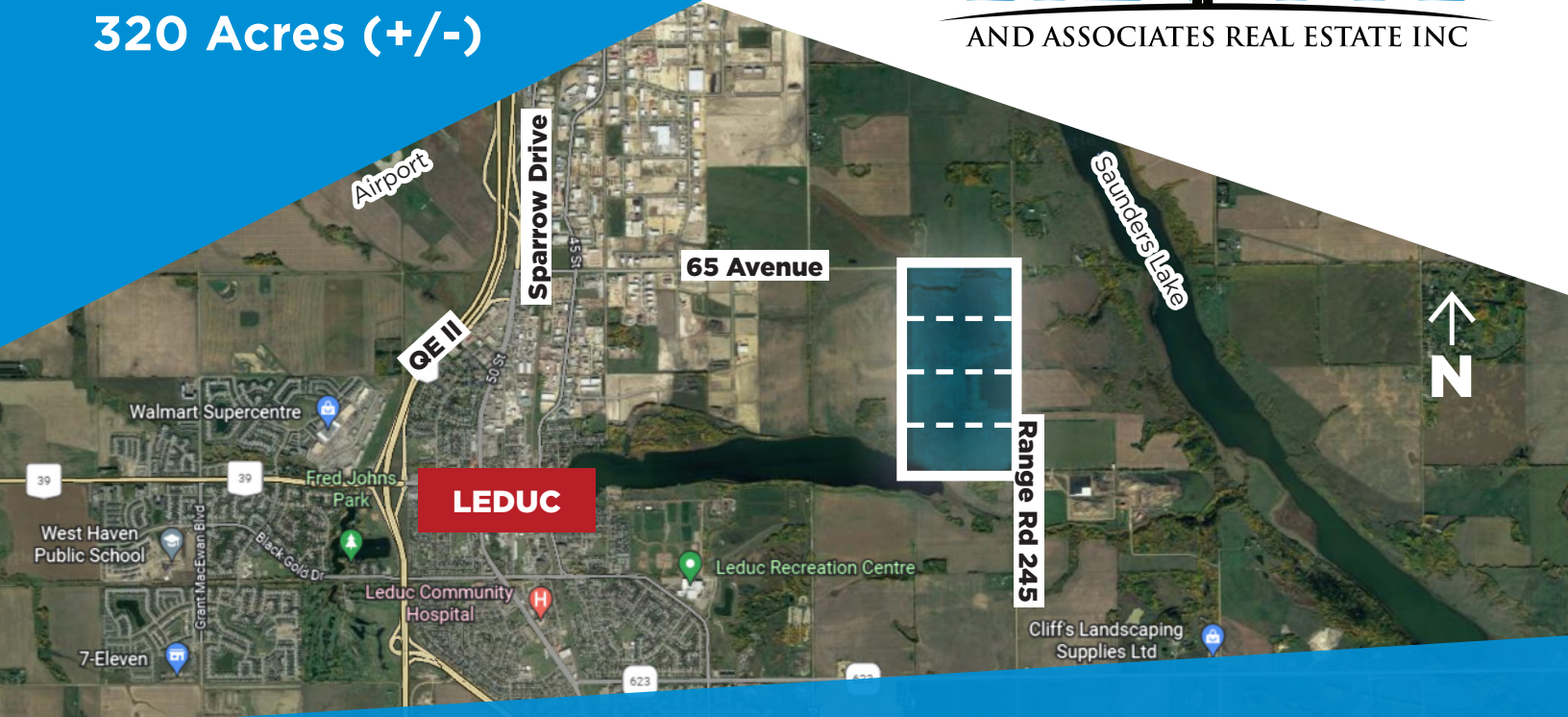


FOR SALE

320 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



65 Avenue & Range Road 247, Leduc, AB

TELFORD LAKE INDUSTRIAL LANDS

Property Highlights

- Located 3.5 km from airport
- Vendor financing is available
- First developable land east Telford Lake area structure plan
- 4 x 80 Acre (+/-) parcels of land
- Vendor willing to sell smaller portions of land as little as 20 Acres (Purchaser will be responsible for subdivision and servicing costs)



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

Telfords Lake Industrial Lands

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

TELFORD LANDS OVERVIEW

- East Telford Area Structure Plan in Place
- Lands Located on Future Spine Road secondary main corridor north to south from Edmonton's 41st Avenue SW in south Edmonton to Highway 623 (Rolly View Road)
- +/- 320 Acres contiguous, Zoned Future Industrial Land 4 parcels on 65th Avenue +/- 80 Acres each located 3 Km from Edmonton International Airport. Sanitary Sewer Services +/- 2 km from site. Most Northerly Parcel is Stage 1 development for East Telford ASP
- +/- 122 Acres on Rolly View Road Zoned Future Industrial
- Main Economic Driver are Oil & Gas Exploration Industry which is hub located in the Leduc Nisku Area... More than 6500 Oil & Gas Wells are expected to be drilled in 2022. 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
- Population +/- 1.5 Million in Greater Edmonton 2022 by 2035 Population expected to reach 2 million People
- Limited Supply of Land in Hwy 2 Leduc Nisku Corridor



780.488.0888



www.lizotterealestate.com



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

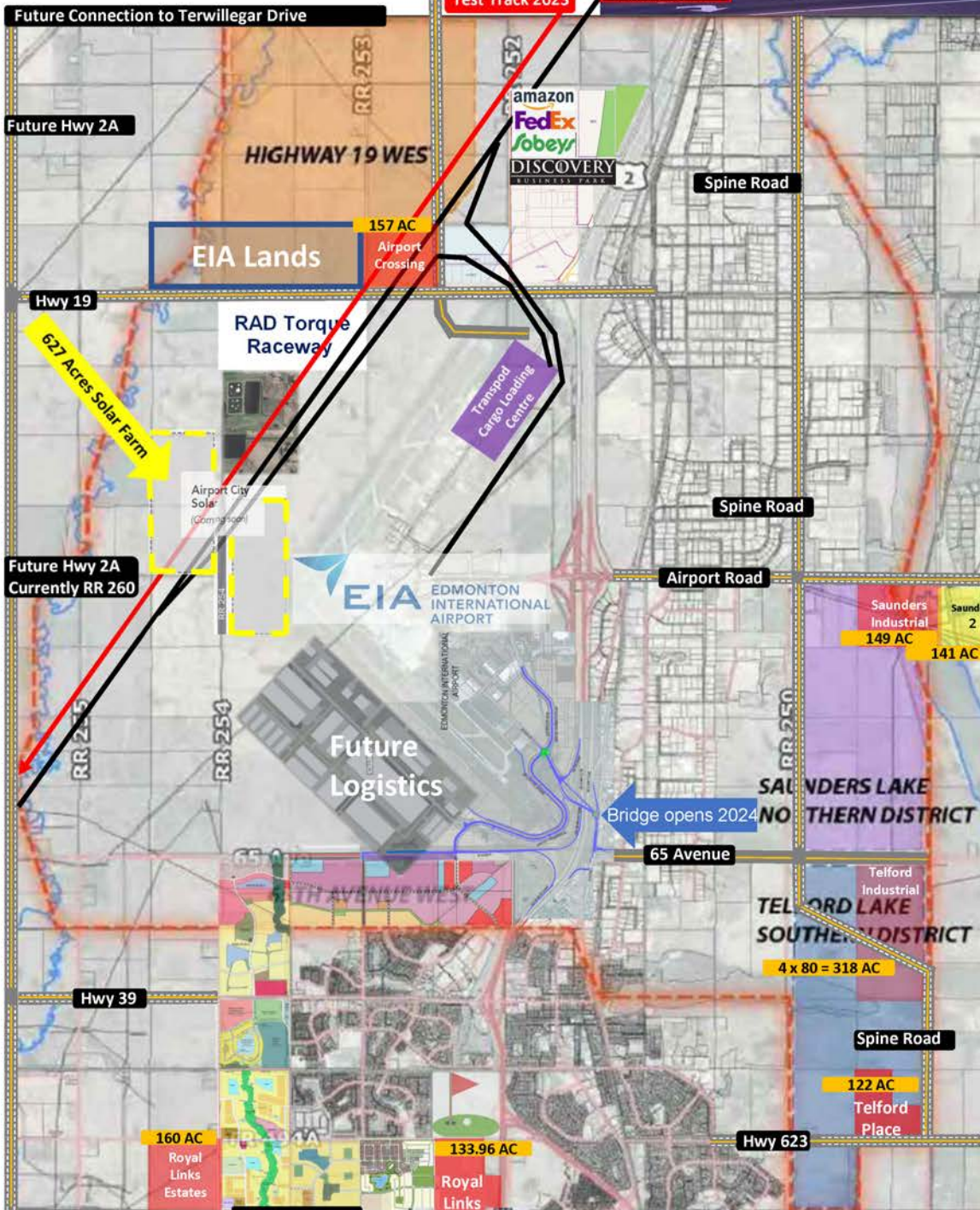


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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



- | | |
|----------------------------|--|
| 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

FOR SALE

Telfords Lake Industrial Lands

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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



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.

Outlook from EIA

- 10 million annual enplaned and deplaned passengers by 2025.
- \$3.8 billion in economic output by 2025.

Airport Shadow Area

The Telford Industrial Lands (TIL) are located on 65th Avenue 3km from the 3rd Major Entrance (Hwy 2 & 65 Ave.) to the Edmonton International Airport, a new \$96 Million Bridge (to be built by Alberta Transportation) is scheduled to be built which will complete the connections.

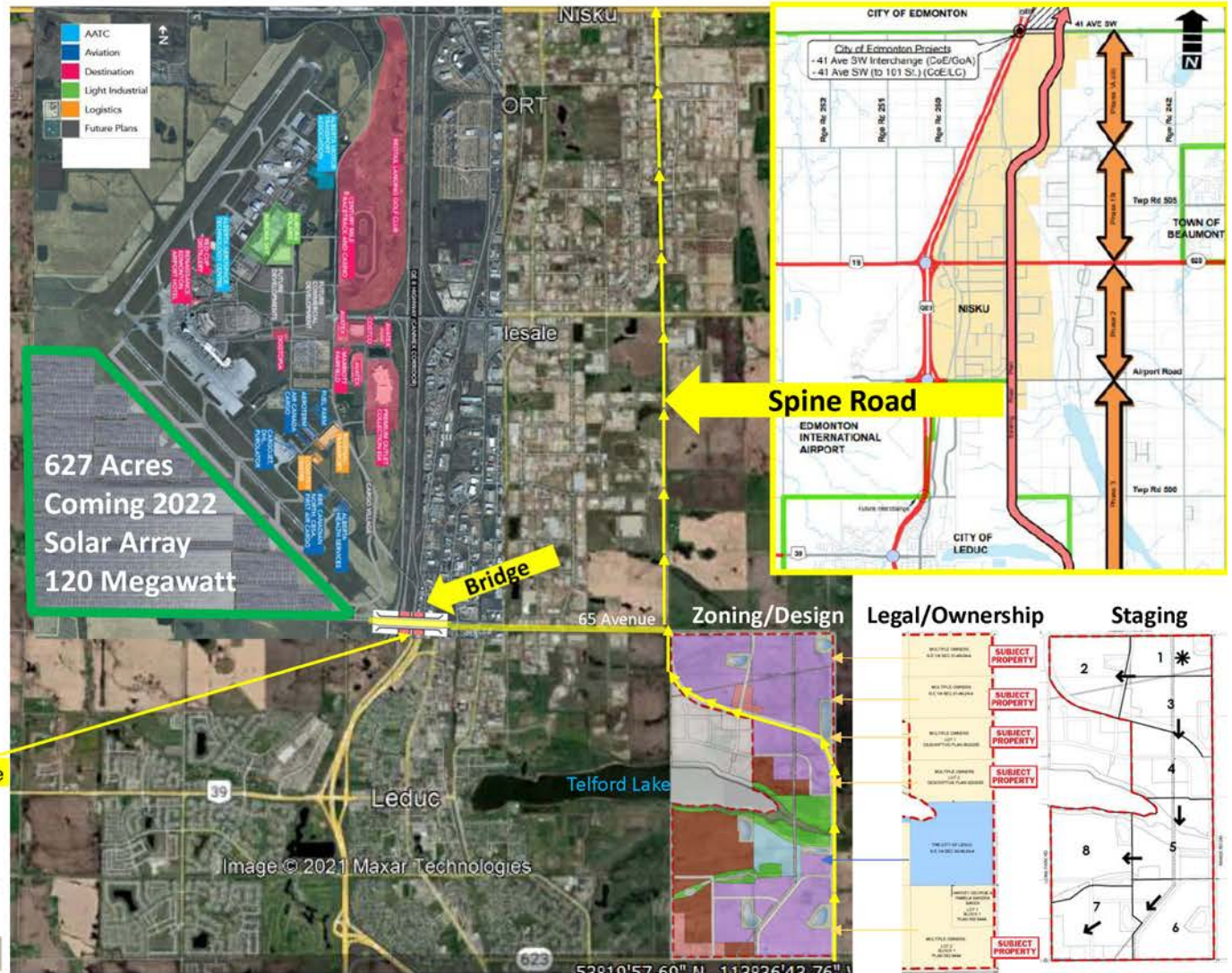
The East Telford Lake Area Structure Plan is in place and TIL is stage 1 will be first land to be developed within the structure plan.

An Ample Power Supply Runs along the west side of the lands, water and Sanitary Lines are +/- 1 to 1.5 mile from stage 1.

The City of Leduc and Province of Alberta have previously committed to contribute to the Spine road which will run from 41st Avenue SW in Edmonton to Hwy 623 Rolly View Road where the Telford Place lands are Located.

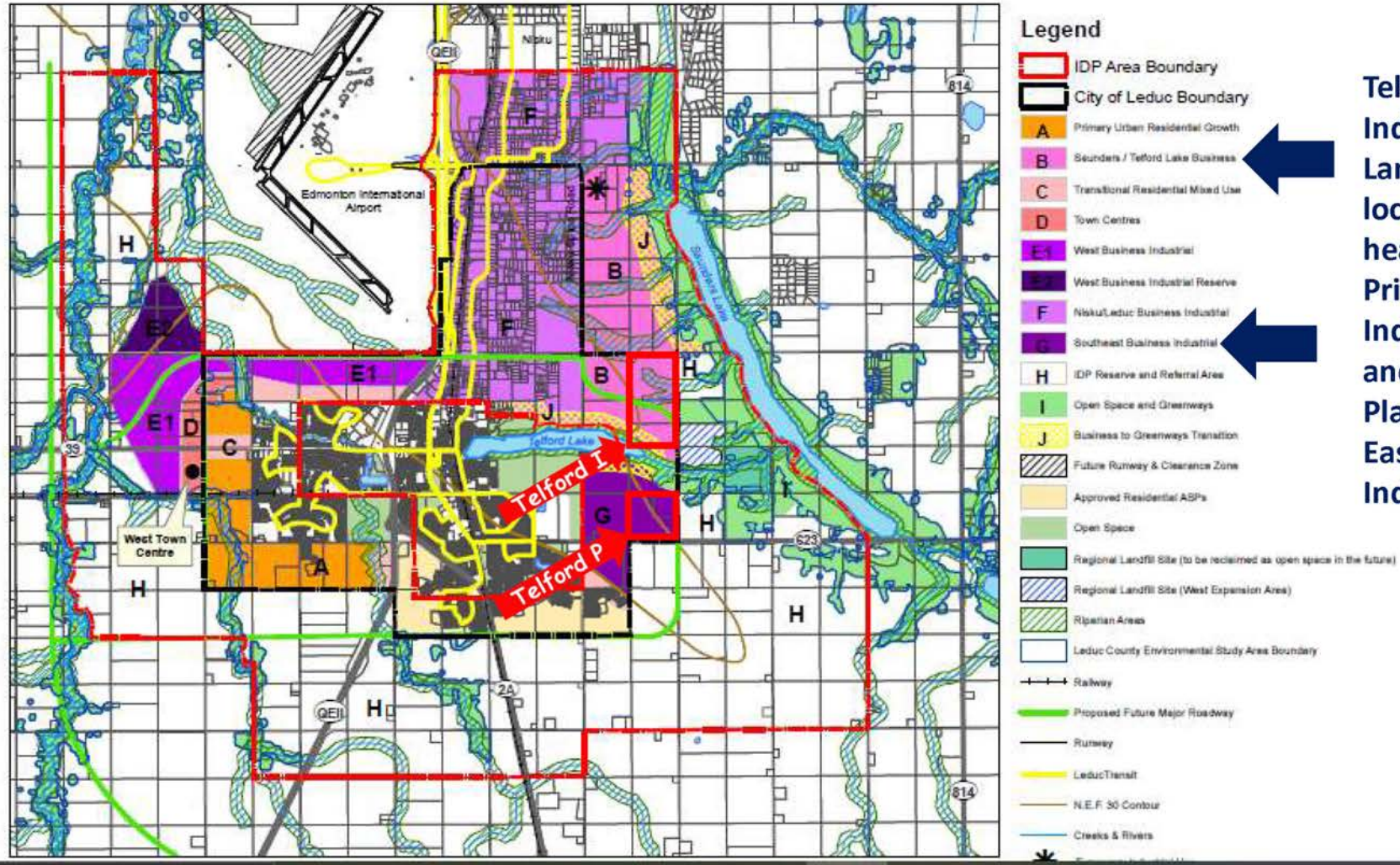
The location is ideal to capture Growth from the Airport & Oil/Gas Exploration Industry!

Bridge Starts Construction This Summer 2022 will Create 470 Jobs will be completed by 2025

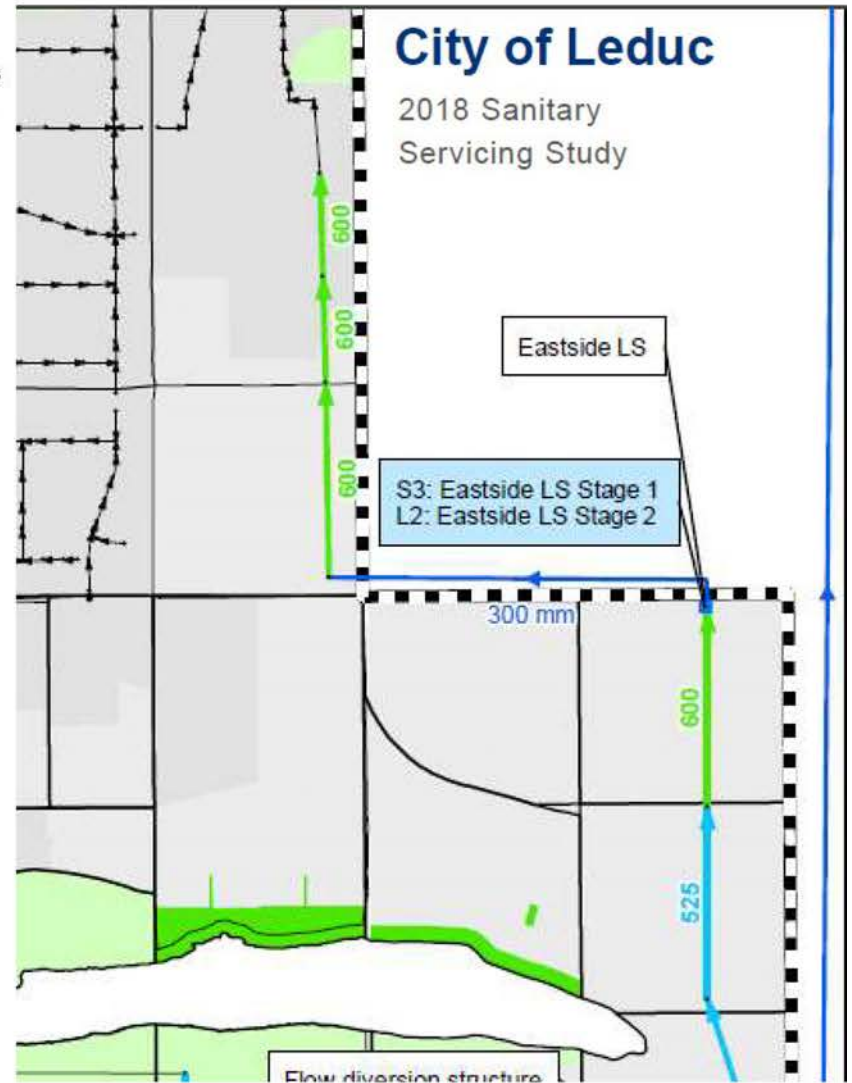
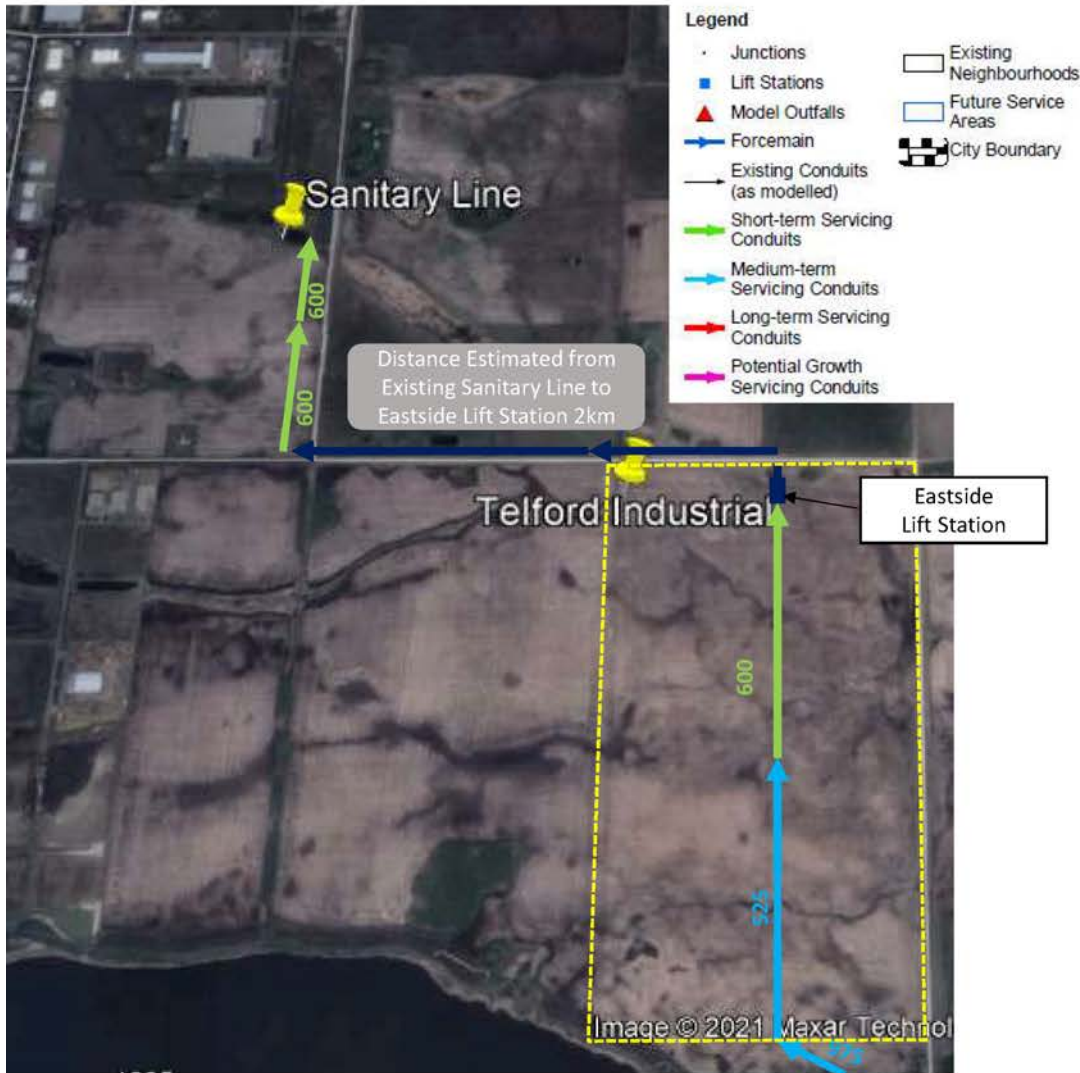


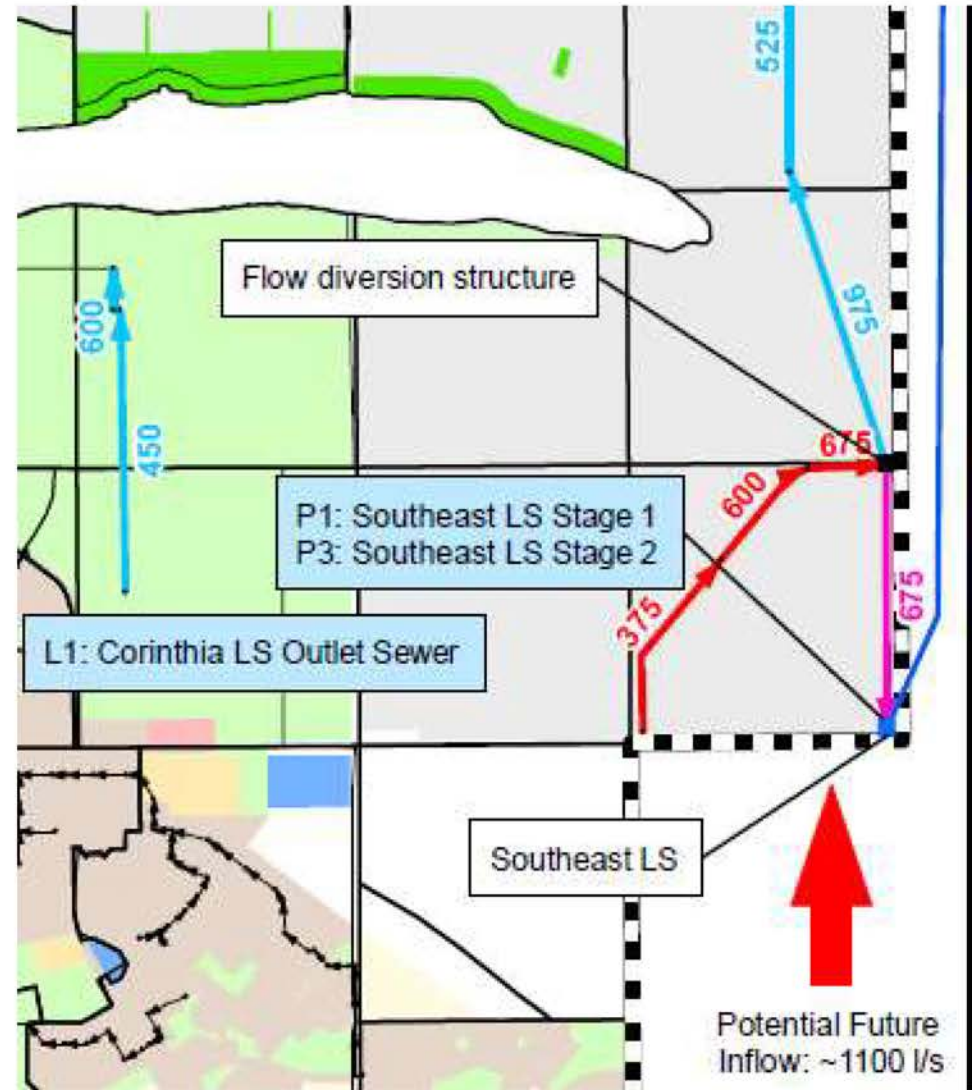
Leduc Population 2021 has grown More than 50% in the past 10 Years

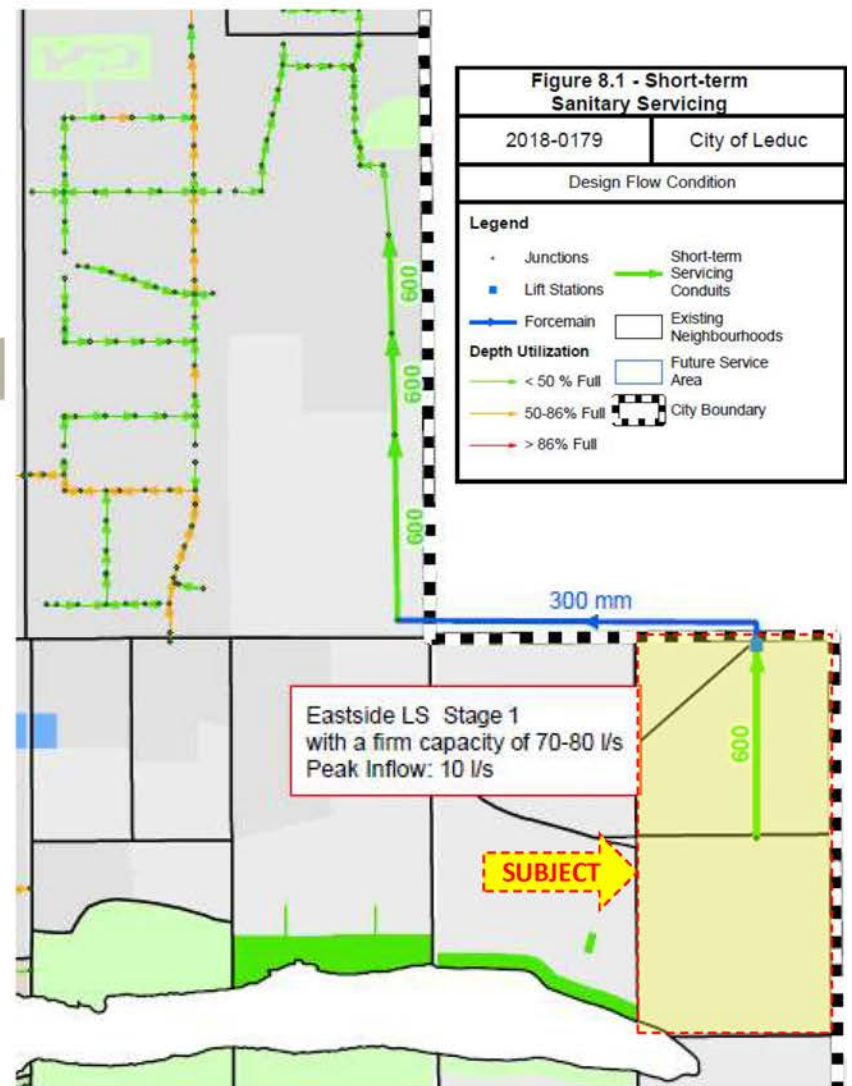
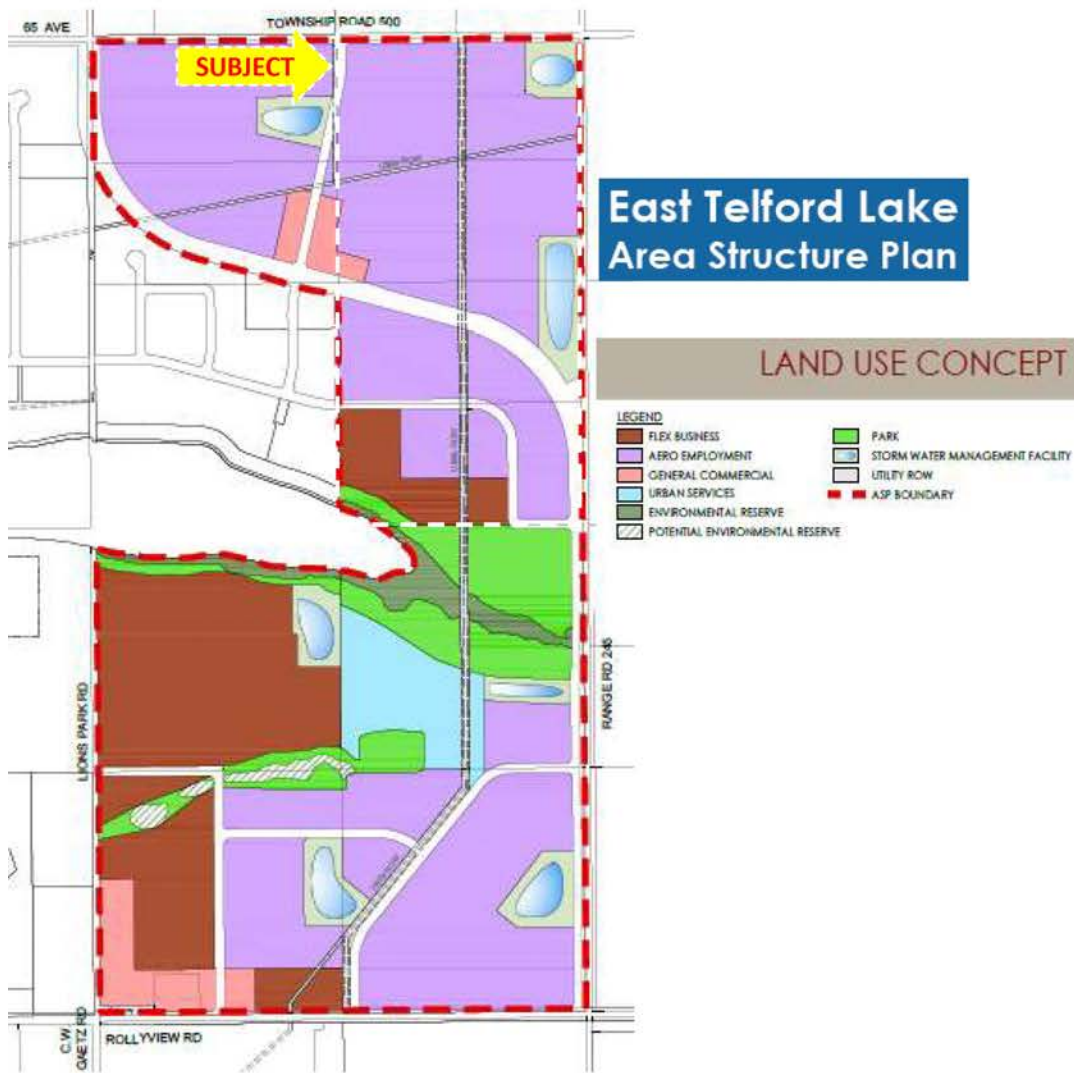
FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS



Telford Industrial Lands located in heart of the Primary Industrial and Telford Place South East Business Industrial







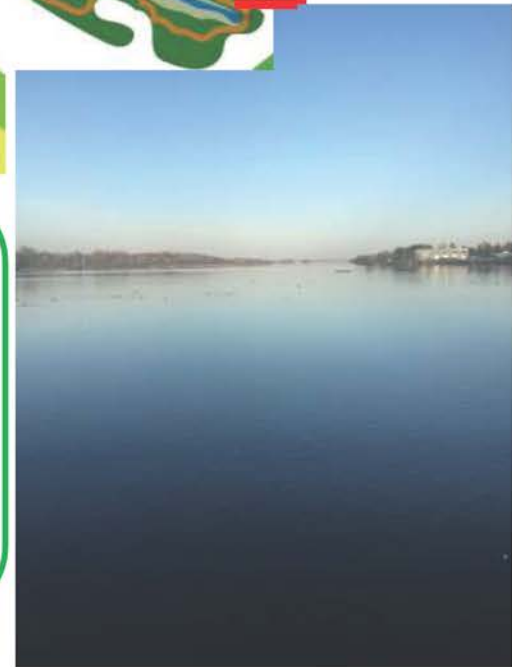


- 1 Aspen Parkland
- 2 Open Sky
- 3 The Aquatic Environment
- 4 The Forest's Edge
- 5 Wildlife Corridor
- 6 Wetlands - The Background
- 7 Wetland Biodiversity
- 8 Open Meadow/Grasslands
- 9 Snags/Tree Cavities
- 10 Lake Shore

Welcome to Telford Lake Trail

This 8.2-kilometre path, a recognized part of The Great Trail, takes visitors around Telford Lake, the largest environmentally significant area in Leduc.

Ideally Located for Employee Recreation



<https://www.youtube.com/watch?v=xsVqju7H8T8>

FOR SALE

Telfords Lake Industrial Lands

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 65 Avenue & Range Road 247, Leduc, AB

Legal Address: 4; 24; 49; 31; NE

Size: 320 Acres (+/-)

Zoning: Future Industrial Land

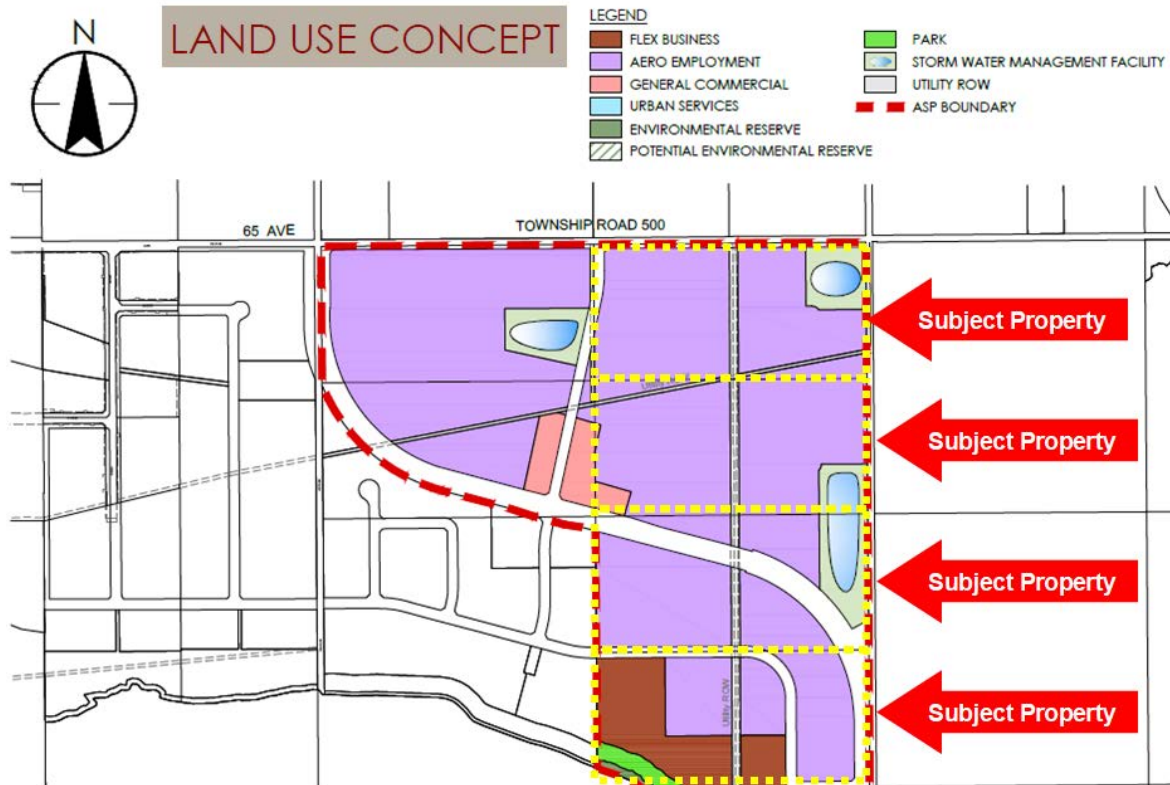
Possession: Immediate/negotiable

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com

\$\$\$

Purchase Price: \$85,000/Acre



The Spine Road, which will link Range Road 245 and 250, is a major transportation corridor linking the East Telford area to the Edmonton International Airport and other major economic centres in the region. Site access separation from an existing or future signalized intersection is to be maximized adjacent to the Spine Road.



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.