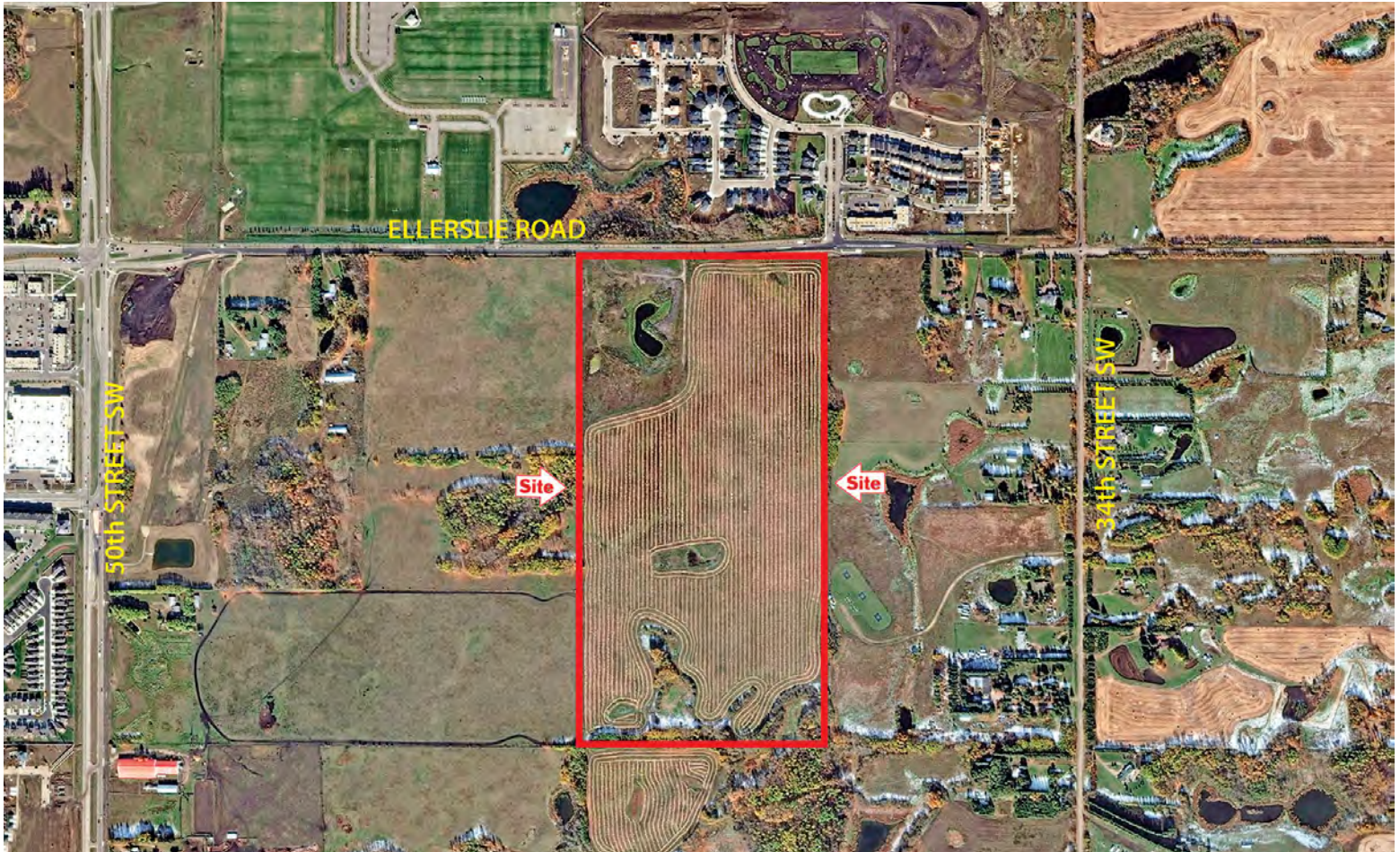


# ELLERSLIE CROSSING FUTURE RESIDENTIAL

80 Acres SE Edmonton



## ELLERSLIE CROSSING

### 80 ACRES

*Acres:* 80

*Price:* \$20,000,000

*Price/Acre:* \$250,000/Acre

*Features:*

- *Southeast Edmonton continues to show Phenomenal Growth relative to the Edmonton Region !!*
- *Southeast Edmonton is a Highly Sought After destination for Builders, Developers, and Home Buyers !!*
- *Approved ASP! NSP estimated to go to Council this year !*
- *Close to All the Action & yet in a peaceful serene natural setting with many Planned Parklands & Trails nearby !!*
- *½ Mile from Cameron Development's "Harvest Pointe" commercial centre with major Grocery Store, Wal-Mart, Starbucks, Banks, and many others !*
- *South Edmonton Lot Absorption Rate historically is approximately twice as fast as North Edmonton !!*
- *Harvest Pointe has 325,000 Sq. Feet of Commercial Retail with Expansion underway of almost Twice that amount !! ... and 49,300 vehicles per day at the Ellerslie / 50<sup>th</sup> Street intersection !!*





50th STREET

ELLERSLIE ROAD





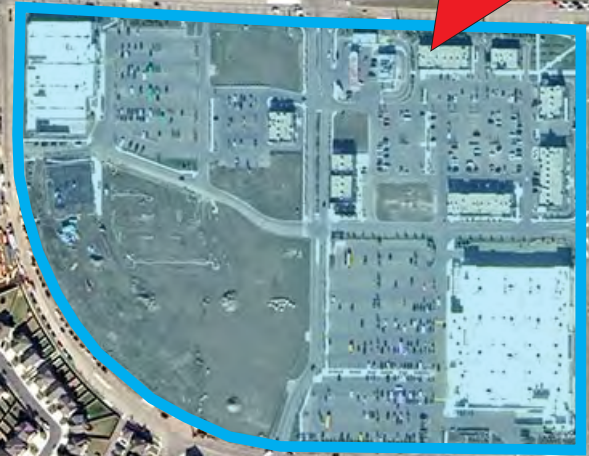
**HARVEST POINTE  
SHOPPING CENTRE**

- Wal-Mart
- Sobeys
- Petro Canada
- TD Bank
- Royal Bank
- Shoppers Drug Mart
- McDonald's
- Tim Hortons
- Cobb's Bread
- IHOP

ELLERSLIE ROAD

34th STREET SW

50th STREET



Site

Site





ELLERSLIE ROAD

34th STREET SW

50th STREET

Site

Site



KELLEY URBAN LAND

ELLERSLIE ROAD

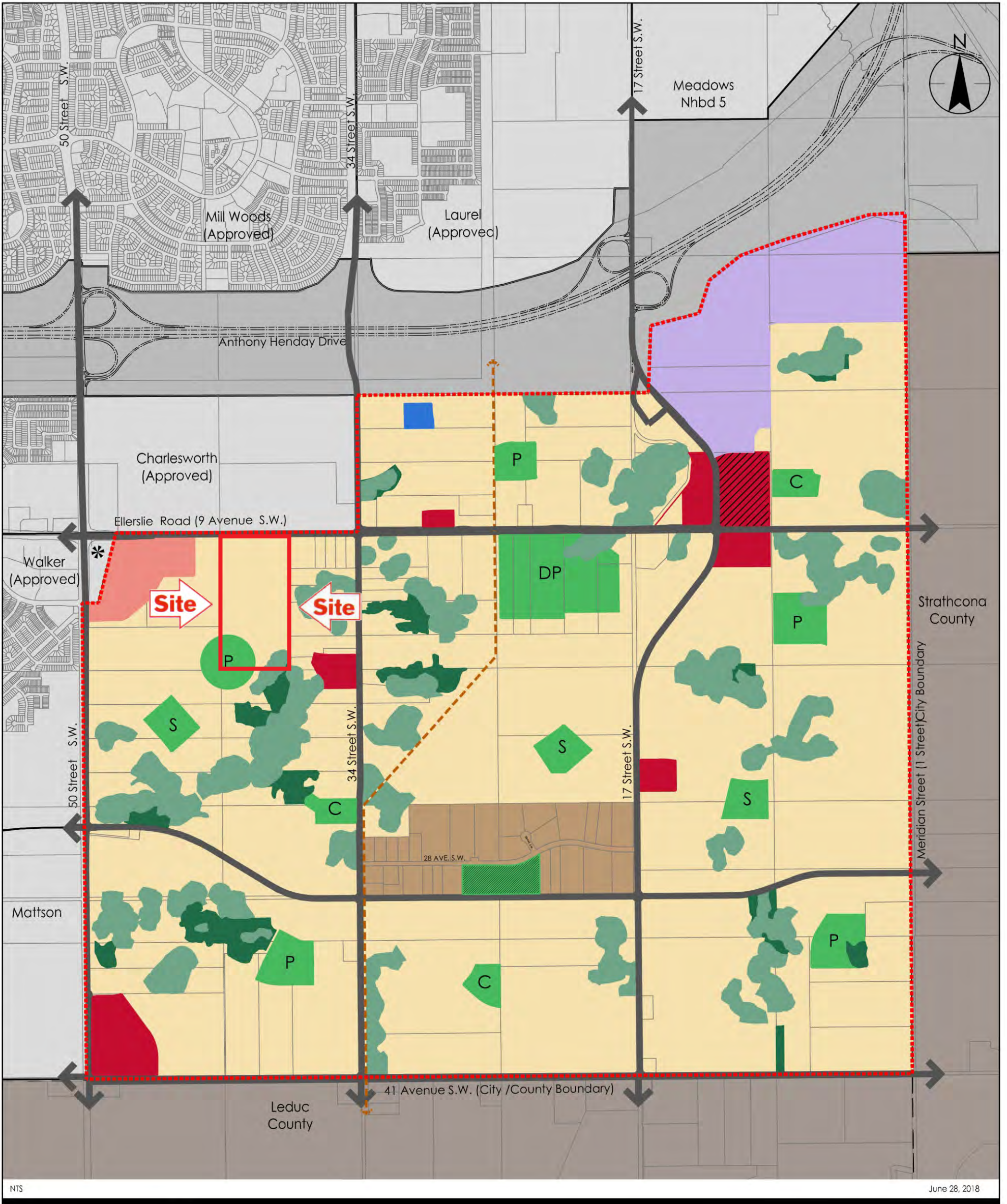
Site

50th STREET

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KelleyUrbanLand.com





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NTS

June 28, 2018



Existing Country Residential	School & Community Park (Public)	Anthony Henday Drive (TUC)
Residential	School & Community Park (Separate)	Arterial Roadway
Town Centre Mixed Use	District Activity Park	Public Utility
Commercial/Office/Residential Mixed Use	Community Park	Transit Centre / Park & Ride/ Potential Future LRT Station
Business Employment	Existing Park (MR)	ASP Boundary
Institutional	Natural Area (MR)	
	Wetland With Buffer (ER)	

Decoteau  
Area Structure Plan  
Figure No.  
**6.0**  
Title  
**Land-Use Concept**

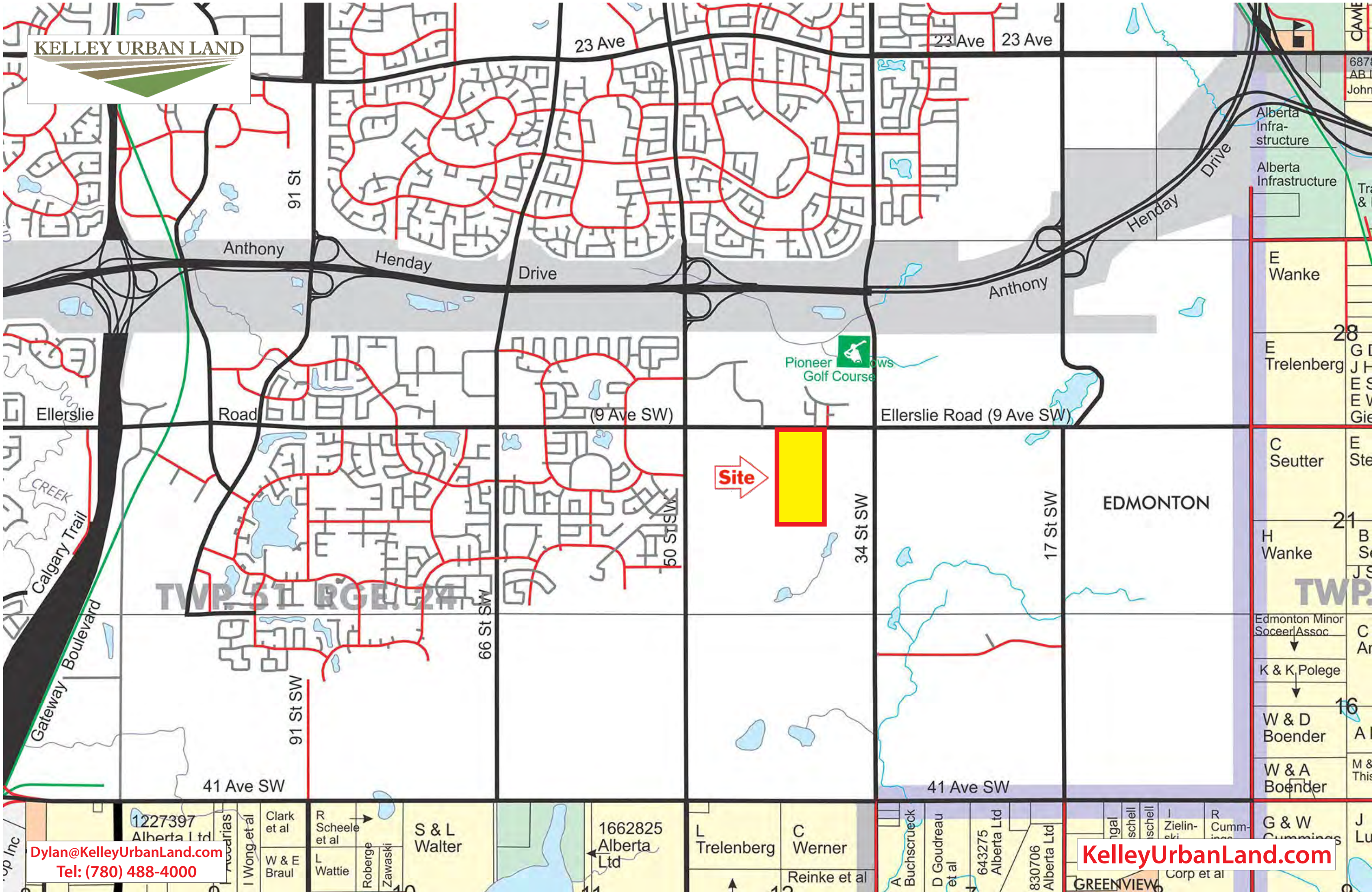
\* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

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