

FOR SALE

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Leduc, AB

ROYAL LINKS & ROYAL LINKS POINT

Property Highlights

- Located on the South end of Leduc Golf Club
- High visibility location
- GDP from 2021 (\$350.7 Billion) – 2025 (\$452.9 Billion) will grow over 23% per Capita which translates to 29% overall Growth in the Economy (**Leduc is one of the highest growth areas in the Province**)
- 61% of all people that live in Leduc also work in Leduc
- Vendor financing is available
- Future residential subdivisions
- Located in Leduc's primary growth area
- Possibility of buying land in phases
- South portion of lands may be ideal for a truck stop



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.



School

The Near Future Royal Links Living





LEDUC GOLF CLUB

Royal Links



Royal Links Land Here

Images April 3rd 2022

←
View
Along
38 Avenue



Subject Land

Development to Property Line



←
View
Along
38 Avenue



Future School

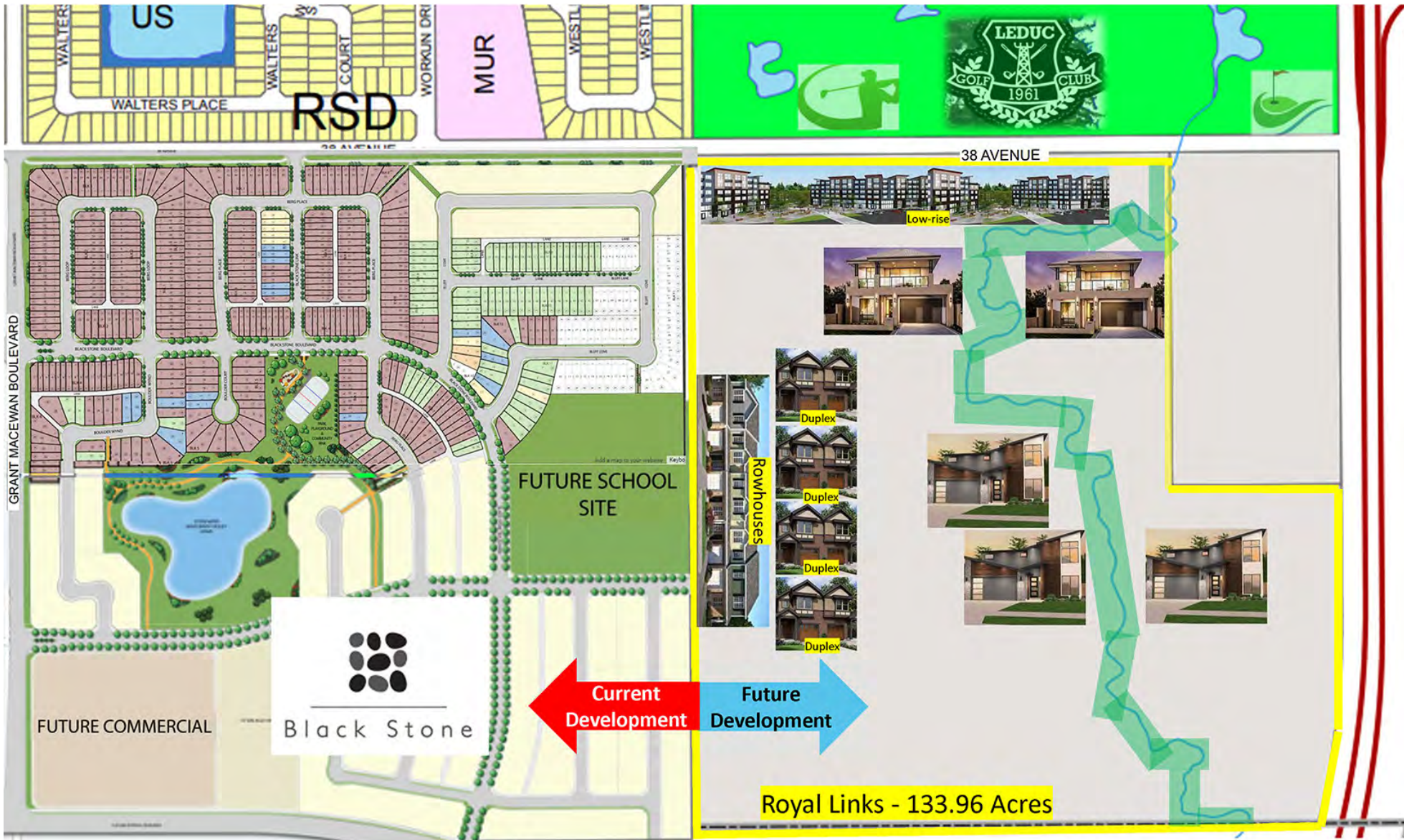
Summer 2022

Maps shows lot Sales in each Leduc Neighborhood,

Red or Notation existing homes denotes sales...



Note Locations of Schools and Sales Volume & Type





Actual

	SEP-22	SEP-21	YTD-22	YTD-21
Starts	20	26	274	254
Completions	36	48	273	198
Total Absorptions	16	45	238	205

Absorbed Single-Detached Unit Prices

	SEP-22	SEP-21
Average	543,122	463,155



Under Construction by Dwelling Type

	JUN-22	JUL-22	AUG-22	SEP-22
Single	161	159	157	156
Semi-detached	26	34	28	28
Row	33	33	33	22
Apartment	23	24	25	21
All	243	250	243	227

Housing Completions by Dwelling Type

	SEP-22	SEP-21	YTD-22	YTD-21
Single	18	34	174	129
Semi-detached	2	8	38	46
Row	11	4	38	12
Apartment	5	2	23	11
All	36	48	273	198

Residential Prices Up
17% Sept 21 to Sept 22

Volume 8% higher

Single-Detached (Homeowner/Condominium) Unit Absorptions

	JUN-22	JUL-22	AUG-22	SEP-22
Total Absorptions	16	20	14	7
Unabsorbed Inventory	25	25	24	35

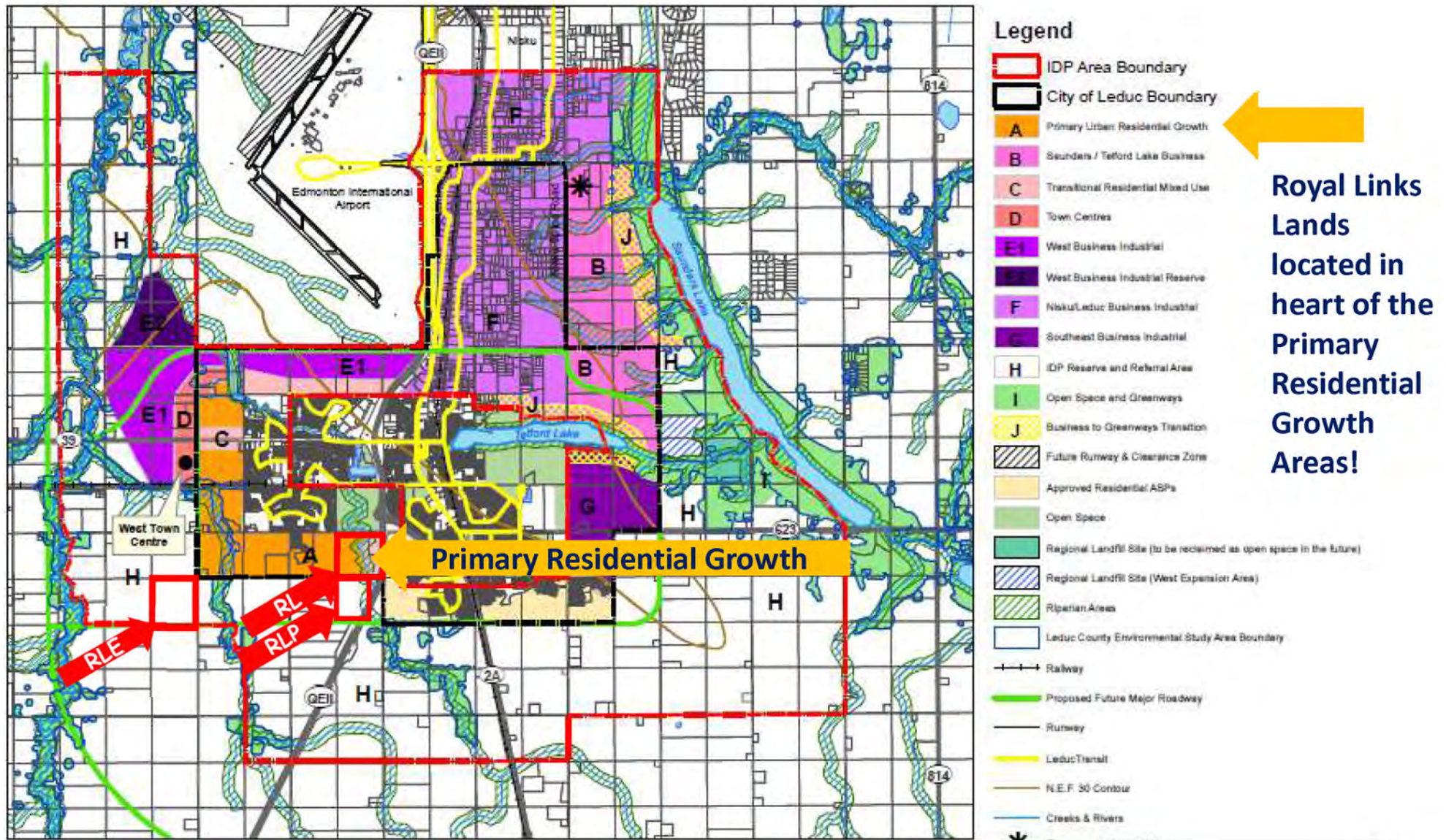
Absorbed Single-Detached Unit Prices

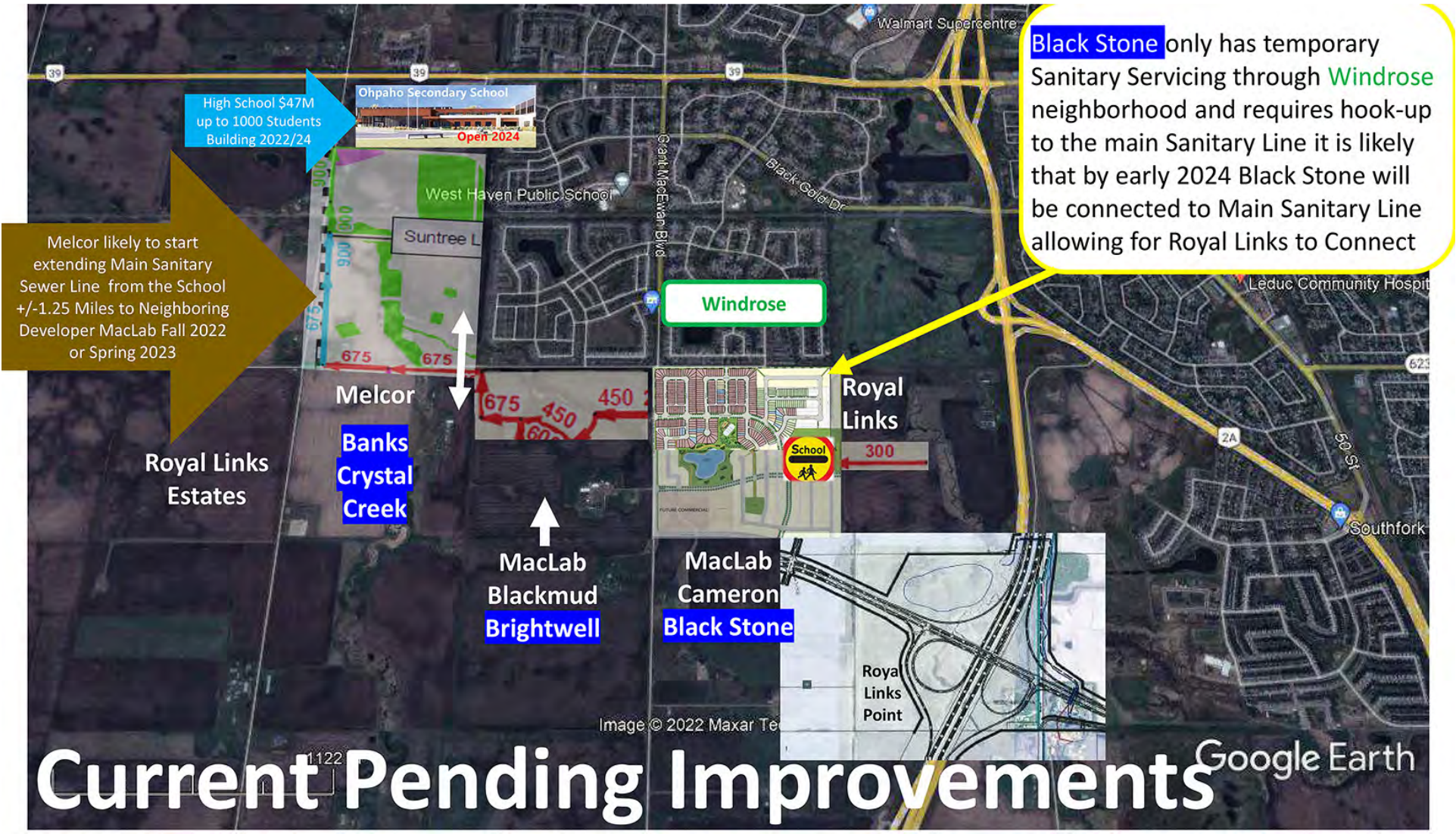
	JUN-22	JUL-22	AUG-22	SEP-22
Median	495,000	515,000	540,000	**
Average	500,331	540,770	593,280	543,122



Leduc Population 2022 36,000 has Doubled in the past 15 Years

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS





Black Stone only has temporary Sanitary Servicing through **Windrose** neighborhood and requires hook-up to the main Sanitary Line it is likely that by early 2024 Black Stone will be connected to Main Sanitary Line allowing for Royal Links to Connect

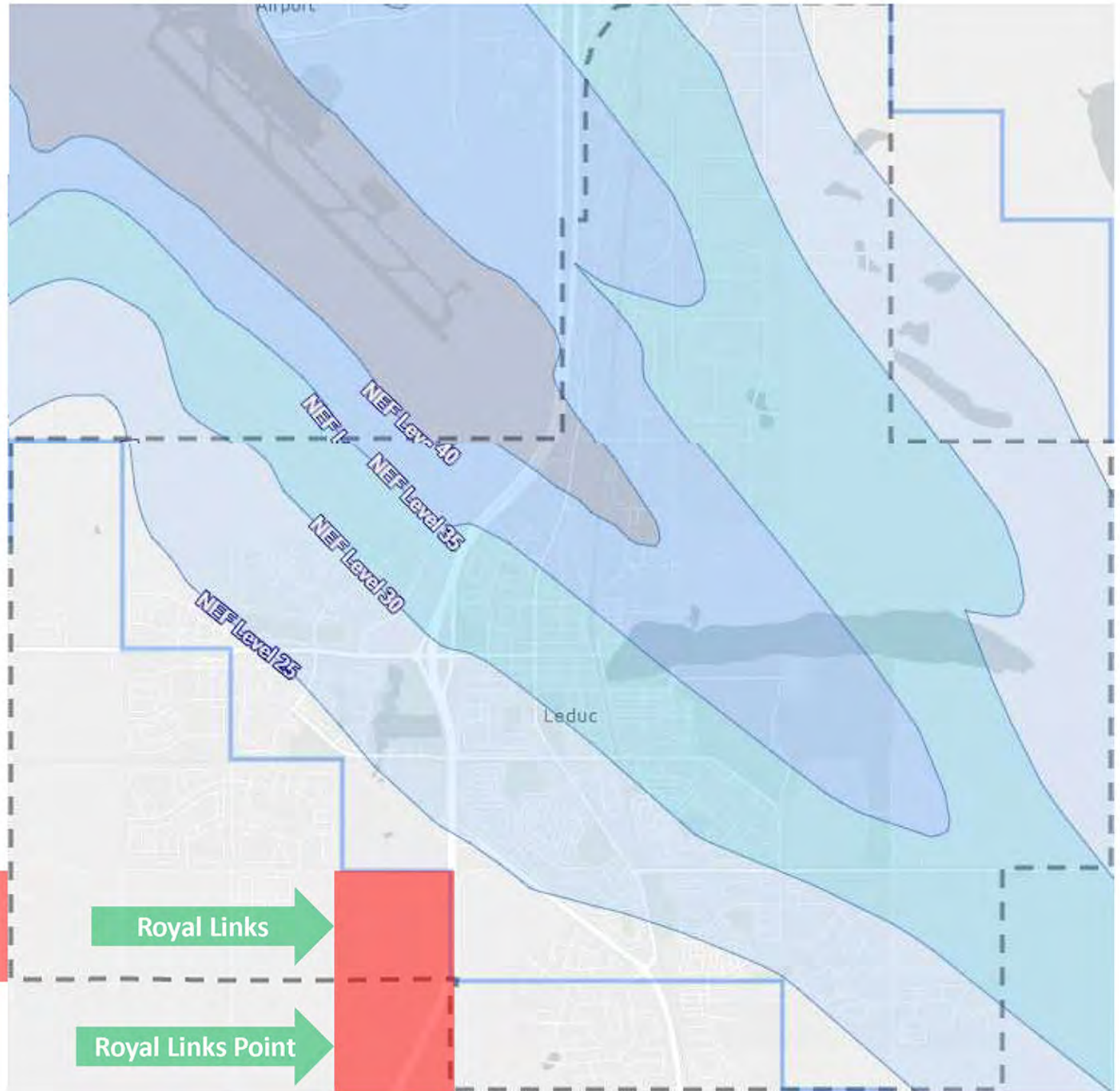
High School \$47M up to 1000 Students Building 2022/24

Melcor likely to start extending Main Sanitary Sewer Line from the School +/-1.25 Miles to Neighboring Developer MaLab Fall 2022 or Spring 2023

Current Pending Improvements

Google Earth

**Unlike other properties
in the City of Leduc all of
the Royal Links Lands
will not Have noise
Caveats on Title**



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Property Information

Royal Links: 38 Avenue & West of Highway 2, NE 22 49 25 4

Royal Links Point: North of Township Road 493 West of Highway 2, SE 22 49 25 4

Size: Royal Links 133.96 Acres (+/-)

Royal Links Point 113.72 Acres (+/-)

Zoning: Primary Urban Residential Growth Area

Possession: Immediate/negotiable

Contact

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Purchase Price: **Royal Links** \$128,000/Acre
Royal Links Point \$88,000/Acres



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