

DEVELOPMENT LAND FOR SALE

Oxbow Creek Residential Land North Boundary Road, Strathmore, AB

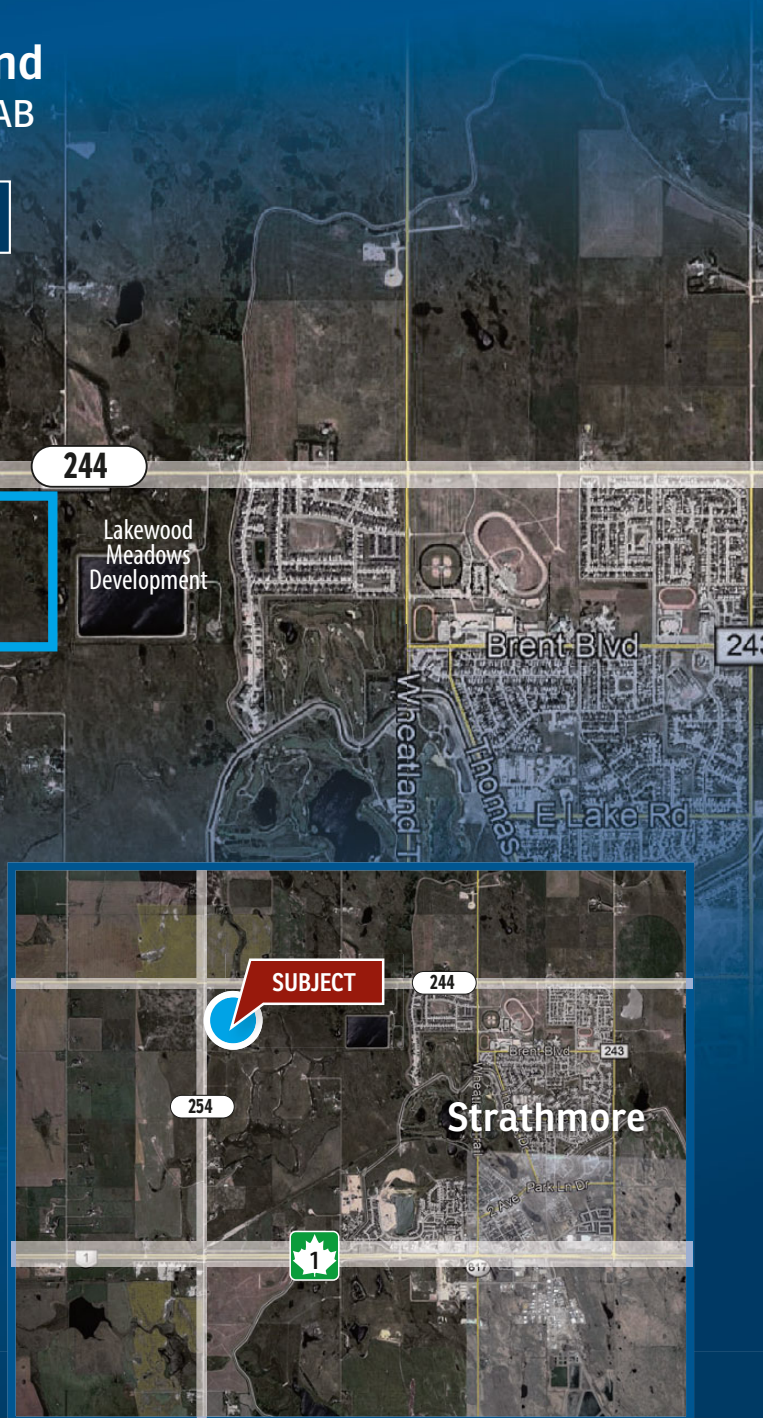
316.26 ac

» Includes the nine-hole
Oxbow Country Golf Course



Recently announced
economic development will
create over 1,600 new jobs
in the area.

See page 2 for more info.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023

LOCAL EXPERTISE MATTERS

PROPERTY INFORMATION

CIVIC ADDRESS:

North Boundary Road, Strathmore, AB

LEGAL DESCRIPTION:

Plan 0612529; Block 3; Lot 3

SITE AREA:

316.26 acres (128.108 Hectares) more or less including the nine-hole Oxbow Country Golf Course

CURRENT ZONING:

Agricultural General

ANNEXATION STATUS:

Extensive discussions have taken place between the current landowners, the Town of Strathmore and Wheatland County.

USE:

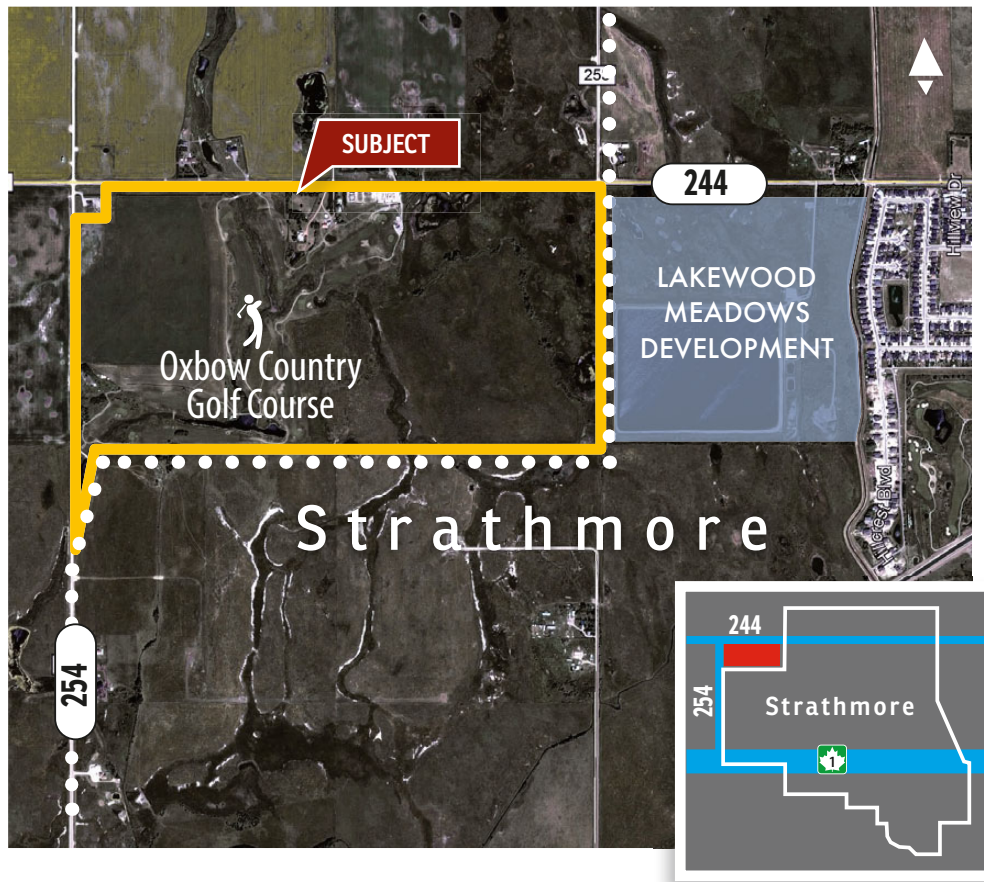
Future Residential Subdivision

MORTGAGE:

Treat as Clear Title

PRICE:

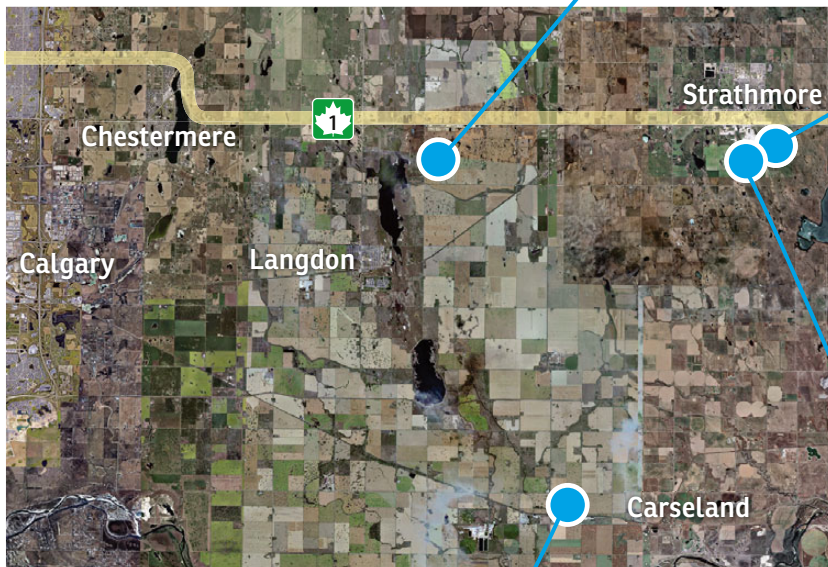
Contact brokers



ECONOMIC ACTIVITY IN THE AREA



De Havilland Canada announced plans to develop **De Havilland Field**. The development will bring up to 1,500 jobs to the site. Recent development suggests that expected construction to begin in 2024.



Strathmore Solar Project

is located on 320 acres of leased industrial land owned by the Town of Strathmore in Alberta. Construction was completed on schedule with commercial operations beginning in March 2022. Generating an equivalent to the consumption of 10,000 Alberta homes. Investment is expected to exceed \$60 million, with direct and indirect economic stimulus to Strathmore, including the creation of 300 jobs during peak construction and ongoing benefits during 30 years of operation.



Phyto Organix's 100,000 square foot facility will be the first net zero **plant protein processing facility**

in North America and it will generate over \$120 million of annual GDP, employ 80 Albertans and yield tangible economic diversification in the Strathmore and Alberta. The \$225 million facility will be the largest-ever capital investment in Strathmore. When operational, Phyto Organix will use proprietary wet fractionation technology to annually process 40,000 metric tonnes of yellow peas, grown in close proximity to the facility, into soluble and insoluble protein isolates, processed fibre and starch, and high-quality dietary pea hull fibre.



The Canadian division of USG Corporation announced plans to build a new, state-of-the-art **wallboard manufacturing plant** in Wheatland County. The plant will add more than 100 high-value manufacturing jobs to the local economy at the plant long-term.



PROPOSED DEVELOPMENT (CONCEPT PLAN)

This Concept Plan was developed at an earlier date and contemplated to be in the jurisdiction of Wheatland County. Providing the annexation process moves ahead, the Town of Strathmore will most likely want to see a development that is higher density in nature. We have been advised that is likely that the boundaries of the Phases shown on this Concept Plan should not vary much, but the densities shown on this plan would most likely change.

LEGEND

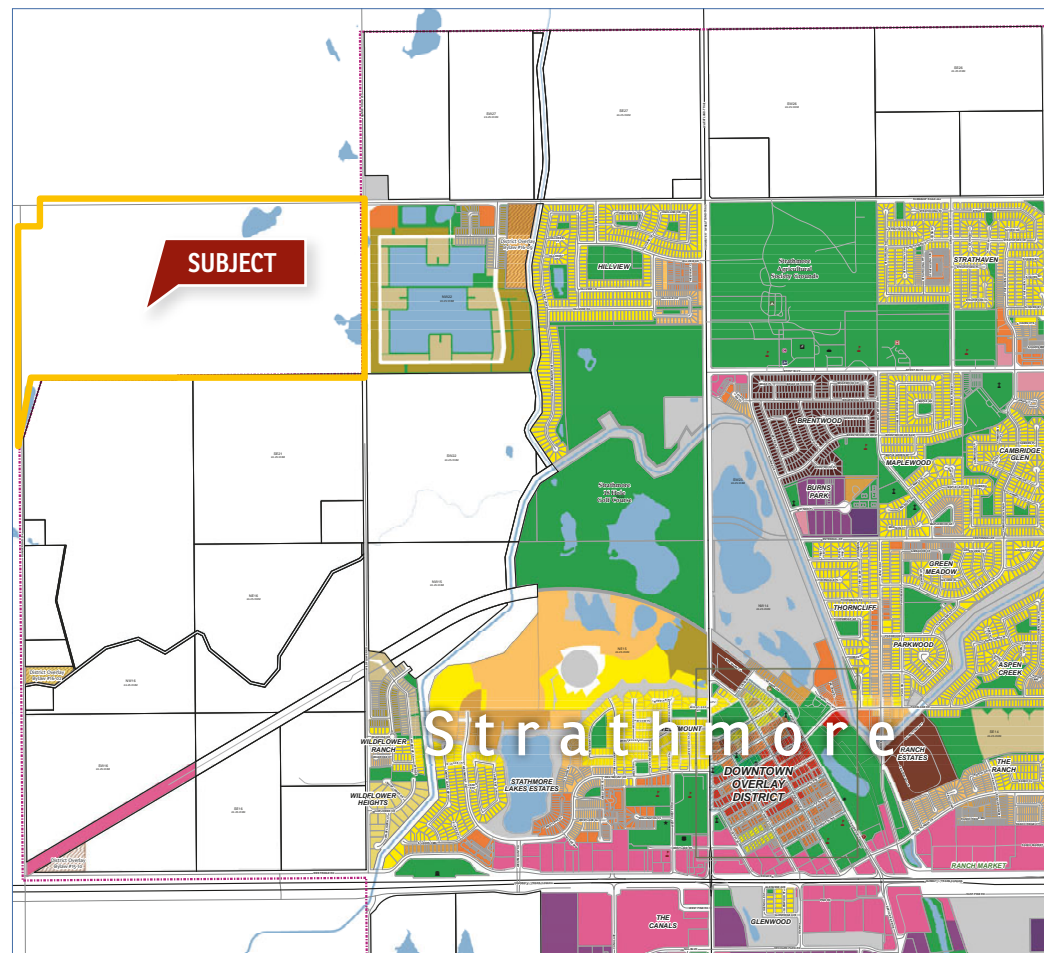
—	Subject Site
	Golf Course Area
	Environmental Reserve (ER)
	Low Density Multi Dwelling (R-2M)
	Multi Residential Medium Density (M-2)
	Seniors/Club House
	Municipal Reserve (MR)
	Public Utility Lot (PUL)
	Road Widening
	Internal Roads

PHASING

Phase 1 - 58 lots & Multi Site	+/- 18.95ha
Phase 2 - 197 lots	+/- 31.31ha
Phase 3 - 84 lots	+/- 12.82ha
Phase 4 - Club House & 250 Seniors	+/- 4.66ha
Phase 5 - 81 lots	+/- 12.30ha
Phase 6 - 130 lots	+/- 14.74ha

LAND USE

AG	Agriculture General District
C1	Neighbourhood Commercial District
CB	Central Business District
CHWY	Highway Commercial District
M1	Light Industrial District
M2	General Industrial District
CR1	Country Residential District
MHP	Manufactured Home Park District
MHS	Manufactured Home Subdivision District
R1	Single Detached Residential District
R1N	Single Detached Residential (Narrow Lot) District
R1S	Single Detached Residential (Small Lot) District
R2	Low Density Residential District
R2X	Medium Density Attached Housing District
R3	High Density Residential District
R3M	Medium Density Modest Residential District
DO	District Overlay
P1	Public Service District



ABOUT STRATHMORE

Located along the Trans-Canada Highway within Wheatland County, approximately 50 km east of the City of Calgary.

Today, the town is an important agricultural community. Oil and gas activity is vibrant and growing. Many residents commute daily from Strathmore to Calgary. Recently, the town has seen a major growth in commercial development, with many franchise restaurants and a few big-box chain stores opening in the community.

While agricultural developments cover large areas of the surrounding area, Strathmore provides its residents with the benefits of country living, town services and easy access to large city facilities while residing in an area combining heritage and modern amenities.

Strathmore offers wide choices in restaurants, accommodations, hospitality, local wines and shopping. With direct access to the Trans Canada Highway, travelers have been welcomed to use facilities that have now developed into a thriving country town.



There is a strong desire and need to increase the economic development capacity in Strathmore and this has taken a priority amongst the town business being conducted.

The Town of Strathmore continues to improve investment attraction through intense identification of needs and opportunities. This aspect of growing community will be an ongoing priority and is a project that Town staff are very enthused about. New businesses are welcome to Strathmore and town has many resources available to help any new business settle comfortably into local community.

Several major commercial developments have recently been announced for the area including a De Havilland Canada aircraft manufacturing facility, which is forecast to employ 1,500 people. It is anticipated that many of the new employees will choose to reside in Strathmore.

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