

FOR SALE

24495 HWY 16A,
Parkland County, AB



PRIME INDUSTRIAL LAND

REMAX Commercial Excel is pleased to present a rare, large-scale land opportunity within the Acheson Industrial Area, featuring future development potential, strong transportation connectivity, and existing income streams.

Based on current land use and regional planning policies, the property offers significant potential for sand extraction and fill operations, future development, and multiple income-generating uses.

- Potential for major sand extraction and fill business operations
- Future development land within an active industrial growth corridor
- Existing oil well site providing ongoing income
- Established elk farm generating supplemental revenue
- Strategically located just off major transportation routes including Highway 16A (Parkland Highway) and Highway 60
- Approximately a 5-minute drive to Edmonton's Anthony Henday Drive, offering excellent regional connectivity
- Situated within the [Acheson Industrial Area Structure Plan](#)
- Directly across the street from The Ranch Golf & Country Club

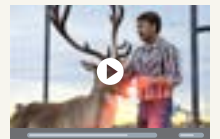
DETAILS	
Short Legal Address	Plan 9525146, Lot 2
Lot Size	± 117.62 Acres
Zoning	Industrial Reserve District (IRD) and Acheson Industrial Commercial Overlay
Sale Price	\$8,500,000.00
Price Per Acre	\$72,266.62/Acre



STREET VIEW



MAP VIEW



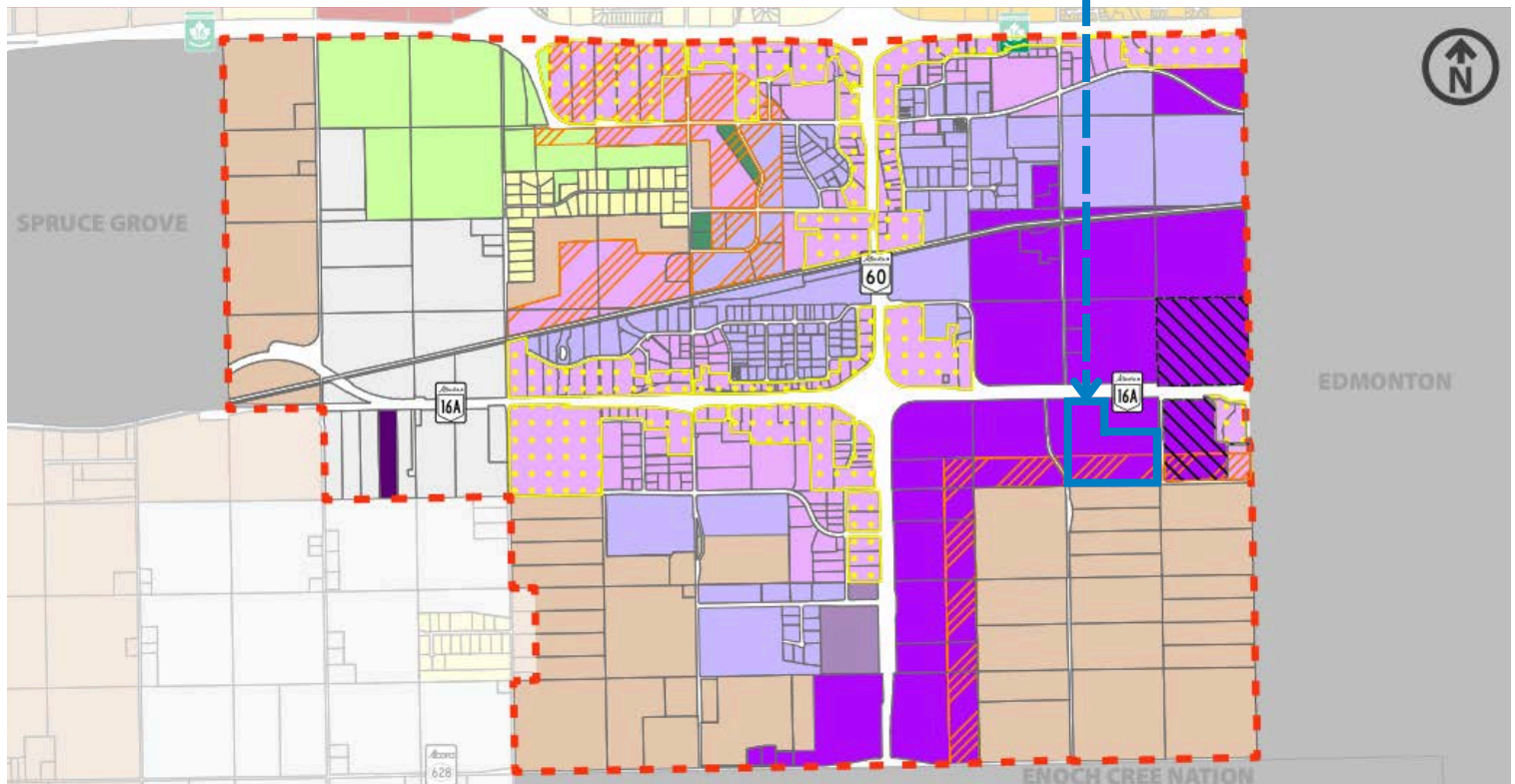
PROPERTY TOUR



ACHESON INDUSTRIAL AREA STRUCTURE PLAN

**SUBJECT
117.62 ACRES**

LAND USE CONCEPT



- AGG - Agricultural General District
- AGR - Agricultural Restricted District
- CR - Country Residential District
- CRE - Country Residential Estate District
- HC - Highway Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- BIR - Regional Business Industrial District

- IRD - Industrial Reserve District
- RIC - Rural Industrial Commercial District
- PC - Conservation District
- PS - Public Service District
- Acheson ASP Boundary
- Industrial Frontage Overlay
- Direct Control District
- Acheson Industrial Commercial Area Overlay



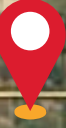
St. Albert

216

16



Acheson



216

Edmonton

2

216

60

216

2

14

Birch Hill Park

Woodbend

216

Devon

2

Beaumont

Nisku



APPROXIMATE PROPERTY BORDER



HIGHWAY 16A (Parkland Highway)

APPROXIMATE PROPERTY BORDER

RANGE ROAD 262



CONTACT.

CHRISTIAN JONES

Vice President

(780) 716-2851

1988jones@gmail.com



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