

FOR SALE

122 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Rollyview Road & RR 247, Leduc, AB

TELFORD PLACE INDUSTRIAL

Property Highlights

- Located at the intersection of future spine road & Highway 623 (Rollyview Road)
- Vendor financing is available
- East Telford Lake Area Structure Plan
- Highway commercial and industrial 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.

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



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 Place Industrial

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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



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Outlook from EIA

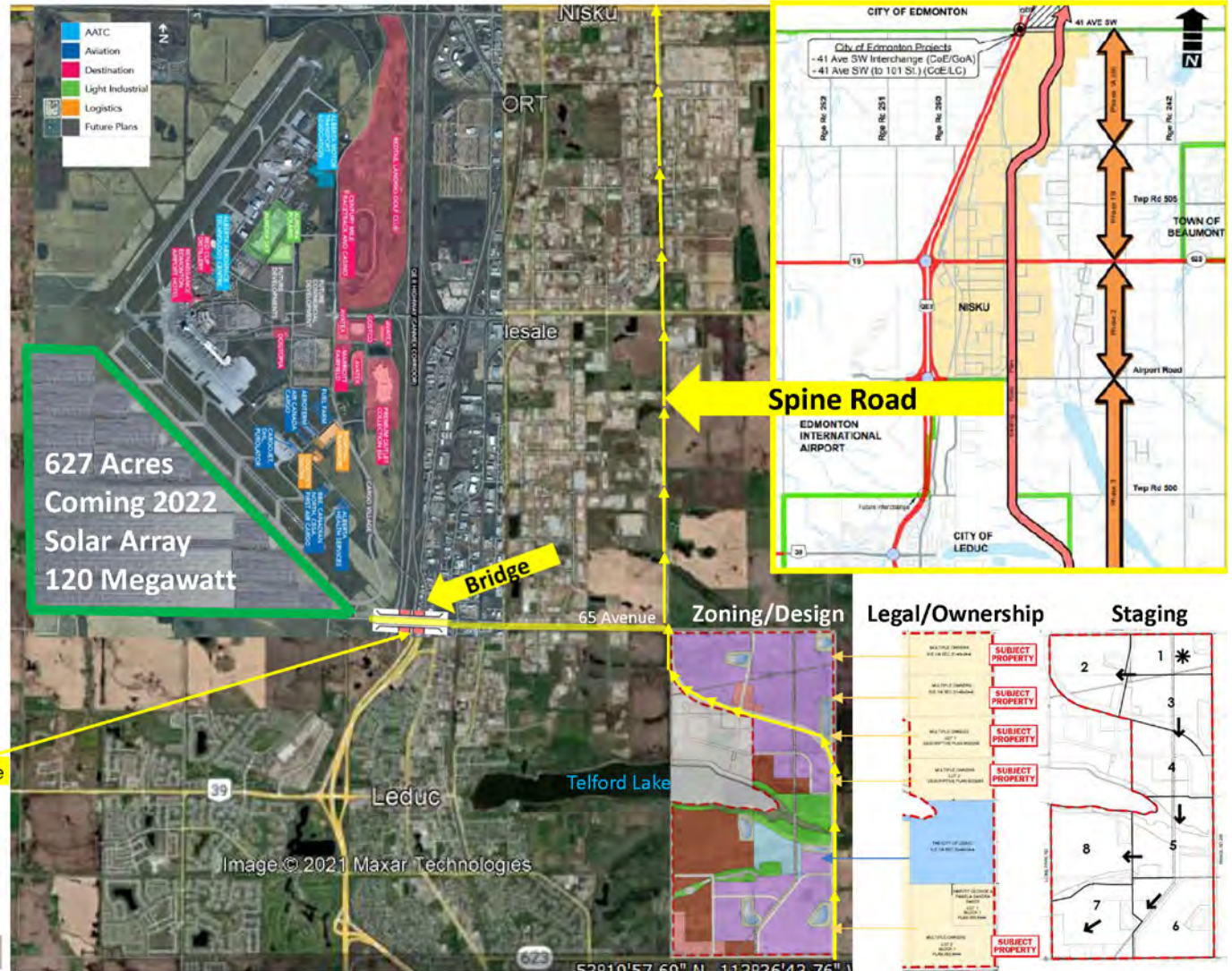
- 10 million annual enplaned and deplaned passengers by 2025.
- \$3.8 billion in economic output by 2025.

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!

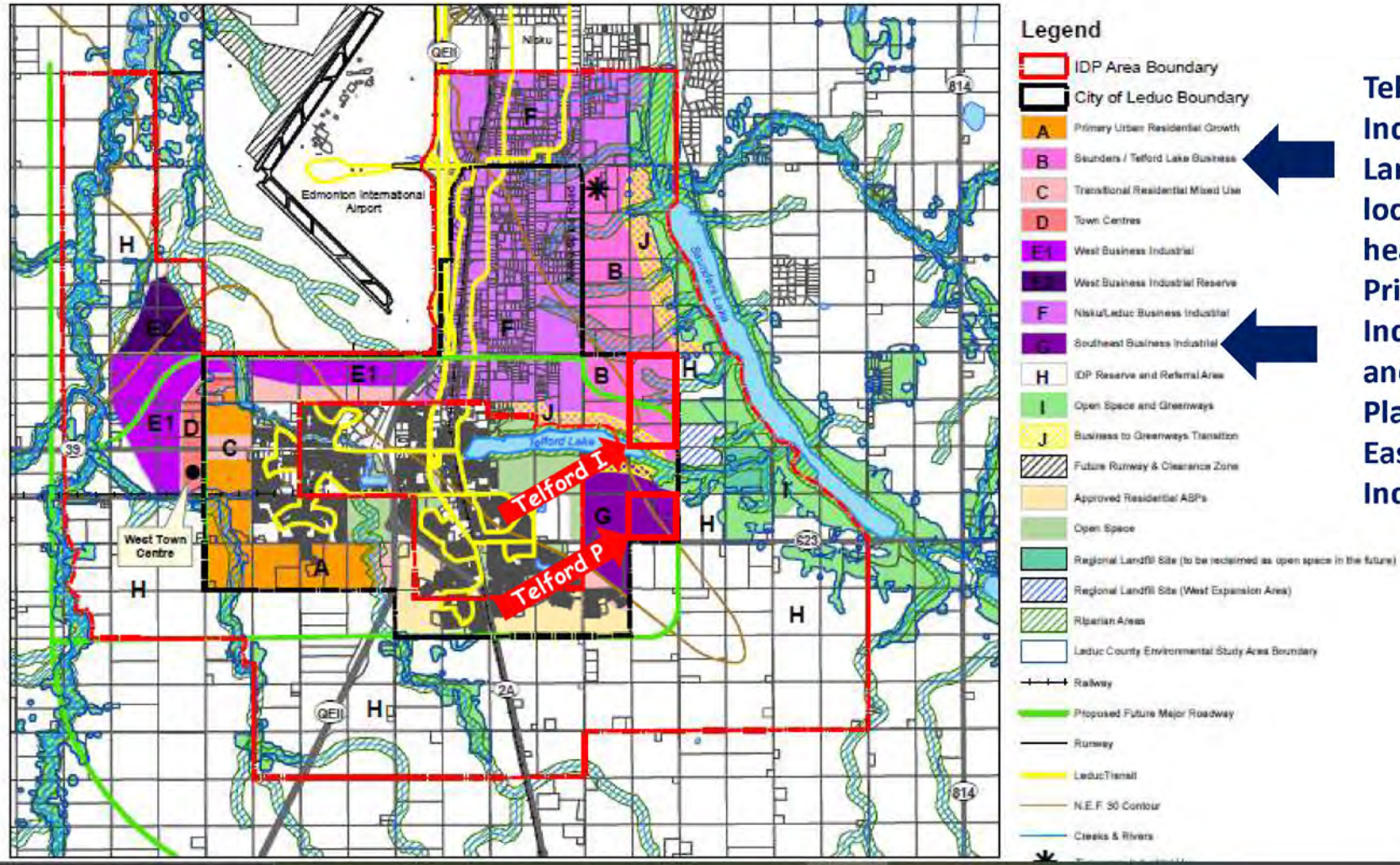
Bridge Starts Construction This Summer 2022 will Create 470 Jobs will be completed by 2025

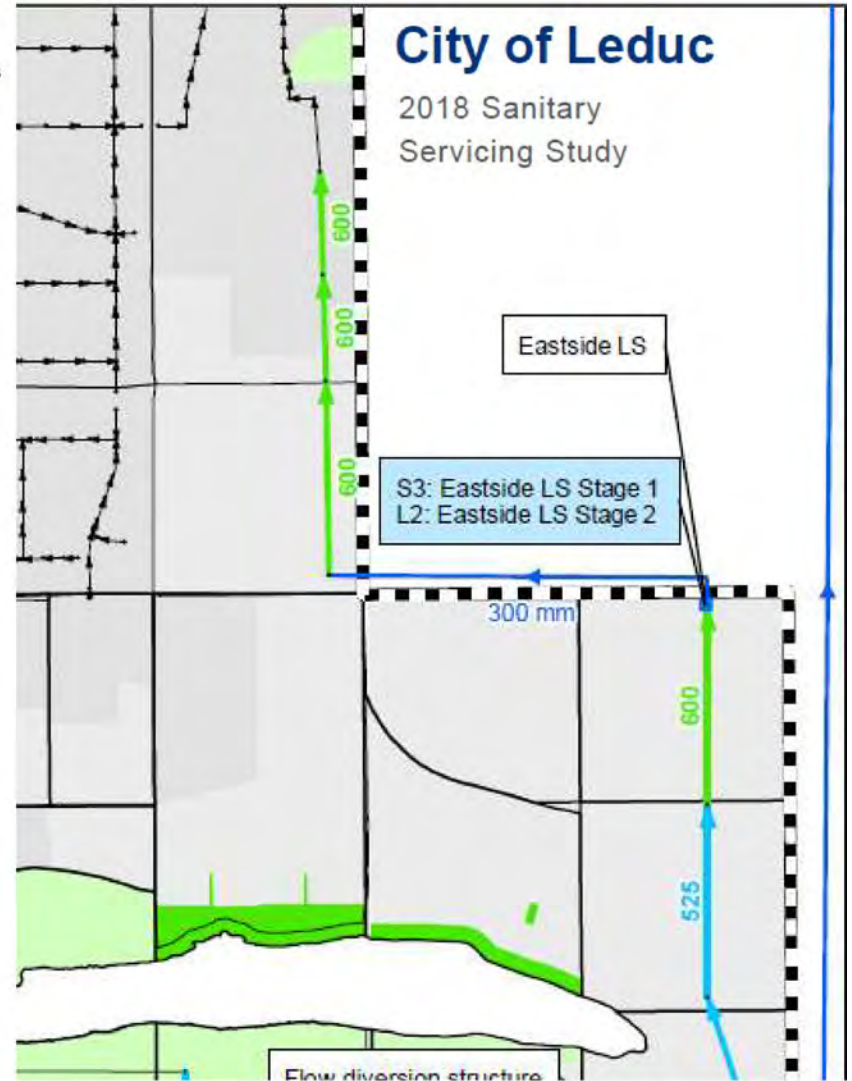
LEGEND	
	FLEX BUSINESS
	AERO EMPLOYMENT
	GENERAL COMMERCIAL
	URBAN SERVICES
	ENVIRONMENTAL RESERVE
	POTENTIAL ENVIRONMENTAL RESERVE
	PARK
	STORM WATER MANAGEMENT FACILITY
	UTILITY ROW
	ASP BOUNDARY
LAND USE CONCEPT	

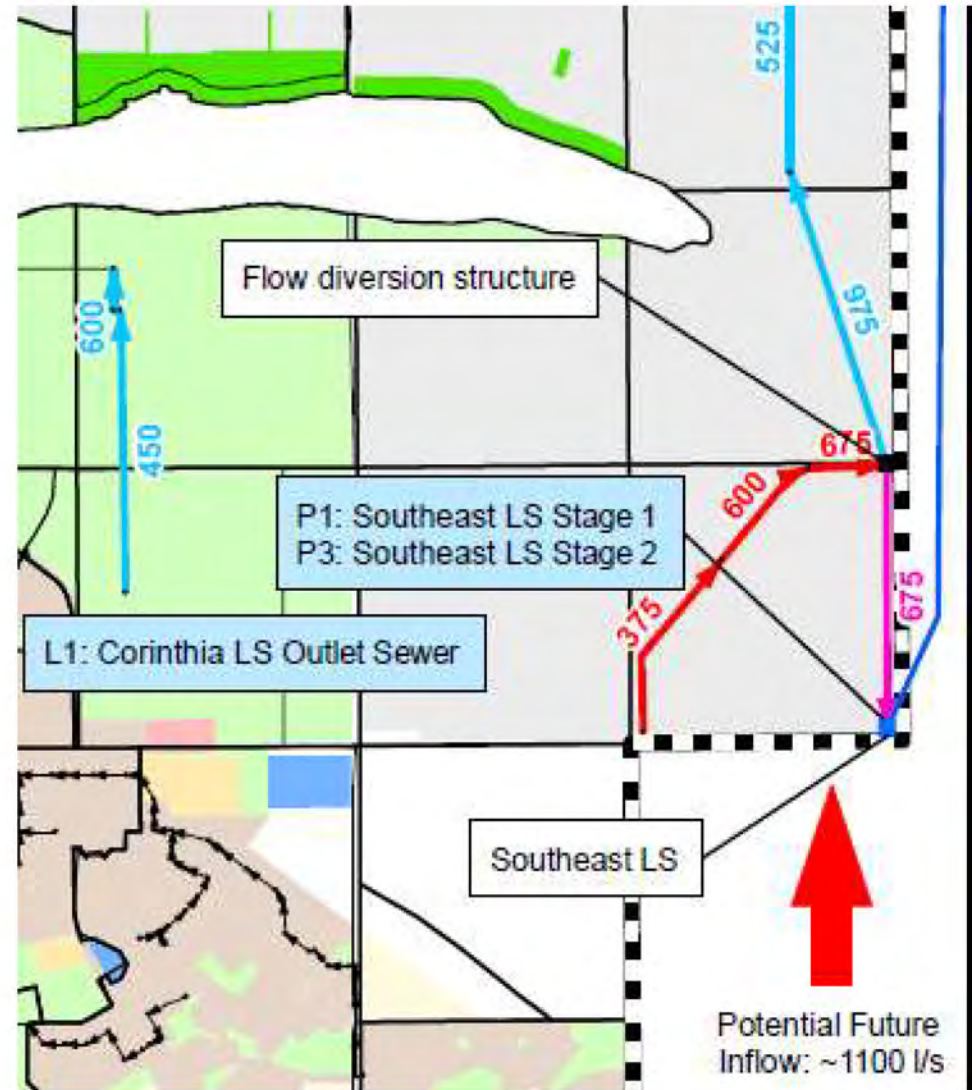
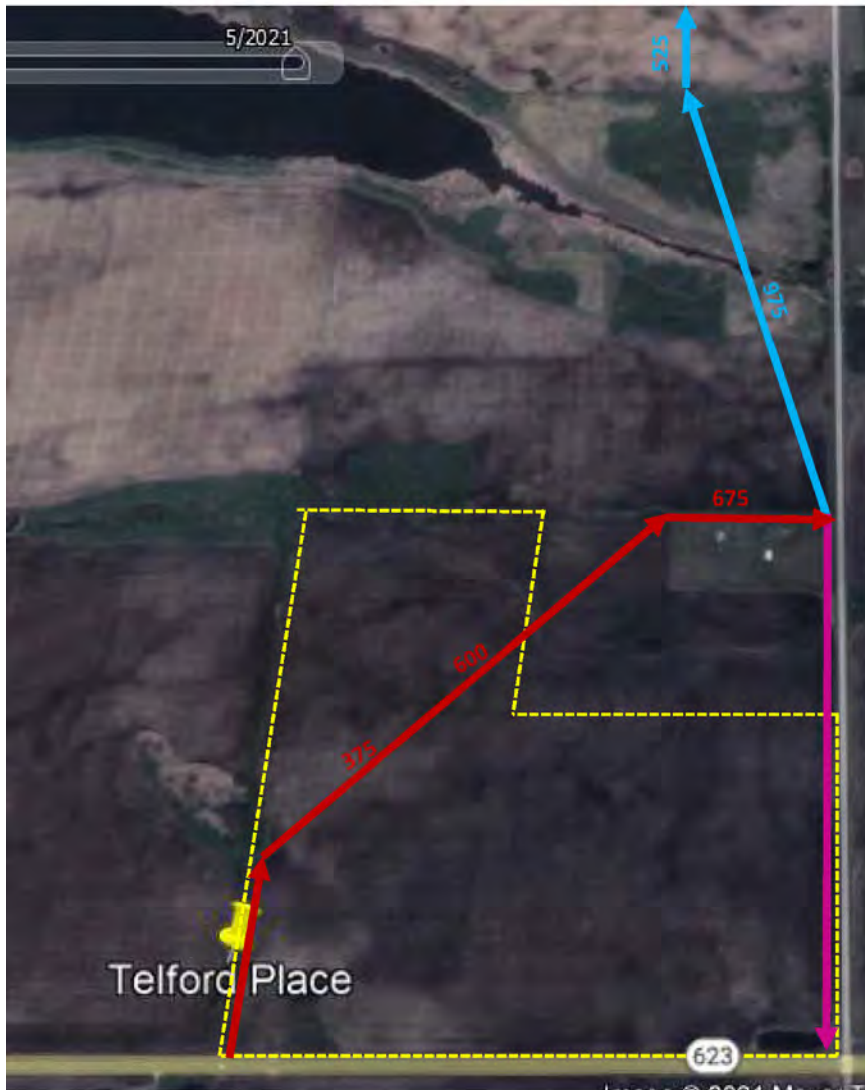


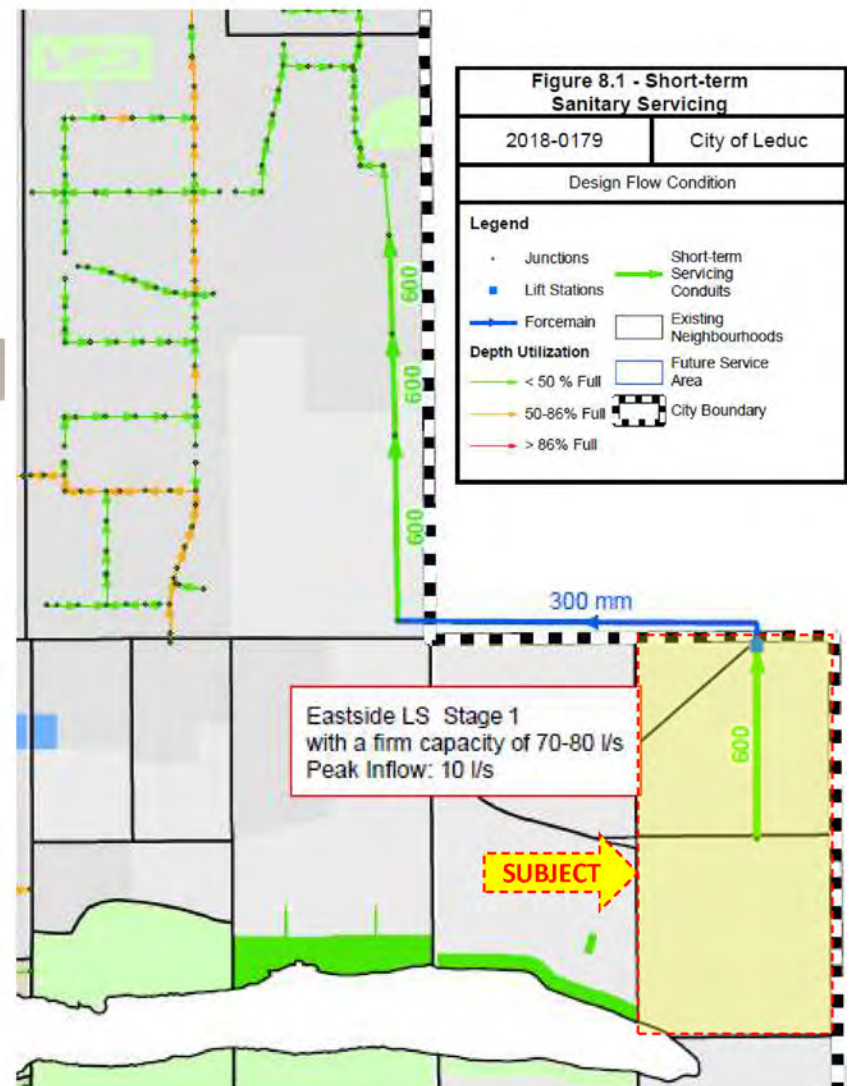
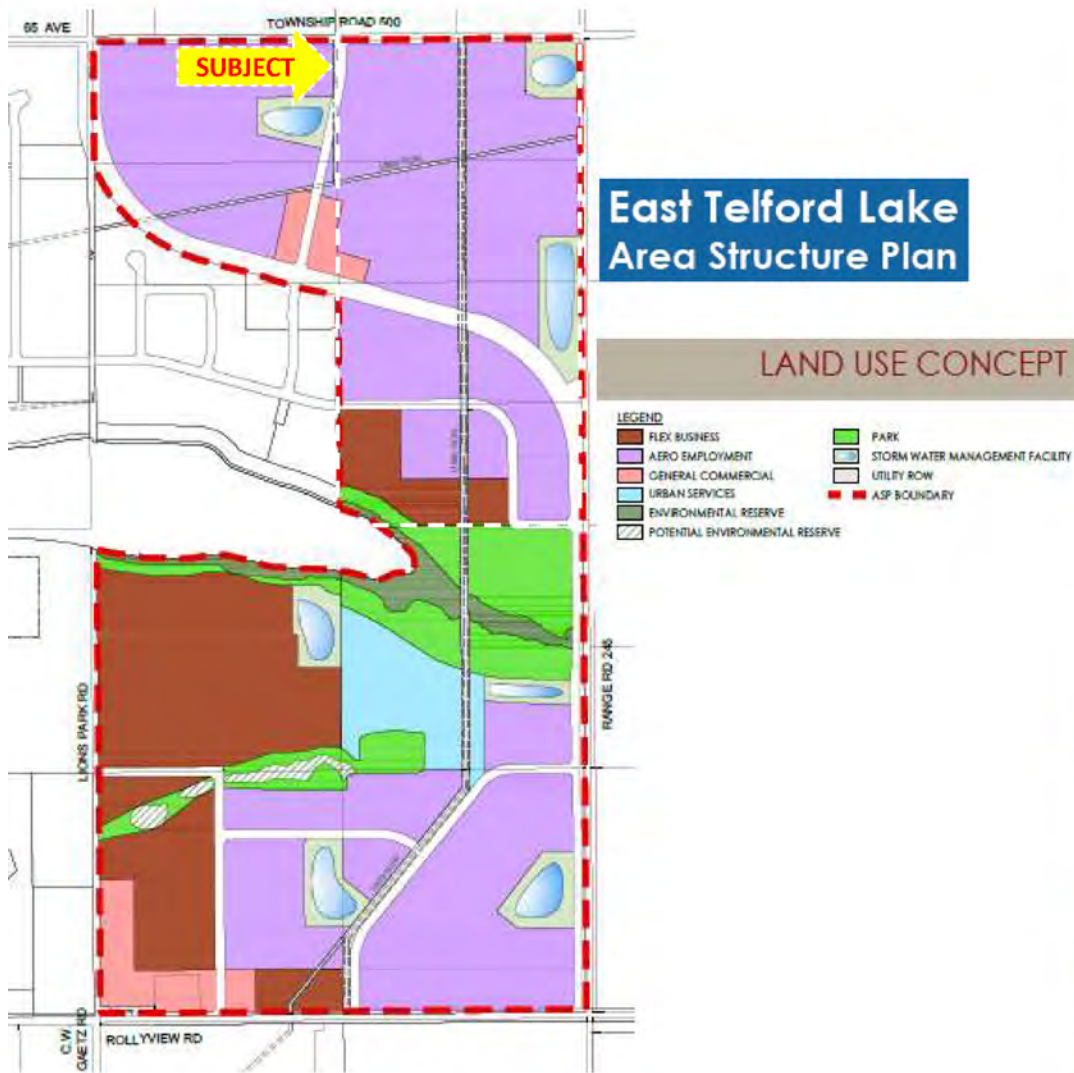
Leduc Population 2021 has grown More than 50% in the past 10 Years

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS











- 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 Place Industrial

Property Information

Municipal Address: Rollyview Road & RR 247, Leduc, AB

Legal Address: Plan 0526444 Block 1 Lot 2

Size: 122 Acres (+/-)

Zoning: Future Highway Commercial and Industrial Land

Possession: Immediate/negotiable

Contact

Karim Bensalah

Associate

Cell: 780.729.4382

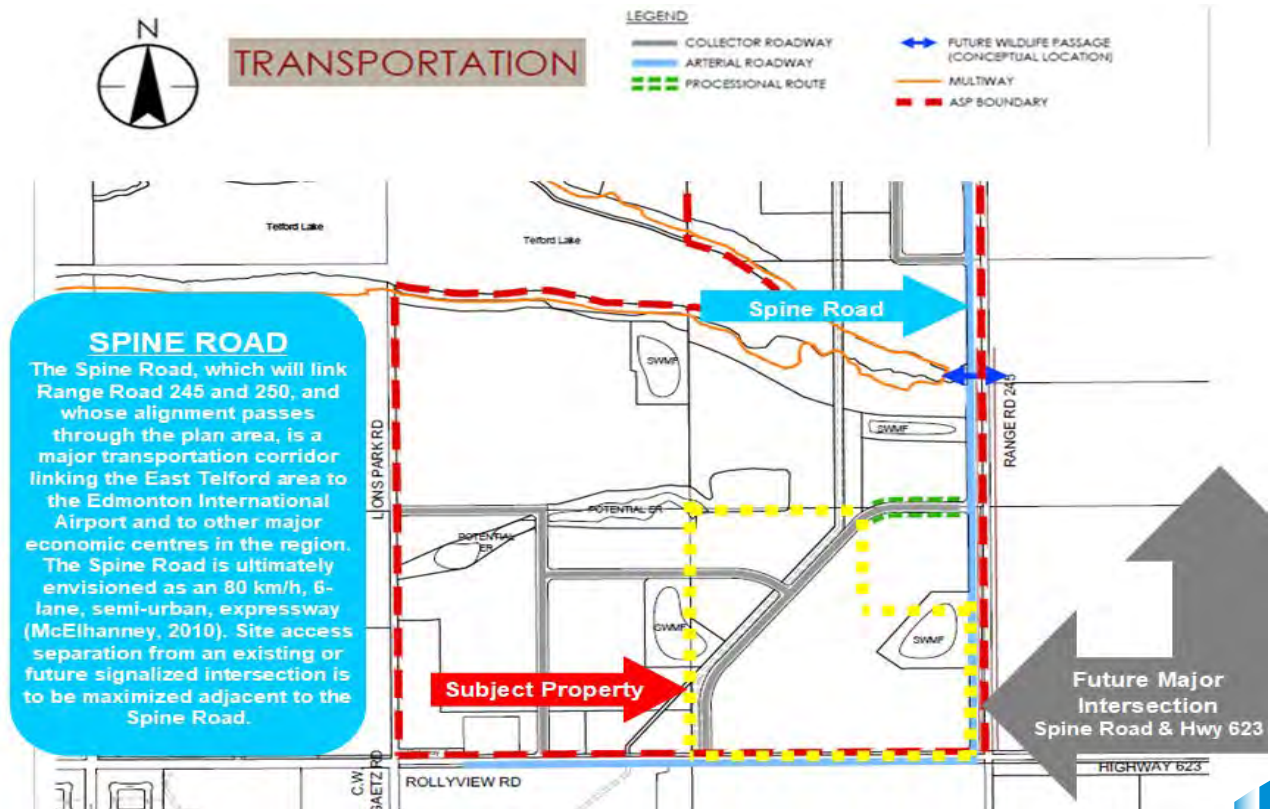
karim@lizotterealestate.com

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Purchase Price: \$85,000/Acre

City of Leduc has determined that these lands are ideally located for the following uses:

- Aerospace & Aviation
- Energy
- Agri-business
- Transportation, Logistics, & Distribution
- Information Communication Technology (ICT)
- Advanced Manufacturing
- Life Sciences
- Education



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