

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

MLS # A2256898



\$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.