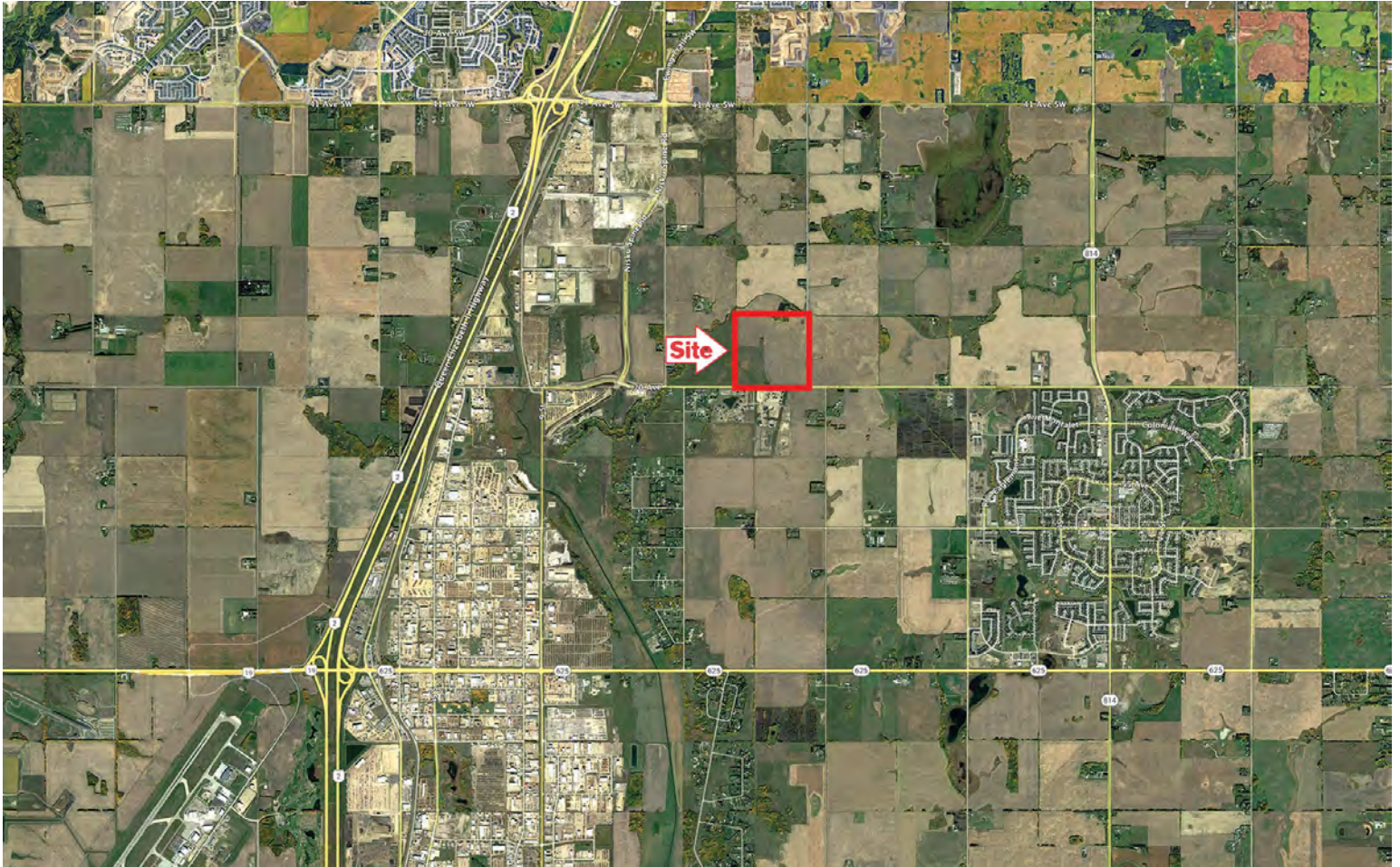


NISKU BUSINESS PARK

Conveniently Located 159.75 Acres



© 2012 Kelley Urban Land



NISKU BUSINESS PARK

Acres: 159.75 Acres

Price: \$ 13,978,125

Price/Acre: \$ 87,500/Acre

- Features:*
- *So Close to... High Growth areas of Border Business Park and New Amazon warehouse !!*
 - *Inside Nisku !!*
 - *Fast Moving Development Coming Towards the Land from South Edmonton, Beaumont and Nisku !*
 - *Residential Neighbourhood Developing and Thriving Across the Street !!!*
 - *On a major Artery Between Beaumont and Nisku Spine Road !!*

Range Rd 243

Range Rd 243

Range Rd 243

Township Rd 510

Township Rd 510

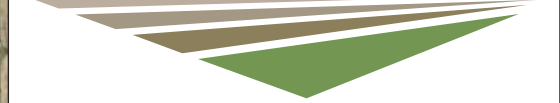
Township Rd 510

Township Rd 510

Township Rd 510

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

9e Rd 244



Niskin Spine Rd

Site

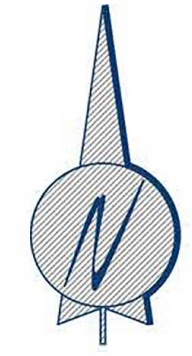
30 Ave

Township Rd 510

Township Rd 510

Township Rd 510

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000




KELLEY URBAN LAND

Legend

- Light Industrial (IL)
- Medium/ Heavy Industrial (M/H)
- Business Industrial (IB)
- Stormwater Management Facility
- Municipal Reserve
- Environmental Reserve
- Environmental Reserve 10.0m Buffer
- Public Utility Lot
- Local Roadway
- Collector Roadway
- Potential Collector Roadway
- Arterial Roadway
- Ownership Boundary

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: May 2, 2019

SCALE:  1:3000
 ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED

PROJECT NAME:
 LEDUC COUNTY, ALBERTA
 S.E.1/4 SEC. 4-51-24-4

CLIENT NAME:
 ROHIT GROUP OF COMPANIES

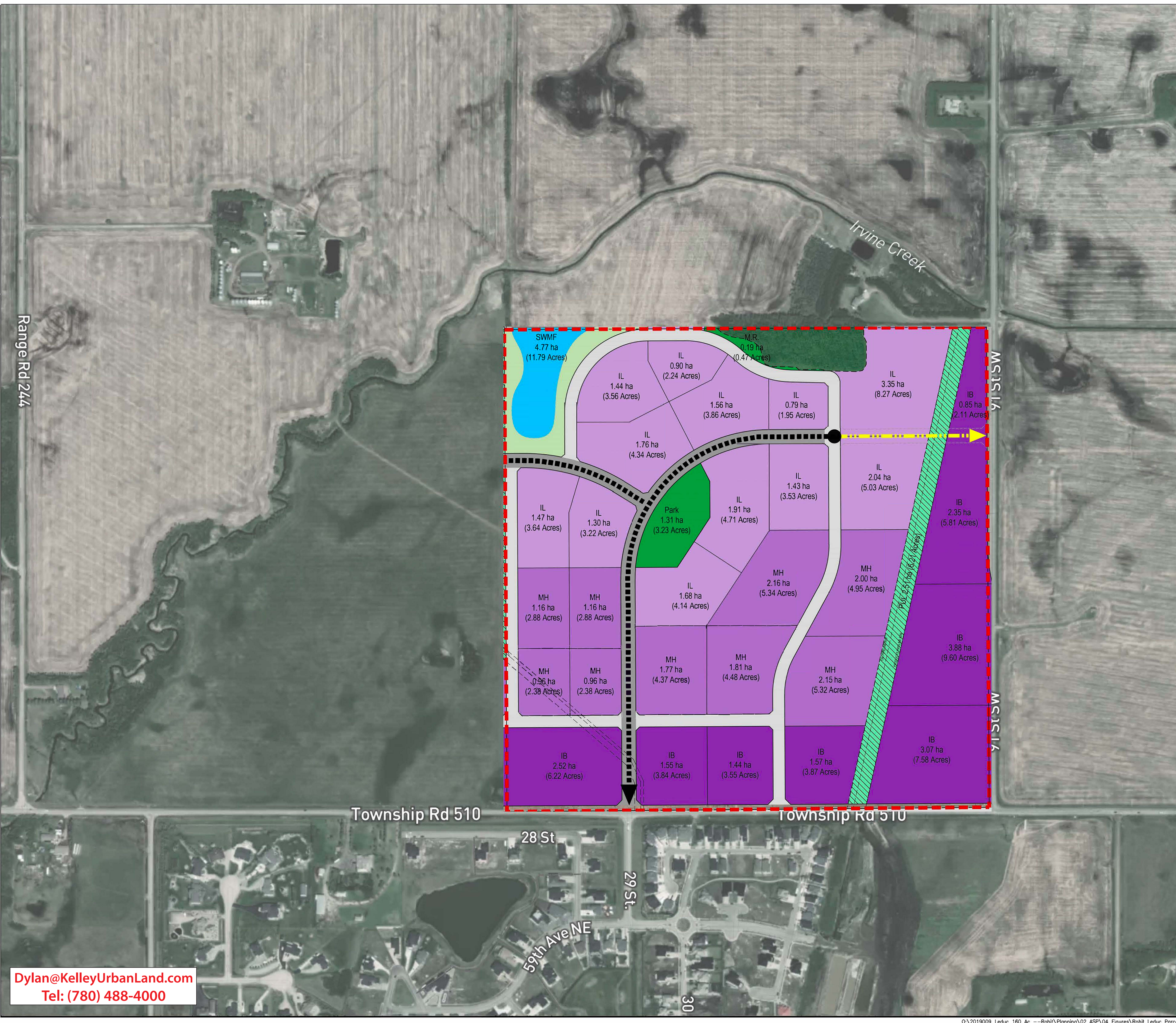
DRAWING NAME:
Land Use Concept - Option 3

PROJECT NUMBER: 20019-009

DRAWN: FE	CHECKED: KL/KS
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DESIGNED: KS/FE	APPROVED: KL
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DRAWING NO. 02	REV. 00
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Range Rd 244

Township Rd 510

Township Rd 510

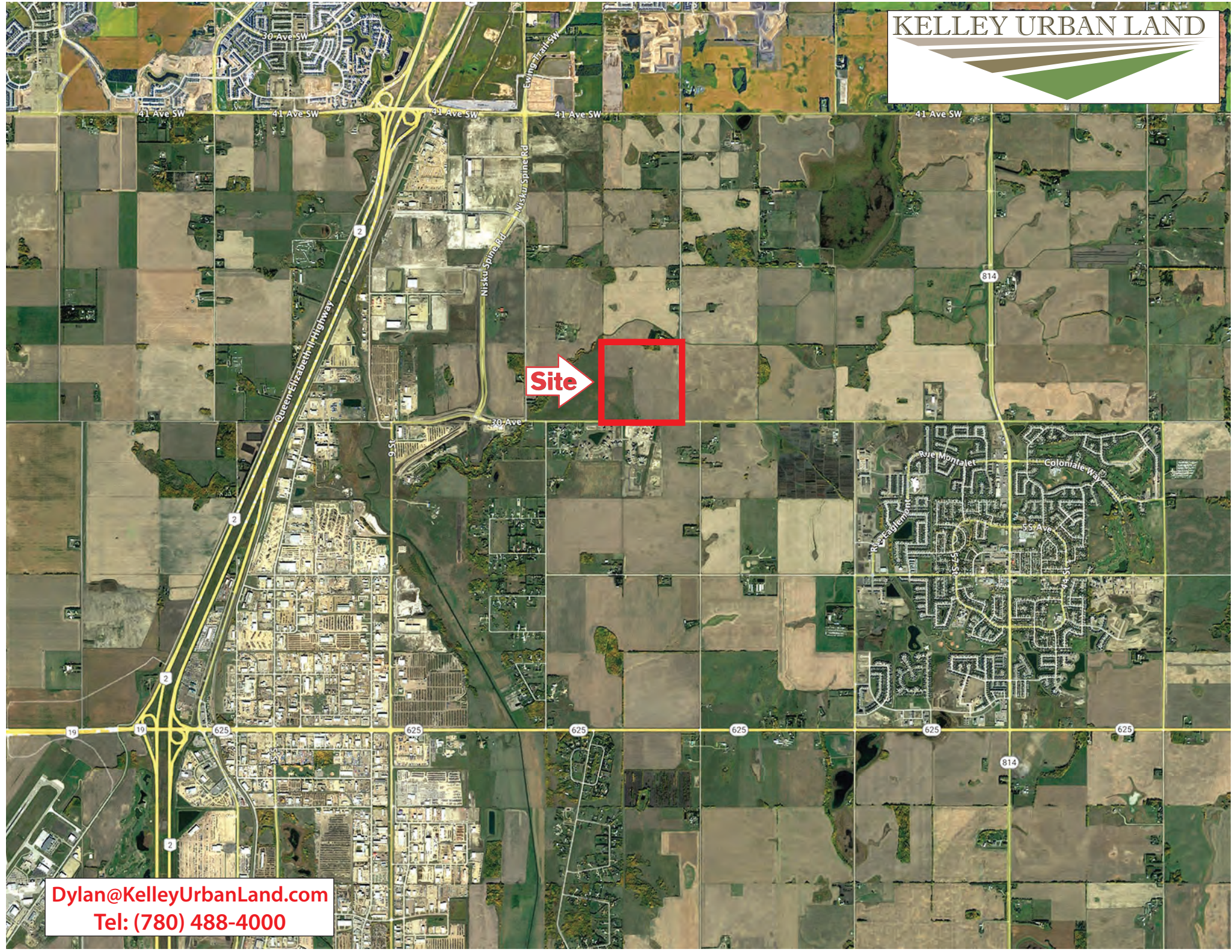
28 St

29 St

59th Ave NE

30

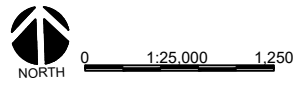
Dylan@KelleyUrbanLand.com
 Tel: (780) 488-4000



Site

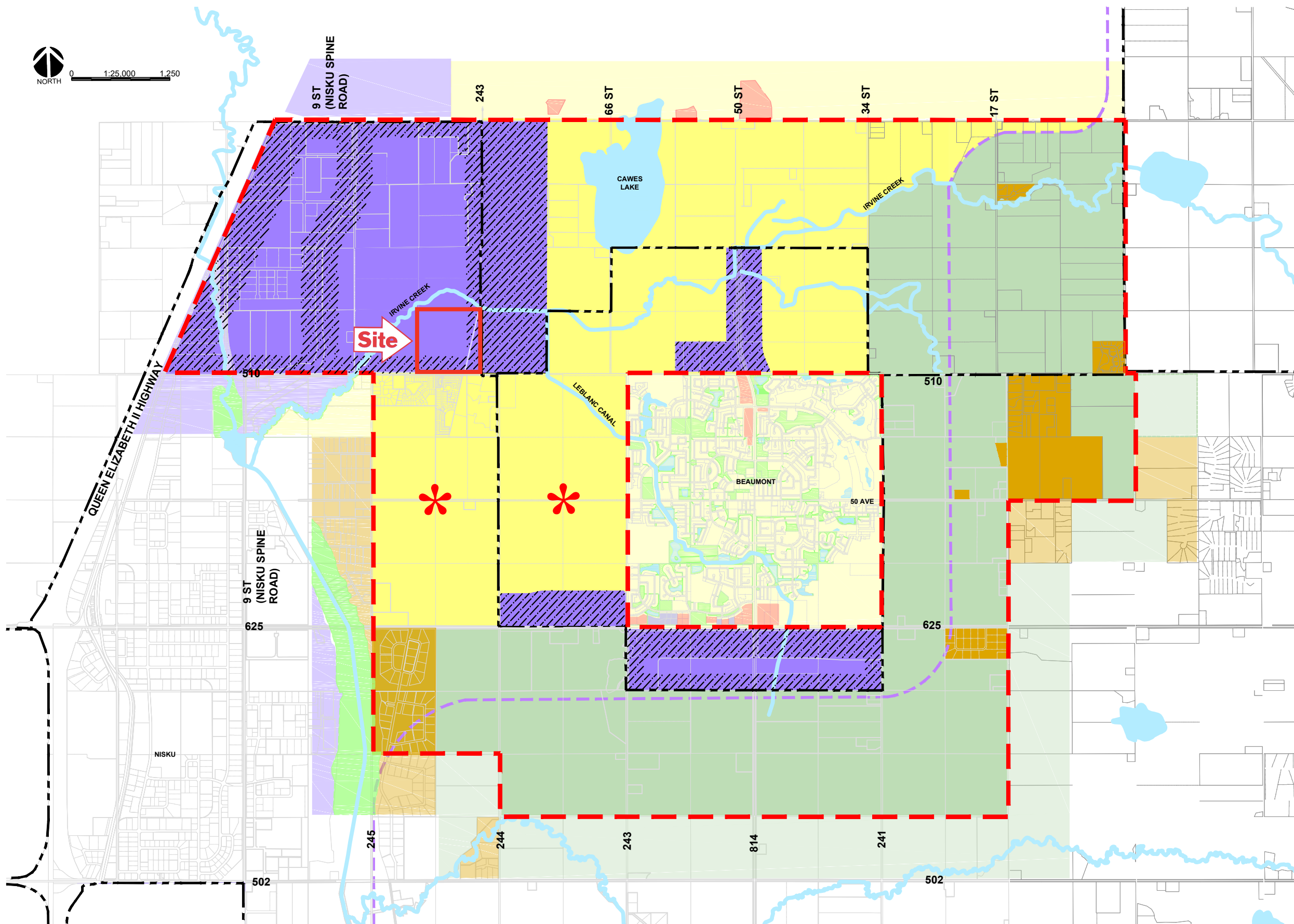


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FINAL

KELLEY URBAN LAND



- LEGEND**
- STUDY AREA BOUNDARY
 - MUNICIPAL BOUNDARIES
 - EMRB METROPOLITAN AREA BOUNDARY
 - AGRICULTURE
 - URBAN RESIDENTIAL
 - COUNTRY RESIDENTIAL
 - ✱ MIXED USE NODE
 - EMPLOYMENT
 - HIGH AESTHETIC STANDARD / LOW NUISANCE USES
 - WATER BODIES / SWMP
 - CONTEXT - AGRICULTURE
 - CONTEXT - URBAN RESIDENTIAL
 - CONTEXT - COMMERCIAL
 - CONTEXT - COUNTRY RESIDENTIAL
 - CONTEXT - INDUSTRIAL
 - CONTEXT - OPEN SPACE

Note: Context land uses are located outside the Study Area and identify existing and proposed land uses on adjacent parcels at the time this plan was prepared. These land uses are for context only and may change over time.

LAND USE CONCEPT ONLY. SUBJECT TO APPROVAL IN STATUTORY PLAN.

INTERMUNICIPAL PLANNING FRAMEWORK FUTURE LAND USE CONCEPT

FIGURE 4 September 5, 2019

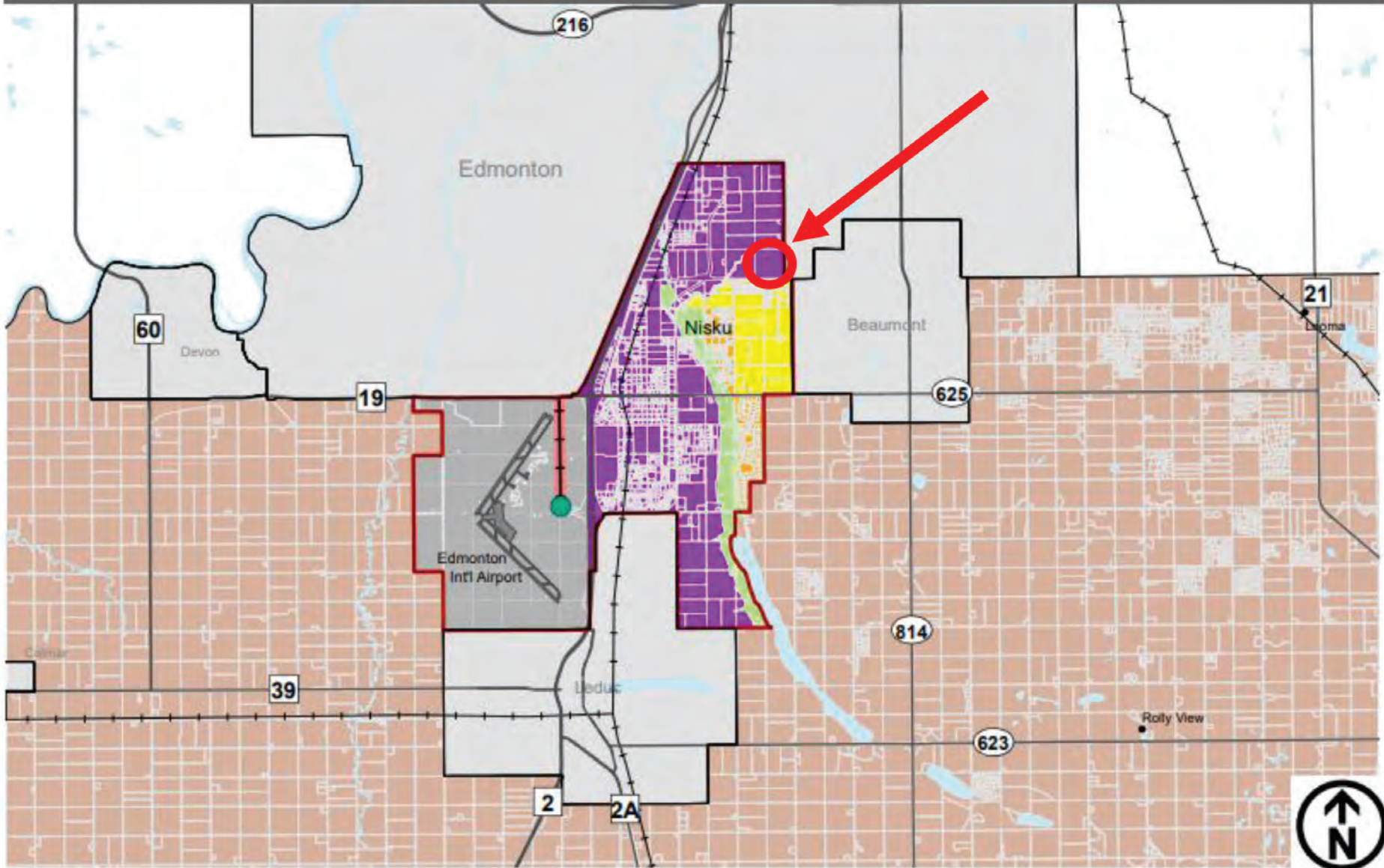
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Leduc County Municipal Development Plan – adopted June 25/19



Map 3 | Nisku Area Land Use Concept






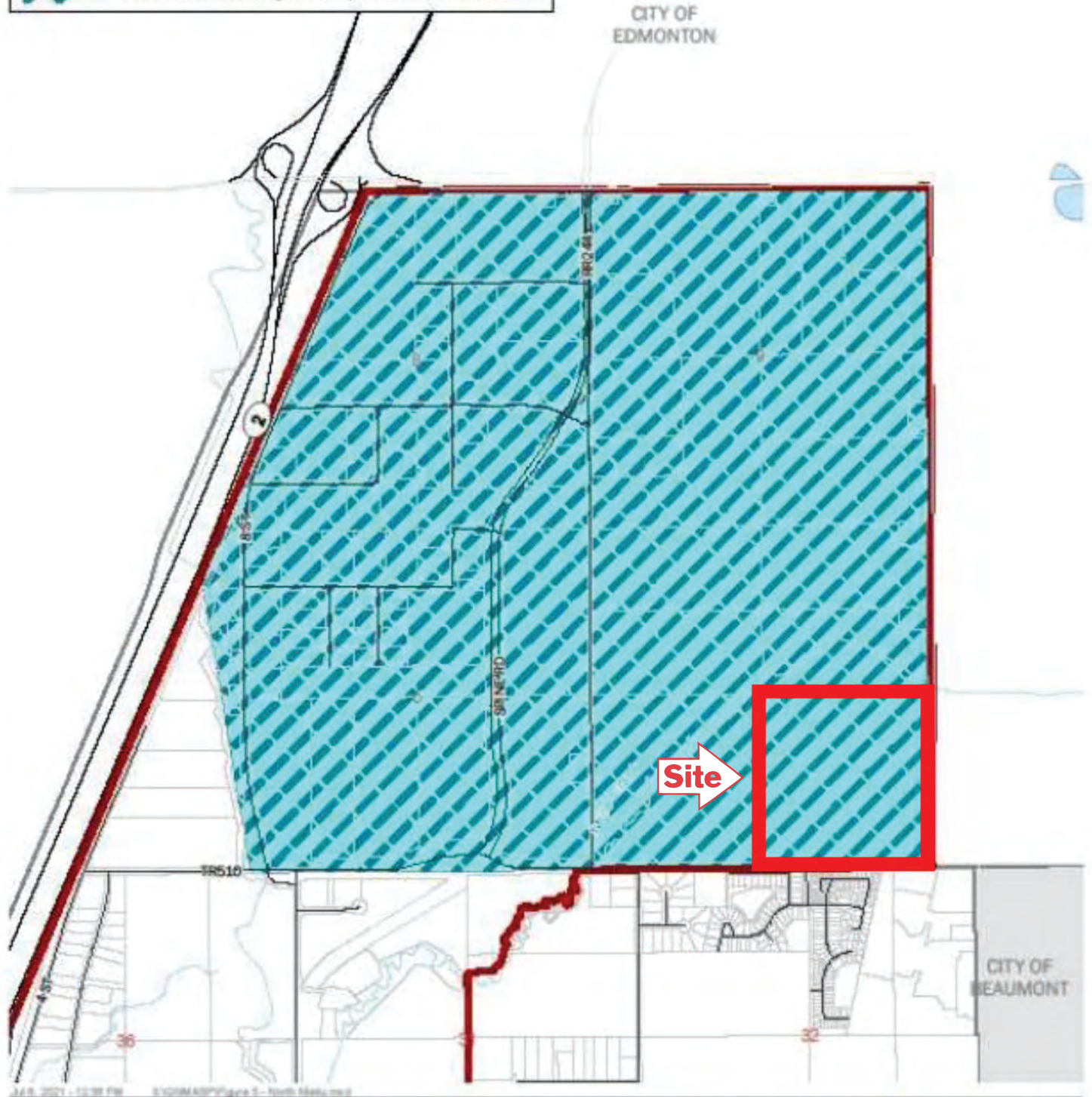
Legend

- Major Employment
- Urban Centre
- Existing Country Residential
- Edmonton International Airport
- Open Space
- Nisku Area
- Urban Municipality
- Rural County Area
- Hamlet
- Higher Order Transit (as per Edmonton Metropolitan Regional Growth Plan)
- Transit-Oriented Development Centre (as per Edmonton Metropolitan Regional Growth Plan)

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Legend

-  Greater Nisku Area Structure Plan
-  North Nisku Primary Developments and Industries
-  North Nisku Secondary Developments and Industries



Nisku Major Employment Centre (MEC) Area Structure Plan

Figure 5 - North Nisku



**Nisku Major Employment Centre
Area Structure Plan – adopted Sept. 28/21**

Leduc County
July, 2021

for informational and planning purposes only

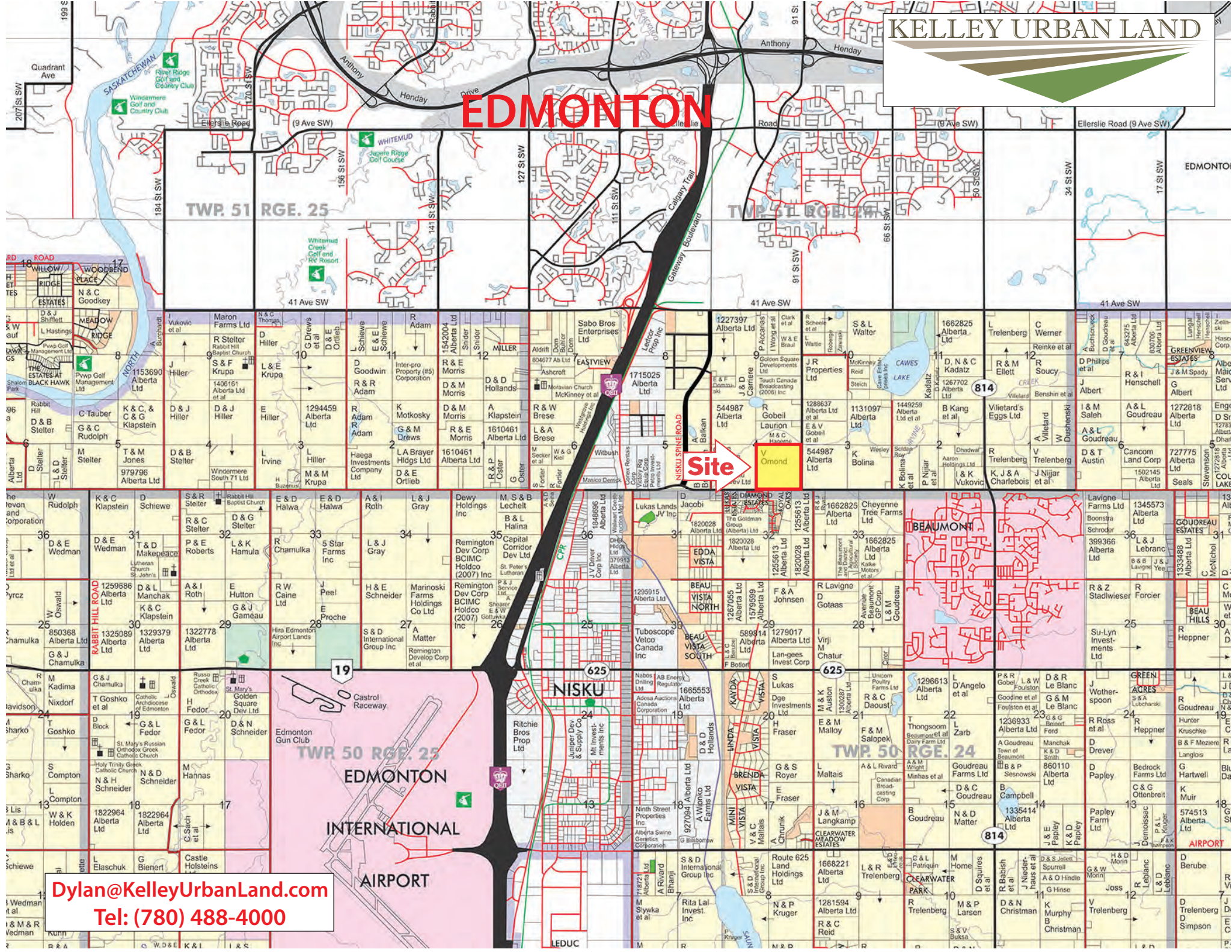
Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

EDMONTON

Site



EDMONTON



Site

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