



GRASSROOTS
REALTY GROUP

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**244 George Freeman Trail W
Strathmore, Alberta**

MLS # A2315387



\$4,000,000

Division: NONE

Lot Size: 80.00 Acres

Lot Feat: -

By Town: Calgary

LLD: 9-25-3-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

Prime 80-Acre Development Opportunity in Strathmore, Alberta Seize a strategic advantage with this highly desirable 80-acre parcel located in the rapidly expanding town of Strathmore, Alberta, just 50 km east of Calgary on the Trans-Canada Highway. Development Ready: The property boasts an Approved Area Structure Plan (ASP), significantly streamlining the path to development. Partially Serviced: Existing partial servicing further reduces initial development costs and time. Strathmore's population is on a significant growth trajectory, with a 6.6% increase in 5 years (2022 population: 15,189), fueled by major industrial investment. This parcel is ideally positioned to capitalize on three recent, monumental industrial announcements that are transforming the economic landscape of Strathmore and Wheatland County: Phyto Organix Foods (\$225 Million Investment): This massive new facility—the largest capital investment in Strathmore's history—will process, develop, and distribute plant-based proteins, starches, and fibers. Set to be operational by 2024, it establishes the town as a major hub for the food and beverage industry. CGC Wallboard Plant (\$210 Million Investment): Building on 214 acres in Wheatland County, this facility will create 200 construction jobs and 100 permanent jobs, driving demand for housing and commercial services. DeHavilland Aircraft Canada (Major Manufacturing Facility): The announcement of a new aircraft manufacturing site south of Strathmore in Wheatland County anticipates the creation of 1,500 new jobs, A strong foundation in agriculture is now expanding rapidly into oil and gas exploration and significant commercial development, including franchise restaurants and big-box chain stores. This 80-acre property represents an exceptional investment in a community poised for explosive growth. It is a rare chance to develop land directly within a municipality that is the focal point of hundreds of millions of dollars in new industrial capital and thousands of new jobs.