

BEAUMONT VISTAS

118 Acres Beaumont West



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Beaumont Vistas

Acres: 118 Acres

Price: \$14,750,000

Price/Acre: \$125,000 /Acre

- Features:*
- *Prime Location: (~9 min drive) from Montalet Shopping Centre & Anthony Henday Drive !*
 - *118 Acres: Vast, contiguous land for flexible, large-scale development !!*
 - *High-Income Market: Average household income of \$140,484, among Alberta's top !*
 - *Excellent Access: Links to Anthony Henday Drive, Hwy 50, and Edmonton International Airport !*
 - *Perfect for residential, retail, or mixed-use projects !!*
 - *Nearby Amenities: Close to Shoppers Drug Mart, Starbucks, and Original Joe's !*
 - *Strategic Investment: In a high-growth corridor, ready for residential community !!*

Township Rd 505

Township Rd 505

Township Rd 505

Township Rd 505

Township Rd 505

Range Rd 244

Range Rd 244

Site

Site

Township Rd 505

Range Rd 244

Site

Site

BEAUMONT



KELLEY URBAN LAND

Site

Site

Range Rd 244

Township Rd 505

BEAUMONT

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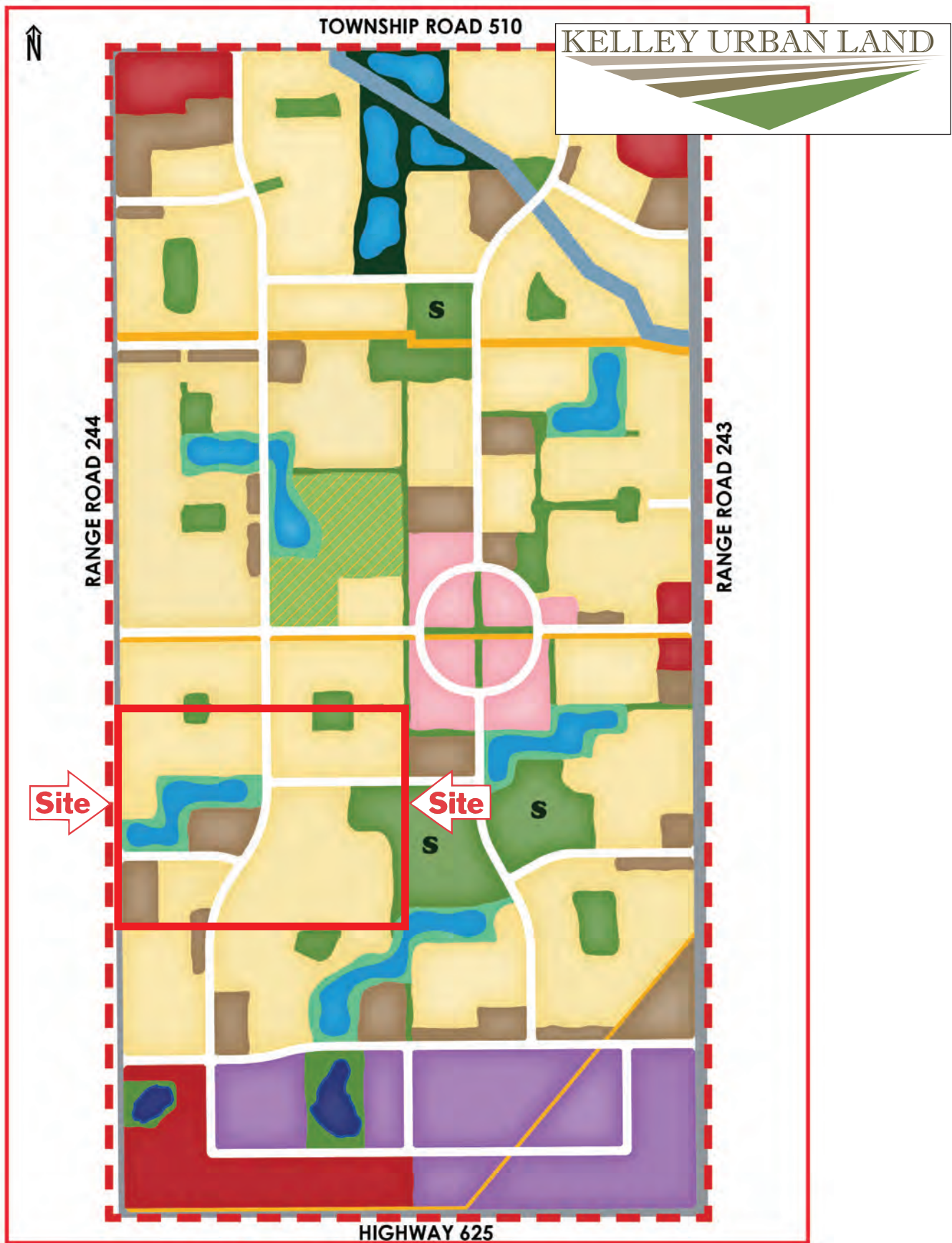


FIGURE 7
 --- PLAN AREA

LAND USE CONCEPT

- | | |
|----------------------------|--------------------------------|
| ROAD WIDENING DEDICATION | MUNICIPAL RESERVE |
| LOW DENSITY RESIDENTIAL | SUPER WETLAND |
| MEDIUM DENSITY RESIDENTIAL | SWMF |
| COMMERCIAL | E.R. |
| BUSINESS PARK | LEBLANC CANAL |
| COMMUNITY MIXED USE | UTILITY R.O.W. |
| PRIVATE RECREATION | S POTENTIAL SCHOOL SITE |