

FOR SALE

40 ACRE DEVELOPMENT LAND

24543 Township Road 502 · Leduc County, Alberta

DALE JAMES

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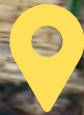
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COMMERCIAL
Excel

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EXECUTIVE SUMMARY

REMAX Commercial Excel is pleased to present ±39.54 acres of designated employment land in the Nisku Major Employment Centre.

The lands sit on the south side of Township Road 502 (Airport Road), at the north edge of the Northwest Saunders Lake plan area within the Nisku Major Employment Centre — Leduc County’s designated longterm employment growth corridor between the QEII,

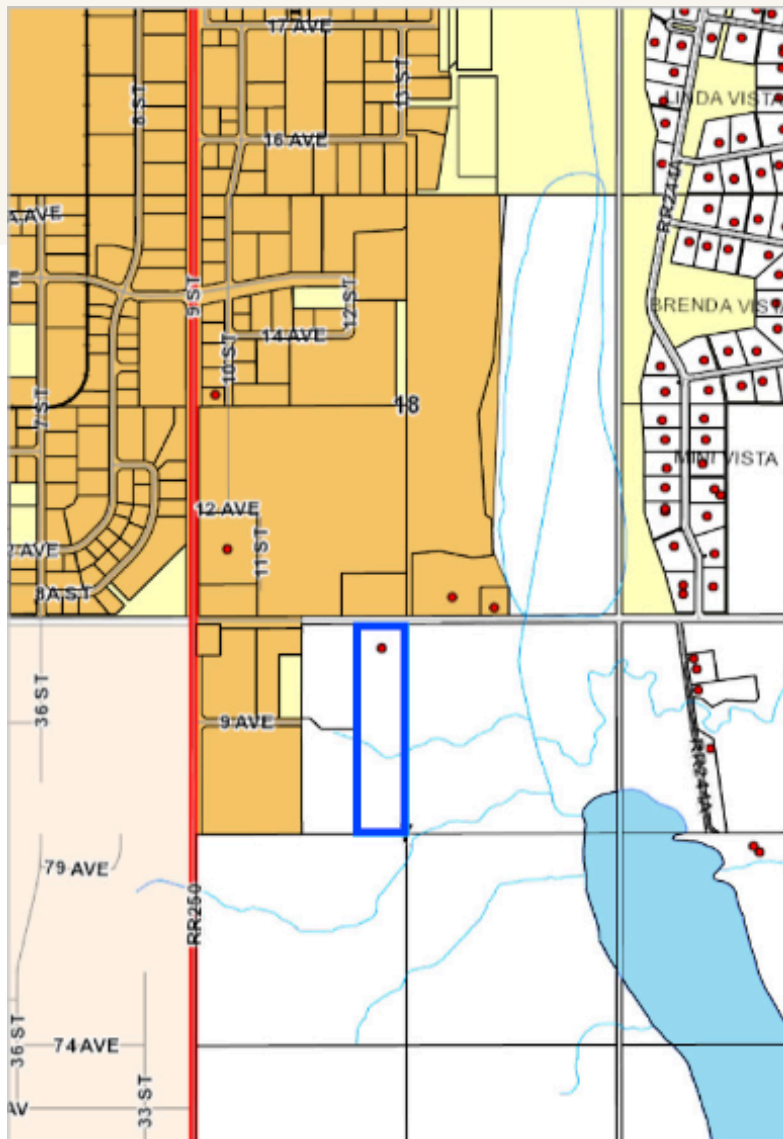
Highway, Edmonton International Airport and Saunders Lake. Under the Northwest Saunders Lake Local Area Structure Plan, the parcel carries the Saunders Lake Business designation, contemplating industrial, manufacturing, warehousing and logistics, industrial research, information technology and office development. The site is currently zoned Development Reserve (DR), with agriculture as the interim use.

PROPERTY SNAPSHOT	
Municipal Address	24543 Township Road 502, Leduc County, AB (NW-7-50-24-W4)
Legal Address	Plan 9021595, Lot 2, excepting thereout all mines and minerals.
LINC	0013 904 461
Title Number	032 045 966
Intrest	Fee simple
Current Use	Agriculture (interim use under the LASP)
Zoning	Development Reserve (DR)
Map Designation	Major Employment (Bylaw 17-25)
Tax Roll	1032000
Site Area	±39.54 ac 16 ha more or less, per title
Statutory Plans	Nisku Major Employment Centre ASP Northwest Saunders Lake LASP Saunders Lake Business
Services	Gas & Power On Site Municipal water & sanitary at Township Road 502
Frontage	Township Road 502 (Airport Road), south side
Asking Price	\$10,000,000 ±\$252,900 Per Acre

01 The planning framework is in place — a statutory designation under an adopted LASP, within the County’s principal employment ASP.

02 The access and servicing trajectory is established: new QEII interchange to the south, municipal mains at the frontage road, gas and power already on site.

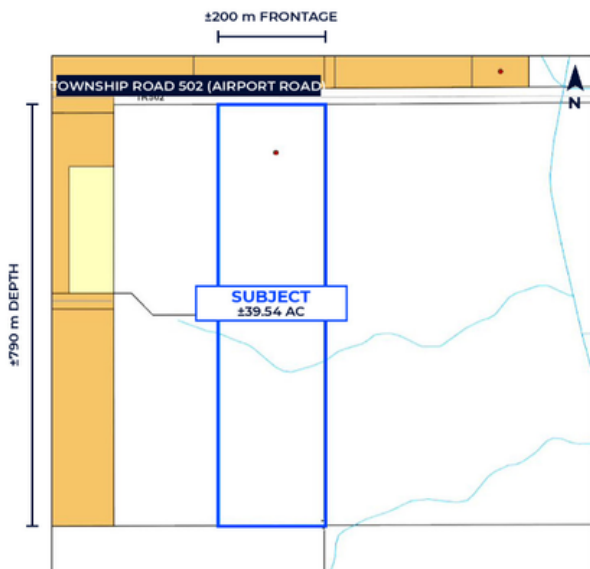
03 The parcel adjoins planned electrical infrastructure in a corridor where power-proximate land is increasingly the constraint.



Leduc County Web GIS, May 2026 — subject parcel outlined, south of Township Road 502. Scale approx. 1:9,000.

The site is a tall, regular parcel running the full depth of the quarter from its frontage on Township Road 502 south to the quarter line – approximately 200 metres of frontage by 790 metres of depth (±660 ft × ±2,600 ft). The regular geometry, single frontage and absence of internal severances make for straightforward Outline Plan and subdivision design.

Titled parcels adjoin to the west; lands continue east toward the Saunders Lake natural area, and the Nisku industrial area lies across Township Road 502 to the north.



±200M | **±790M** | **±39.54 AC**
 Frontage | Depth | Title Area - ±16 HA

- Subject parcel boundary — Plan 9021595, Lot 2
- Adjacent titled parcels per County GIS
- Drainage / watercourse lines per County GIS

Leduc County Web GIS, May 2026 — subject parcel outlined, south of Township Road 502. Scale approx. 1:9,000.

REGISTERED ENCUMBRANCES SUMMARY		
REGISTERD NUMBER	YEAR	INSTRUMENT
1102MJ	1961	Utility right of way — AltaLink Management Ltd., as to portion per Plan 2392MC
6132RM	1969	Caveat — Plains Western Gas & Electric Co. Ltd.
892 081 487	1989	Caveat — utility right of way amending agreement, AltaLink Management Ltd.
162 314 672	2016	Utility right of way — AltaLink; partially discharged 2018, remaining as to R/W Plan 1821406
162 314 673	2016	Utility right of way — AltaLink; partially discharged 2018, remaining as to R/W Plan 1821417
162 328 434	2016	Utility right of way — AltaLink; partially discharged 2018, remaining as to R/W Plan 1821405

Summary of registered interests relevant to development; financial and personal instruments omitted. The registered right-of-way plan portions noted above remain in effect and restrict development within their boundaries — net developable area to be confirmed by survey at Outline Plan stage. A copy of the certificate of title and registered plans is available on request.

AERIAL PERSPECTIVE



EDMONTON INTL AIRPORT

QEII HIGHWAY

NISKU INDUSTRIAL

SUBJECT — ±39.54 AC

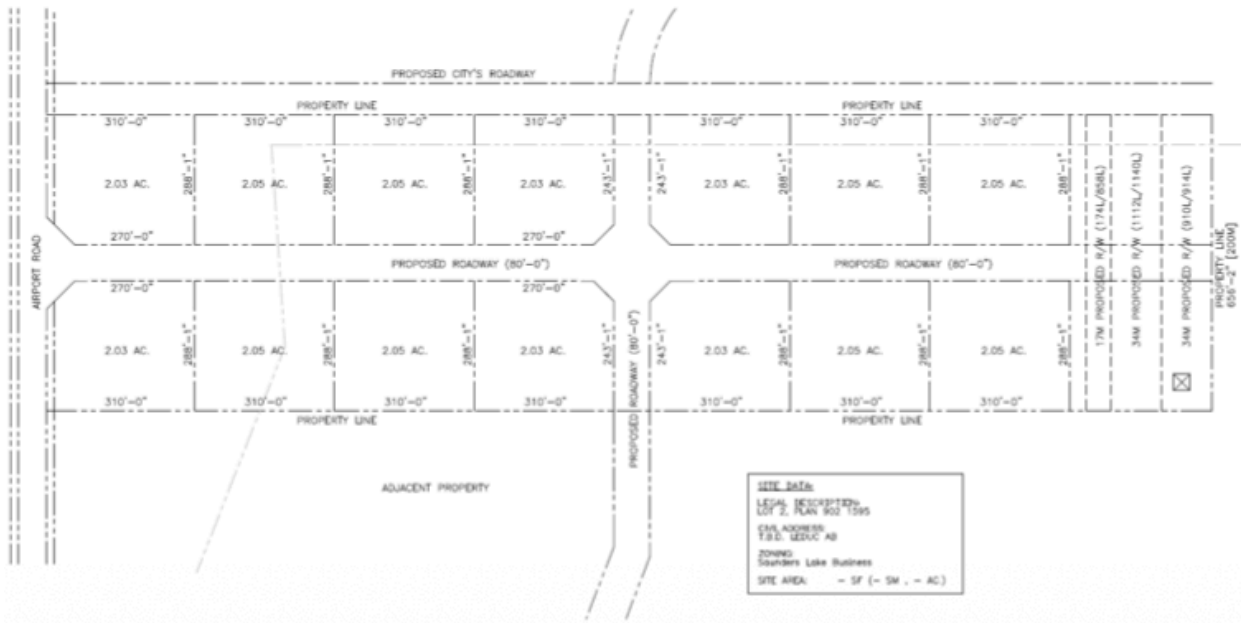
TOWNSHIP ROAD 502 (AIRPORT ROAD)

RANGE ROAD 250 / 9 ST

SAUNDERS LAKE

The designation contemplates the kind of employment development proven next door in Leduc Business Park and the Nisku industrial area, while heavy industrial uses – abattoirs, pulp and paper mills, asphalt and gravel crushing, refineries, salvage and pipe yards – are expressly excluded, protecting the long-term character and value of the plan area.

West of Range Road 250, the City of Leduc’s North Leduc Industrial ASP designates adjoining lands for light and medium industrial use, giving the corridor a consistent employment context on both sides of the boundary.



IN-PLACE

Municipal Development Plan

- Major Employment designation Bylaw 17-25 (2025)

Nisku MEC ASP

- County’s principal employment-area structure plan

NW Saunders Lake LASP

- Saunders Lake Business designation on the subject lands



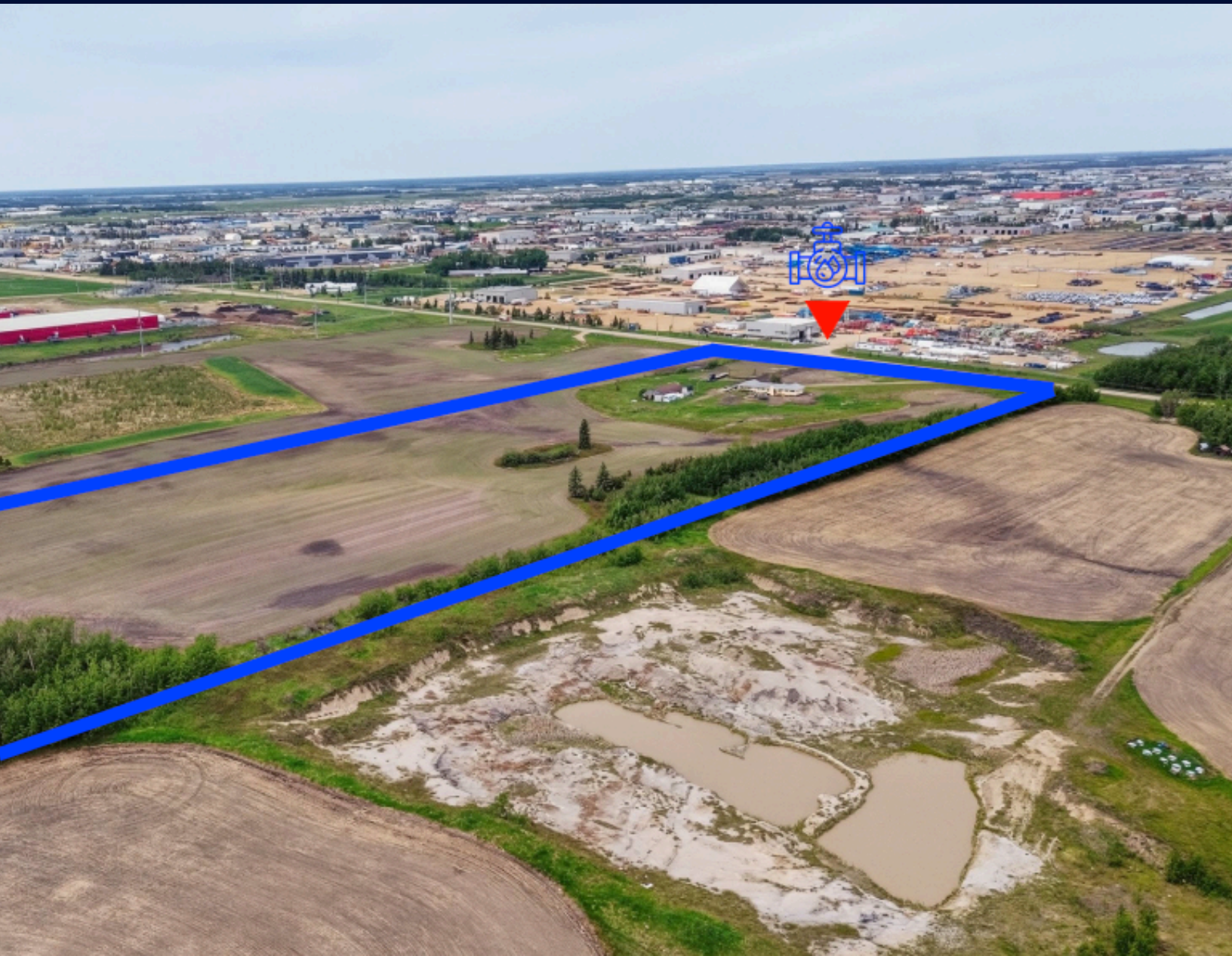
PURCHASER-LED

Outline Plan → Redistricting → Subdivision

- County process
- Functional studies at Outline Plan stage

SAUNDERS LAKE BUSINESS

- Manufacturing facilities and associated businesses
- Industrial research and associated businesses
- Office development and professional services
- Agricultural research, processing and greenhouses
- Warehousing, storage and logistics
- Information technology services
- Institutional uses
- Service and retail uses supporting plan-area employees



WATER & SANITARY

Municipal water and sanitary sewer mains are located on the north side of Township Road 502, at the parcel's frontage.

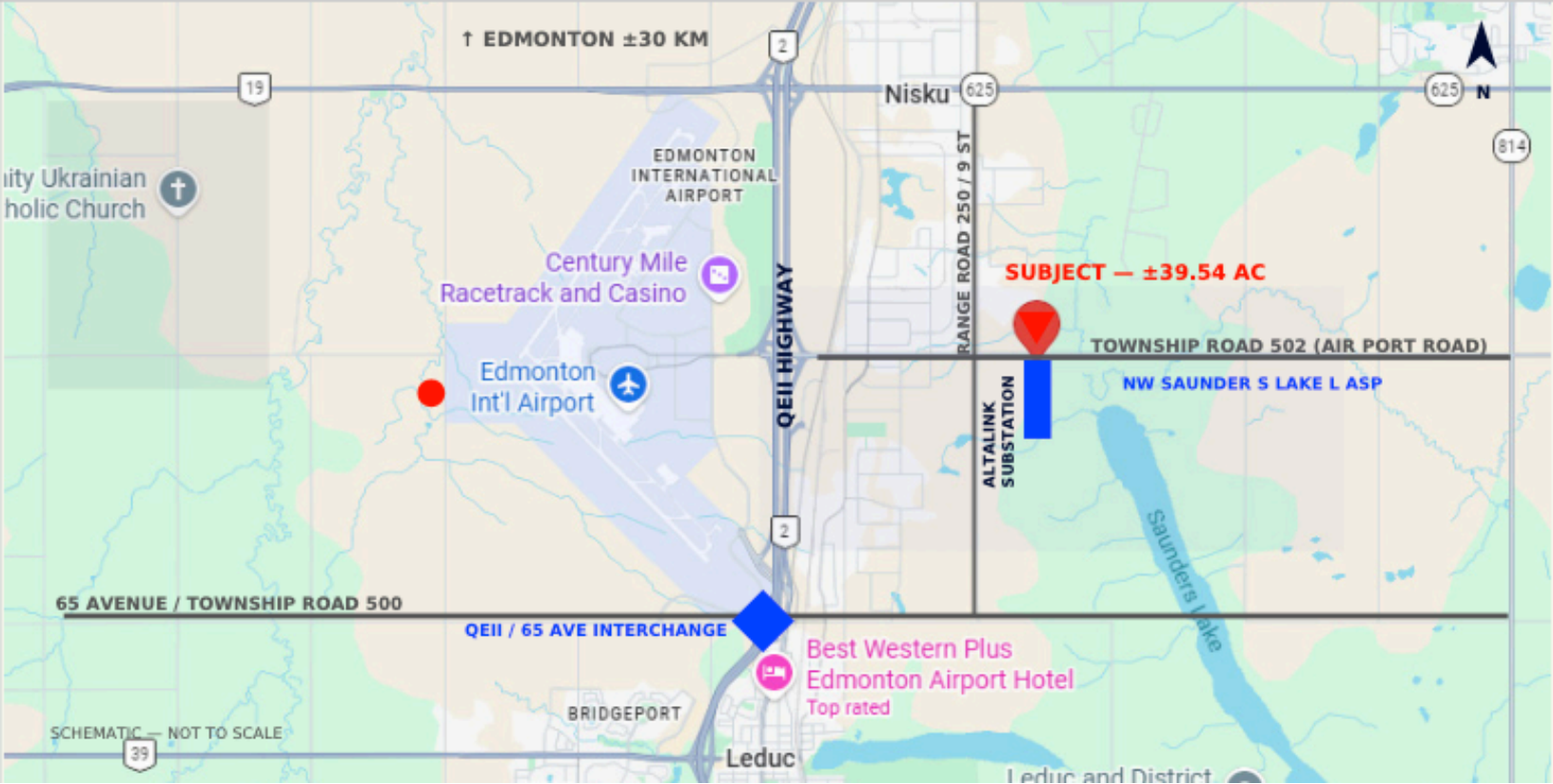
Natural gas and electrical power are already on site.



TRANSPORTATION

Direct frontage on Township Road 502 (Airport Road); Range Road 250 / 9 Street approximately 1 km west.

65 Avenue / Township Road 500 2 km south, connecting to the QEII at the new full interchange.



BETWEEN THE AIRPORT, THE QEII, AND THE LAKE.

Inside the Edmonton Metropolitan Region's primary southern employment corridor.

±5 KM

QEII / 65 Ave Interchange

±12 KM

EIA Passenger Terminal

±30 KM

Downtown Edmonton

NEW QEII ACCESS, COMPLETED

The \$122-million QEII / 65 Avenue interchange opened October 2025, connecting the corridor's south boundary road directly to the QEII and the airport's Perimeter Road system.

A POWER-ANCHORED CORRIDOR

Alberta's first 1.2 GW of grid capacity allocated for data-centre load was fully subscribed, with 21+ GW of further demand proposed provincially (AESO) — concentrating value in employment land near planned bulk-power infrastructure.

INDUSTRIAL FUNDAMENTALS ARE TIGHT

Edmonton-region industrial vacancy sat below 3% in Q1 2026, near ten-year lows, with the Nisku-Leduc submarket recording over 275,000 sq. ft. of positive absorption — the strongest in the market.
(CBRE, Q1 2026)

AIRPORT CARGO BUILD-OUT UNDERWAY

Edmonton International Airport broke ground on its International Cargo Hub in May 2026 — a \$300M first phase with \$100M federal funding, on a 2,000-acre program targeted at \$4-5B of investment at full build-out.



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