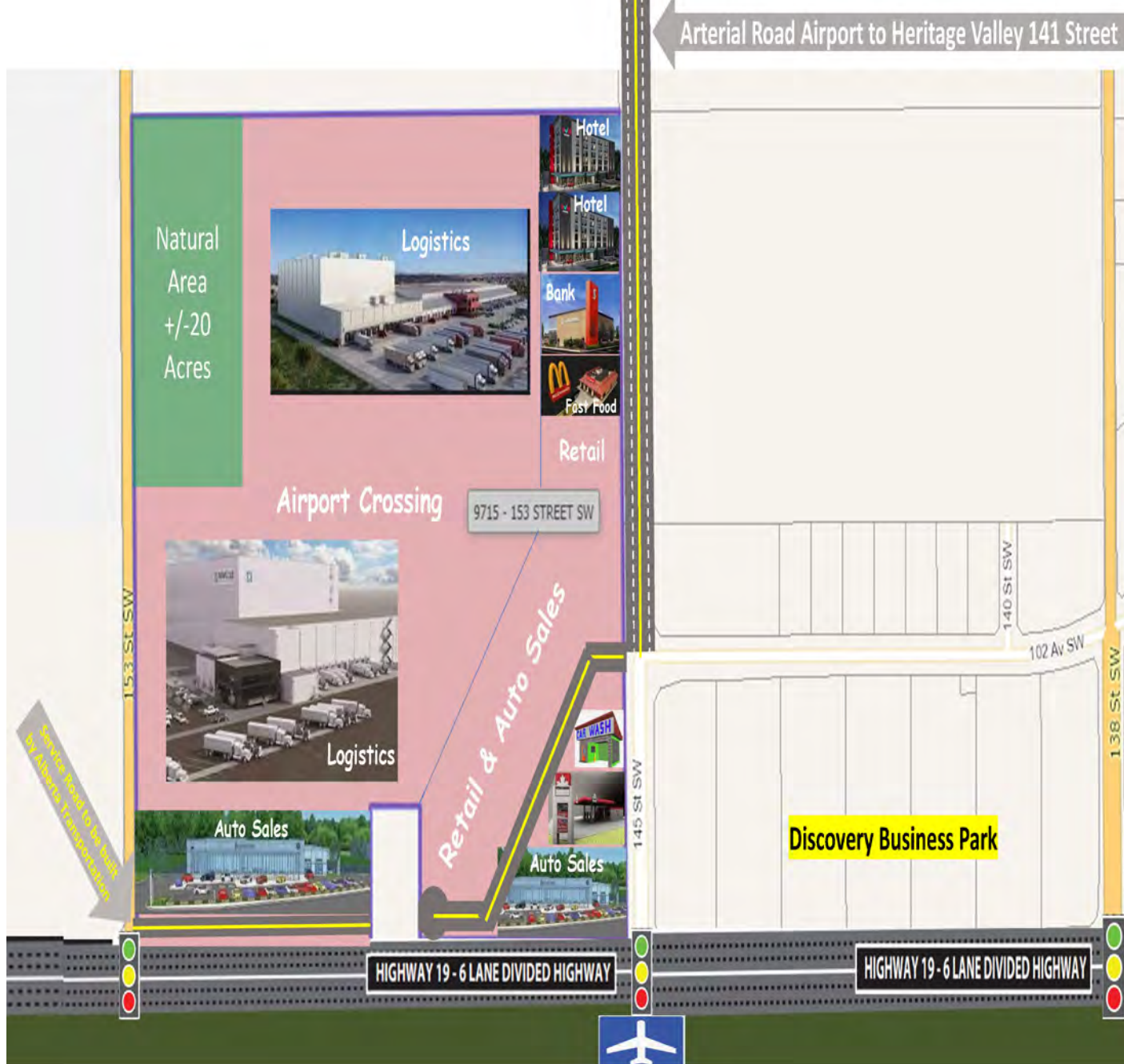
FOR SALE

Airport Crossing



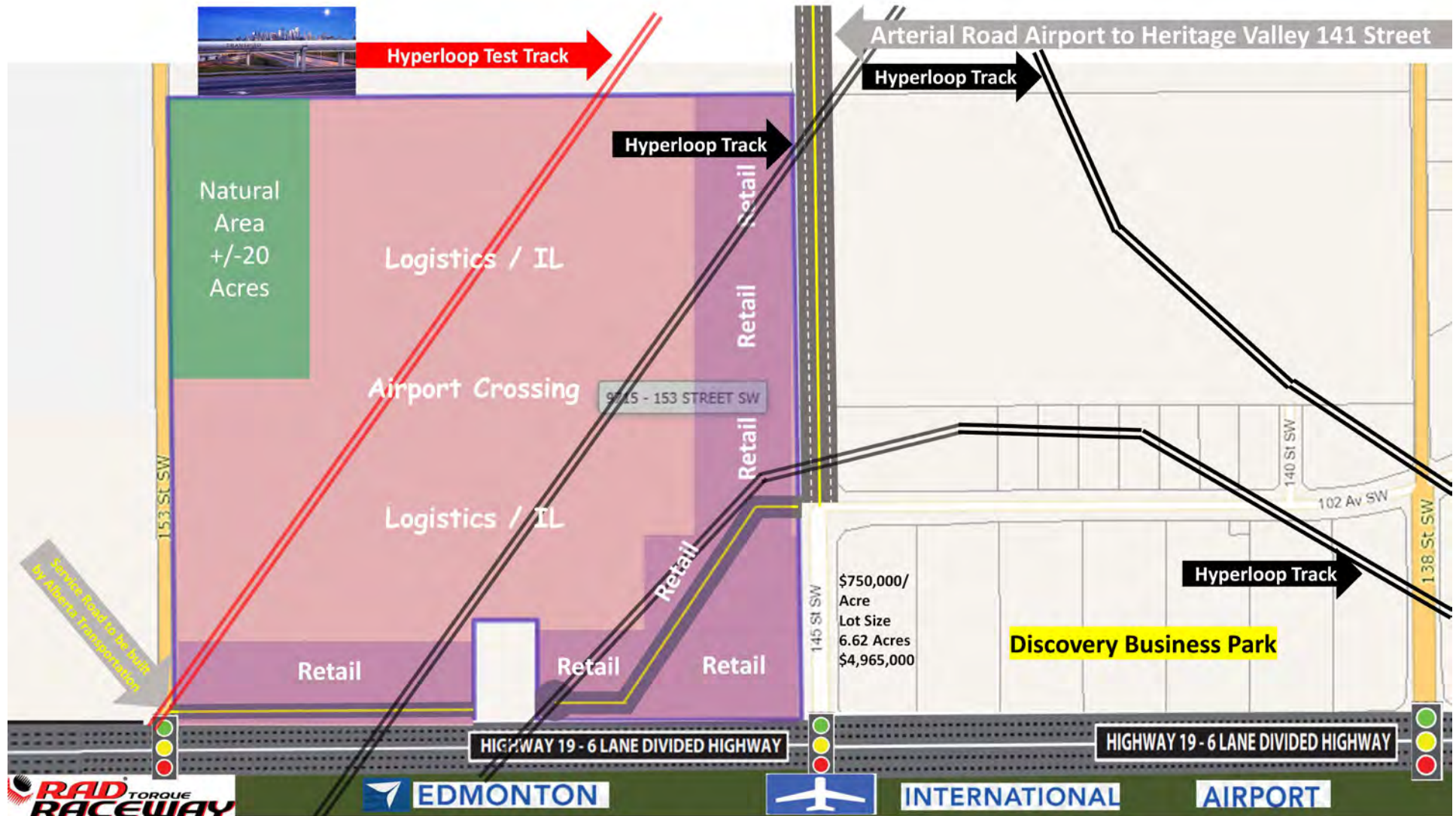
FOR SALE

Airport Crossing



FOR SALE

Airport Crossing



780.488.0888



www.lizotterealestate.com

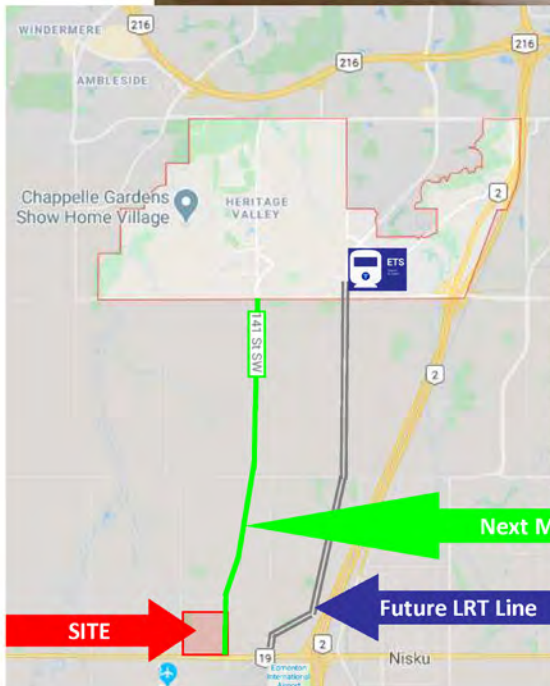


#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Airport Crossing



Alberta

HIGH LOAD CORRIDOR on PROVINCIAL HIGHWAYS

- Existing Corridor. Nil Fee (12.8 m Maximum Height)
- Existing Corridor (9.0 m Maximum Height)
- Proposed Routes
- Corridor by others. Nil Fee (9.0 m Maximum Height)

Roads Matter

As you can see below the Airport Crossing Land will in salability as the spider web of the High Load Corridor Expands. Access to these major Roads Adds Value!



780.488.0888



www.lizotterealstate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Airport Crossing

Property Information

Municipal Address: 9715 - 153 Street SW, Edmonton, AB

Legal Address: Quadrant SW, Section 27, Township 50,
Range 25 Meridian 4

Size: 157 Acres (+/-)

Zoning: Future Highway Commercial & Industrial
Land

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$128,000/Acre

Neighbourhood:	Edmonton South Central
Ward:	Ward 10
Waste Collection:	More Information
Current Zone:	Agricultural Edmonton South (AES)
Current Bylaw:	18673
Proposed Applications:	None
Proposed Zone:	None
Proposed Bylaw:	None
Overlays:	None
Plan in Effect:	None

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8