

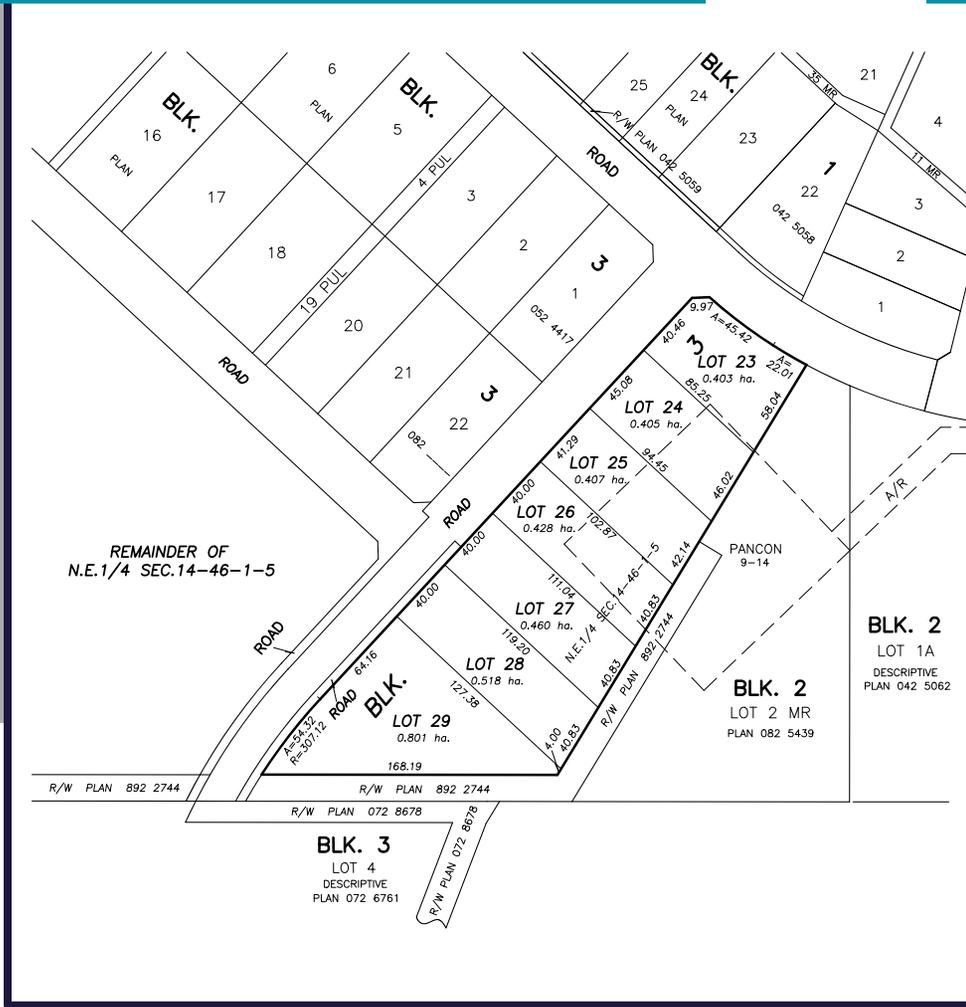


PIGEON LAKE INVESTMENT LANDS

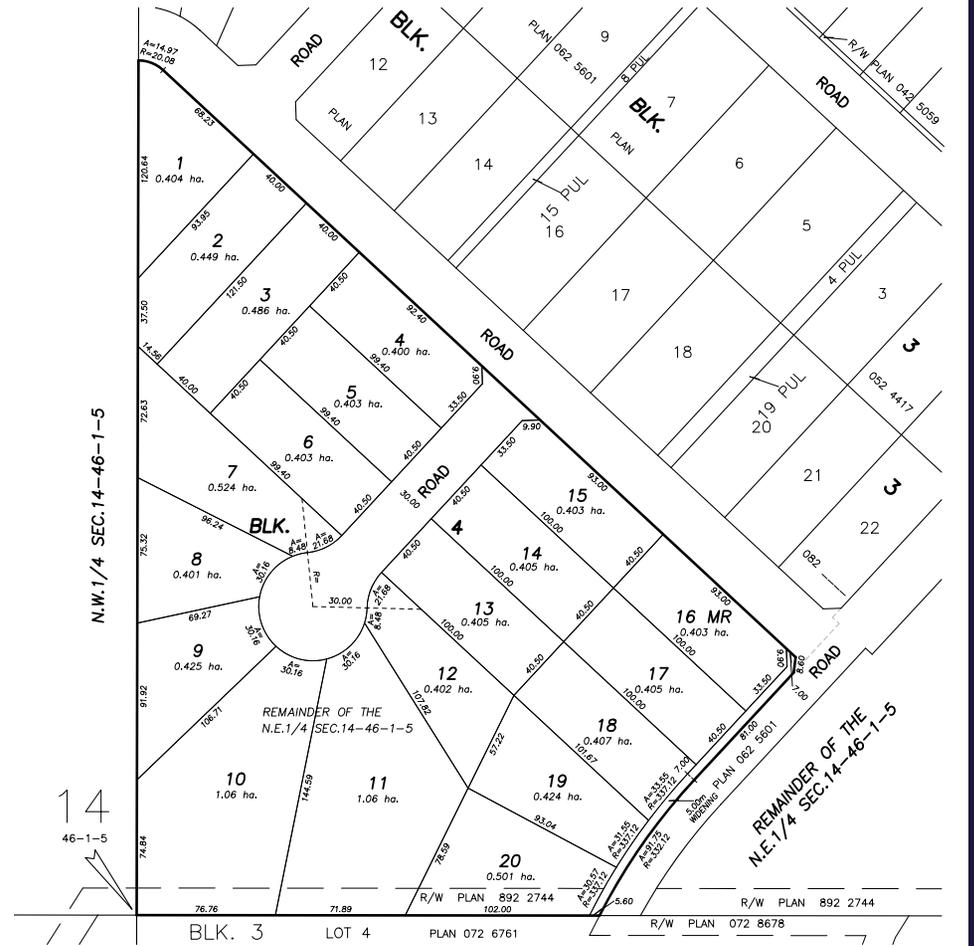
NE-14-46-1-5, County of Wetaskiwin No. 10, Pigeon Lake, Alberta

±32 ACRE DEVELOPMENT OPPORTUNITY

TENTATIVE SUBDIVISION 7 LOTS



TENTATIVE SUBDIVISION 20 LOTS



PROPERTY DETAILS

LAND SIZE	32.57 Acres
PROPERTY TYPE	Development Land
LEGAL DESCRIPTION	NE-14-46-1-5, County of Wetaskiwin
MUNICIPAL ADDRESS	Crystal Keys Subdivision
ZONING	AG
AVAILABILITY	Immediately
SALE PRICE	\$425,000.00 (\$13K/ACRE)

PROPERTY HIGHLIGHTS

- Excellent Greenfield site within existing ASP
- Located within well established recreational area of Crystal Keys, Crystal Springs, Norris Beach & the Village at Pigeon Lake
- Existing Conceptual Subdivision Plan
- Ideal ingress/egress to site for developers with existing site access
- Supportive regional framework

AERIAL VIEW



2021 DATA FROM STATS CANADA (SEASONAL HOME DWELLINGS)

MUNICIPALITY	PRIVATE DWELLINGS	OCCUPIED USUALLY	SEASONAL
MA-ME-O BEACH	259	73	186
NORRIS BEACH	92	34	58
CRYSTAL SPRINGS	130	40	90
GRANDVIEW	203	75	128
POPLAR BAY	182	59	123
SUNDANCE BEACH	68	26	42
ITASKA BEACH	73	14	59
GOLDEN DAYS	284	117	167
MULHURST BAY	384	216	168
ARGENTIA BEACH	101	25	76
SILVER BEACH	99	31	68
TOTALS:	1875	710	1165

DEMOGRAPHICS

(WITHIN 90 MINUTE DRIVE)



POPULATION

1,945,848



HOUSEHOLDS

717,677



AVERAGE INCOME

\$144,965



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