

HEARTLAND GATEWAY

Energy Park



96.49 Acres Sturgeon Heartland
3 Miles NE of Edmonton



Acres: 96.49 Acres

Price: \$14,400,000

Price/Acre: \$149,238/Acre

Features:

- *North West Redwater \$5.7 Billion Upgrader
Just Approved !! This Game Changing Project is 10
Miles North of Our Site.*

- *96 Acres of Industrial Land*

- *3 Miles from NE Edmonton*

- *Gateway to Alberta Heartland Projects*

- *Ready for Subdivision*

- *Zoning*

- *Rail*

- *Water*

- *Sanitary*

- *Two New Roads ...Being Paved:*

- *South Boundary*

- *West Boundary*

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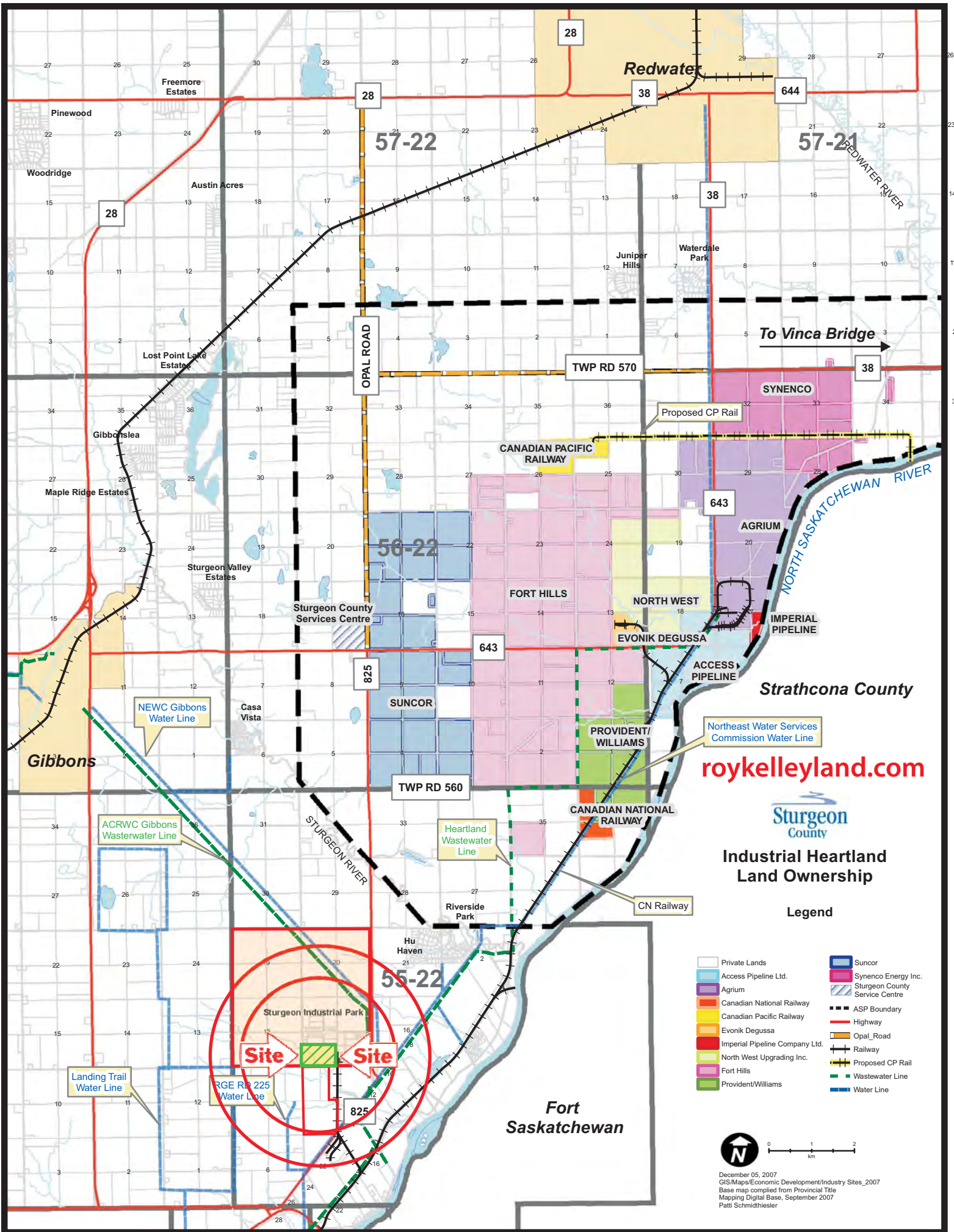
Energy Park

KELLEY URBAN LAND



NORTHEAST GROWTH CORRIDOR

- *Site is Excellent Hub, So Close to:*
 - *Edmonton*
 - *Fort Saskatchewan*
 - *Heartland Projects*
 - *Just Approved NWR Upgrader*
- *Ideal Site for Everyone in Petrochemical, Oil, Trucking & Equipment, Pipelines, or New NWR Upgrader*



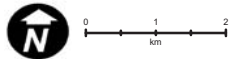
roykelleyland.com



Industrial Heartland Land Ownership

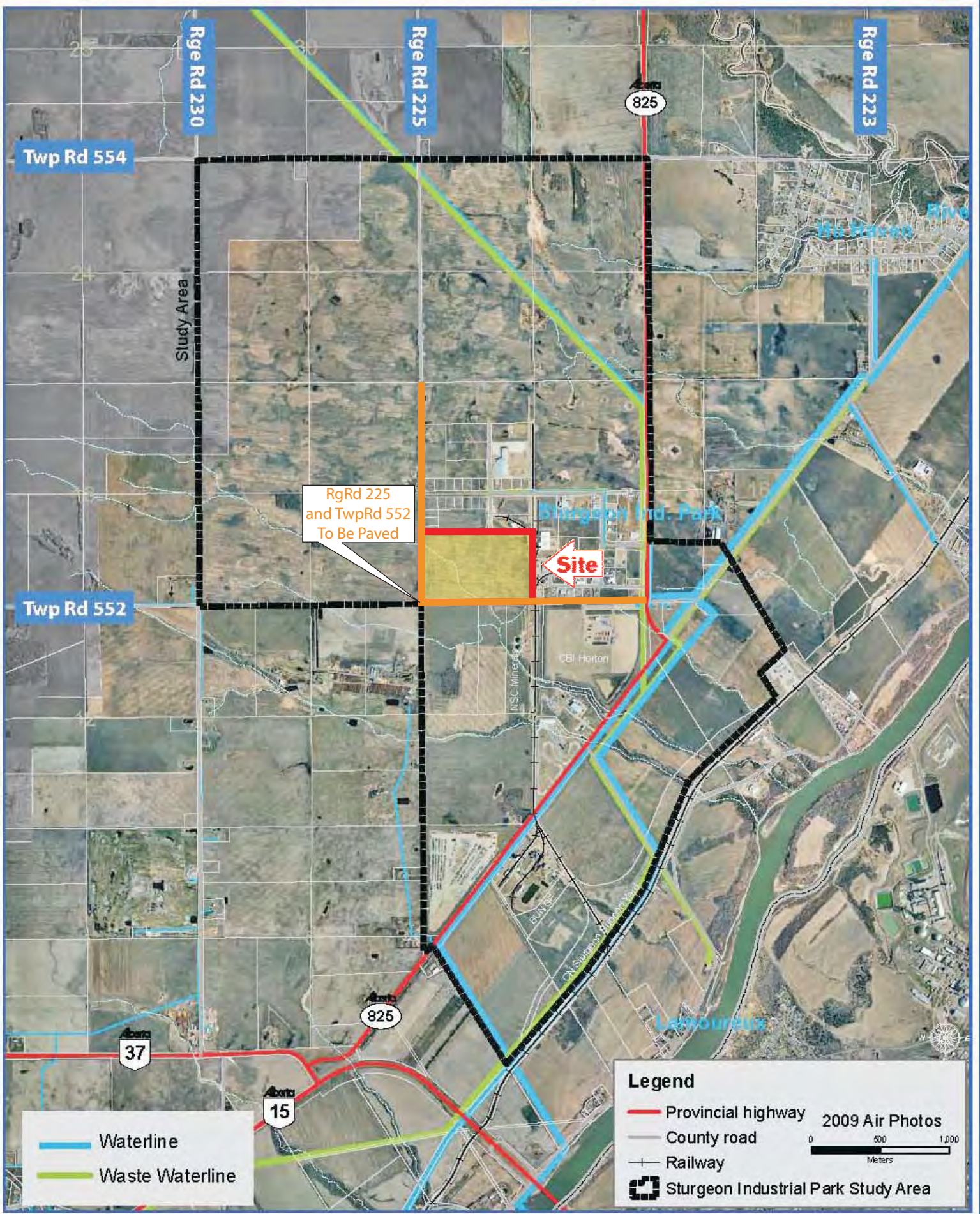
Legend

- Private Lands
- Access Pipeline Ltd.
- Agrium
- Canadian National Railway
- Canadian Pacific Railway
- Evonik Degussa
- Imperial Pipeline Company Ltd.
- North West Upgrading Inc.
- Fort Hills
- Provident/Williams
- ASP Boundary
- Highway
- Opal Road
- Railway
- Proposed CP Rail
- Wastewater Line
- Water Line



December 05, 2007
 GIS/Maps/Economic Development/Industry Sites_2007
 Base map compiled from Provincial Title
 Mapping Digital Base, September 2007
 Patti Schmidtmiesler

Sturgeon Industrial Park Study Area



RgRd 225
and TwpRd 552
To Be Paved

Site

Twp Rd 552

Twp Rd 554

Study Area

Legend

- Provincial highway
 - County road
 - Railway
 - Sturgeon Industrial Park Study Area
- 2009 Air Photos
- 0 500 1,000
Meters

- Waterline
- Waste Waterline

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