



Range Road 269

# Riverview Lands

±259.11 acres of land in Southwest Edmonton

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# Overview

Riverview Lands

Situated in Southwest Edmonton, this ±259.11 acres of land is a rare opportunity to acquire a substantial portion of Riverview ASP, the last remaining exclusive community in Edmonton nestled along the north Saskatchewan River. With its unique topography, easy access to Downtown Edmonton via Anthony Henday Drive.

This will provide a competitive advantage for future residential development. Located nearby local amenities, such as the Devonian Botanical Gardens, Edmonton Petroleum Golf & Country Club, and several full length golf courses, the parcel is convenient for any proposed development.

## Highlights

- Stunning River Valley view
- Excellent access via Anthony Henday and Maskêkosihk Trail
- Close proximity to amenities and future town centre



**Site Area**  
±259.11 acres



**Zoning**  
Agricultural (AG)



**Servicing**  
1-2 years

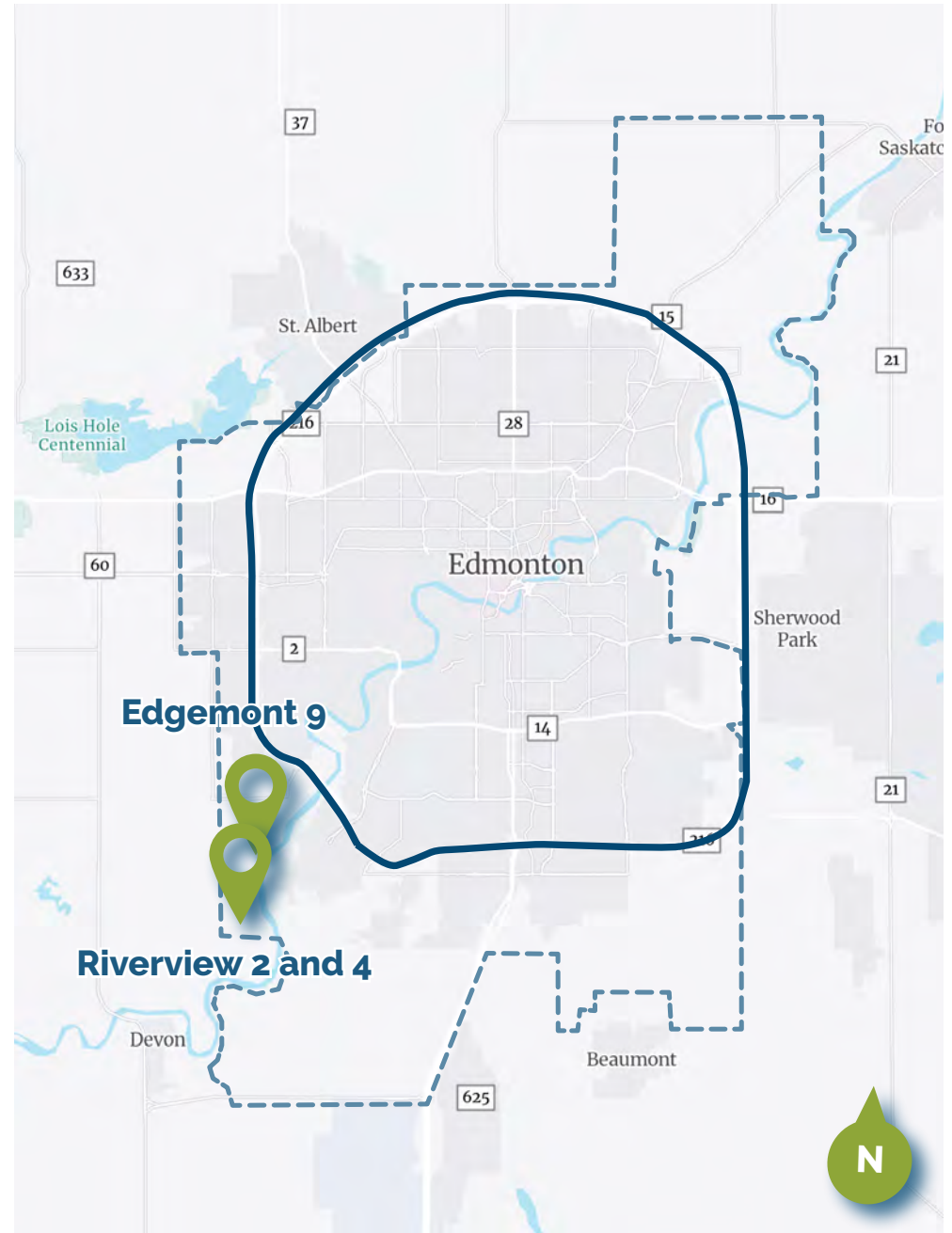


**Legal Address**  
Eg: Meridian 4; Range 25; Township 51;  
Section 33 NW/NE  
R2: Plan 0020243, Lot 2  
R4: Plan 0222269, Block 1, Lot 2



**Municipal Address**  
Eg: 2005 184 Street NW  
R2: 1711 Winterburn Road SW  
R4: 20510 33 Avenue SW

**Unpriced**

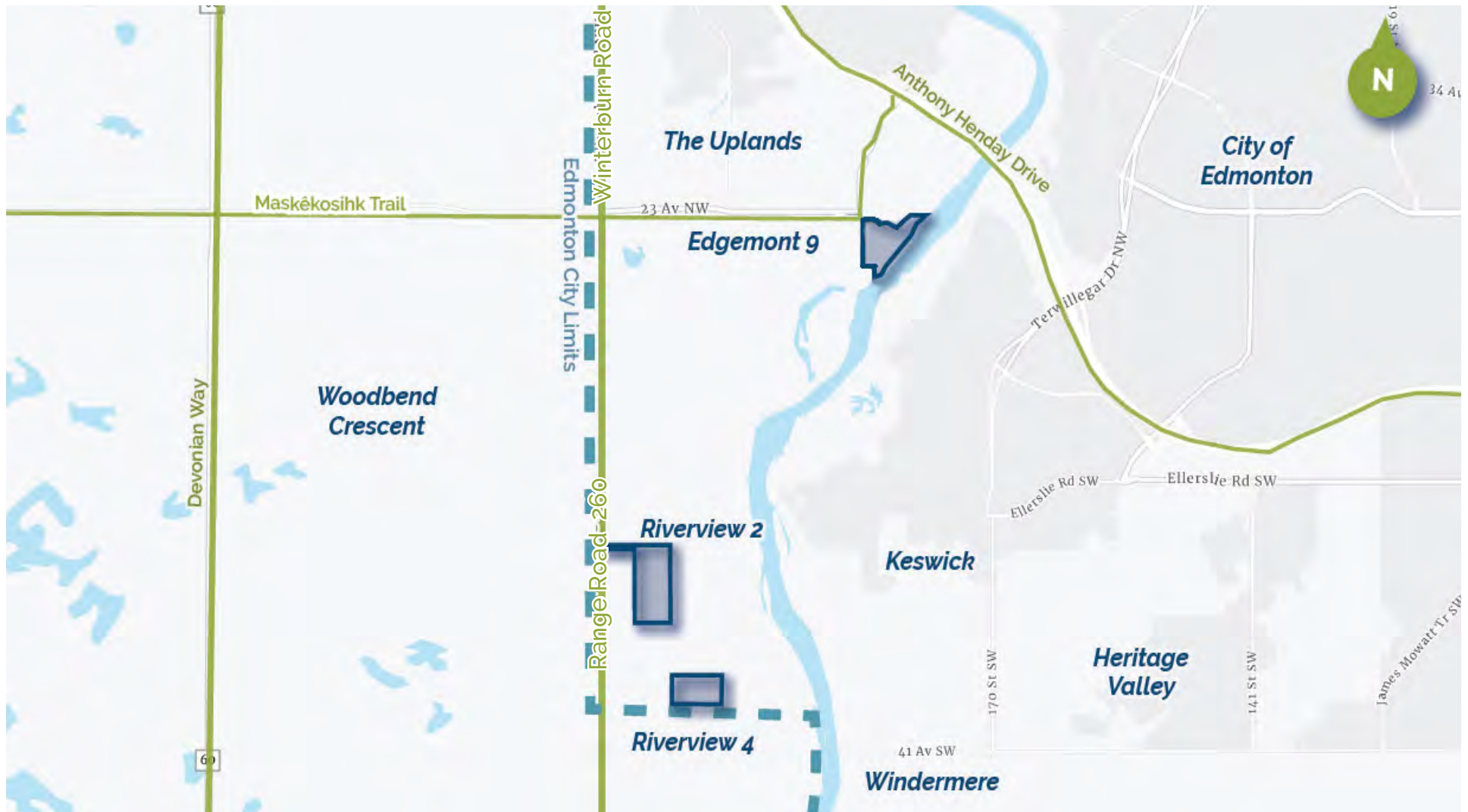


# Location

Riverview Lands

Located within the Riverview Area Structure Plan (ASP), nestled in Southwest Edmonton. These parcels of land have been designated primarily for low-density residential purposes. Access to the property via Maskêkosihk Trail, which connects to the Anthony Henday Drive.

Downtown Edmonton is located 28 kilometers away via Terwillegar Drive and Whitemud Drive, with an estimated travel time of around 30 minutes. Dunbow Road fronts the entire southern boundary of the property. Redevelopment of the lands to a residential use might require upgrading this road.

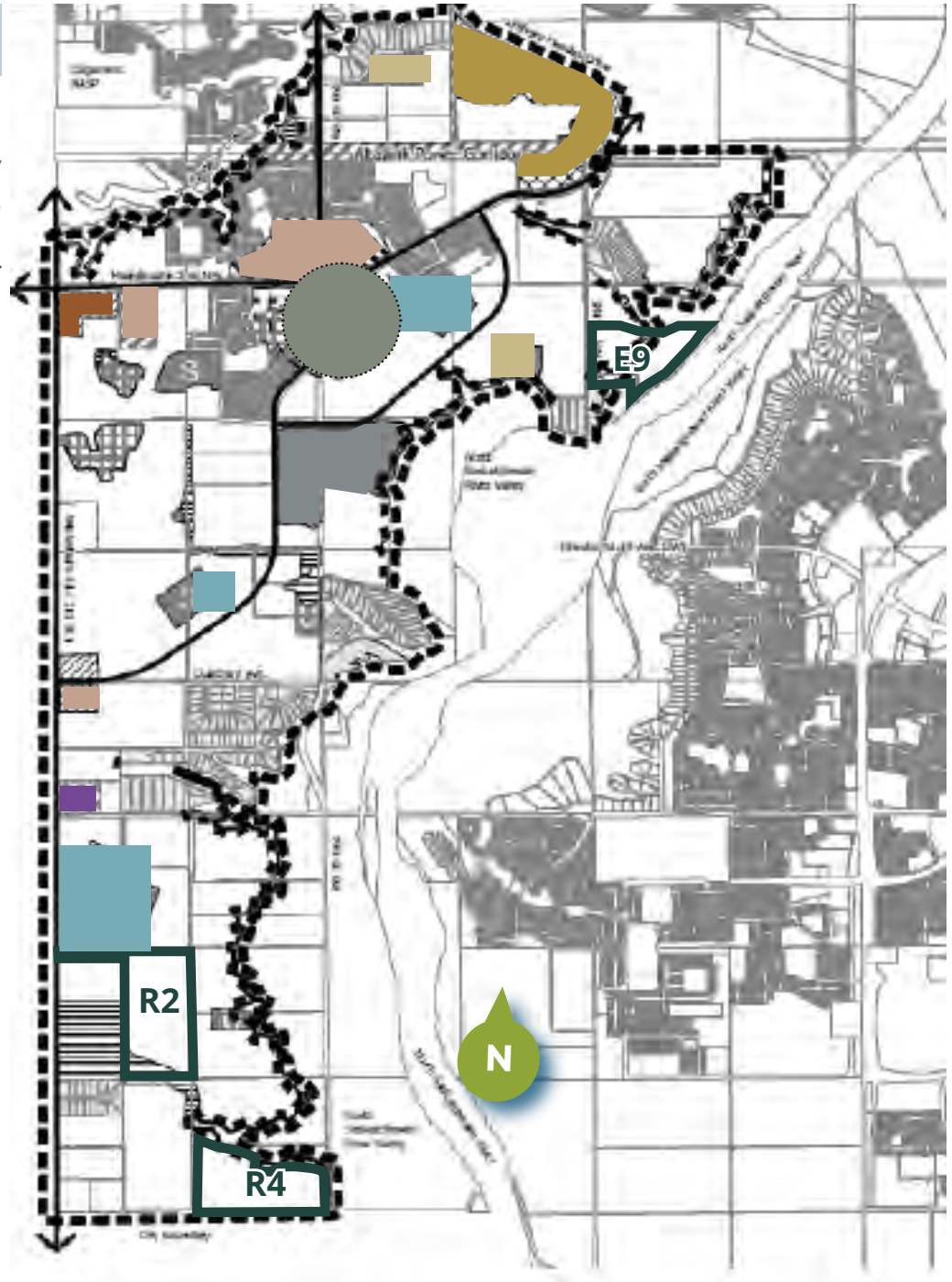


# Opportunity

The Riverview lands are located within the Urban Boundary of the City of Edmonton, Alberta, approximately 20 minutes from downtown and 35 kilometers north of the Edmonton International Airport. The existing community of Stillwater is located just north and east of the lands.

## Legend

- ASP Boundary
- Subject Property
- MSR Municipal School Reserve
- Town Centre - Commercial
- District Activity Park
- MSR - Municipal School Reserve
- Urban Village Park
- Institutional Mixed Use
- Community Commercial
- Business Employment
- Transit Centre



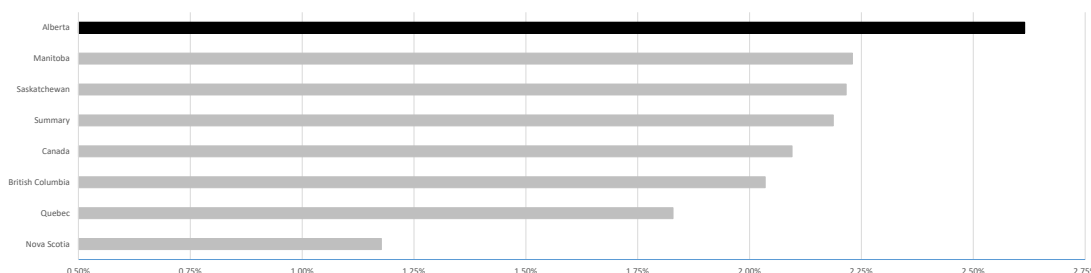
# Alberta Market Overview

Riverview Lands

Located in Western Canada, the province of Alberta has been a key driver of the Canadian economy for over a decade. As Canada's fourth most populous province with an estimated population of 4.65 million, Alberta is recognized globally as a business and energy hub offering spectacular landscapes, fertile soils, regulatory environment, rich forests, and a thriving petroleum industry. The province benefits from a relatively favourable tax rate as there's no provincial sales tax and relatively lower personal and corporate tax rates.

Since 2015, softer oil and gas prices created an opportunity for the province to proactively streamline energy sector operations and work to diversify the economy into additional growth markets such as logistics and distribution, agtech and technology. Although the effects of COVID-19 delayed the province's economic recovery, the post COVID period has shown market fundamentals rapidly improving with projections for future gains in all the major economic metrics. In fact, recent projections by the Conference Board of Canada forecast Alberta to once again be amongst the leads for the nation Real GDP growth, total employment, household income per capita, population growth and CPI.

## Provincial Average Annual GDP Growth 2023-2027



Source: Oxford Economics (June 2023)

## Provincial Economic Indicators - Forecast 2023-2027

| Metric                      | Leader         | Second             | Third              | Canada |
|-----------------------------|----------------|--------------------|--------------------|--------|
| Real GDP Growth             | Alberta 2.62%  | Manitoba 2.23%     | Saskatchewan 2.22% | 2.10%  |
| Total Employment Growth     | Alberta 2.10%  | PEI 2.10%          | Saskatchewan 1.26% | 1.13%  |
| Personal Income (\$/person) | Quebec 5.00%   | Saskatchewan 5.60% | BC 5.80%           | 6.30%  |
| Population Growth           | Alberta 58,800 | BC 57,460          | Ontario 55,664     | 55,068 |
| Average CPI                 | Alberta 2.06%  | PEI 1.72%          | BC 1.69%           | 1.35%  |

Source: Oxford Economics (June 2023)

## The Alberta Advantage

- No provincial sales tax
- No land transfer tax
- No rent control
- Lowest combined federal/provincial personal income tax rate
- Lowest corporate income tax rate
- No pay roll or general capital tax
- 2022/23 budget surplus
- Lowest fuel tax

# #1

Total Employment Growth  
Personal Income  
Population Growth  
GDP Growth

**Alberta's economy is once again forecast to lead the nation in economic growth.**



# Edmonton Market Overview

Riverview Lands

Located along the North Saskatchewan River, Edmonton is the 5<sup>th</sup> largest metropolitan area in Canada with a population of 1.568 million with a 1.55% increase since 2023. This growth has been attributed to wide variety of industries domiciled in Edmonton. Given its strategic location, Edmonton acts as a logistics and transport hub to neighboring provinces.

Edmonton continues to push for diversification in the local economy, which is primarily seen as a natural resource market. The push for diversification has been cemented by it being the largest hydrogen hub in Canada. Strategic initiatives within both the private and public sector have led to the city being ranked 3<sup>rd</sup> globally for AI research.

Edmonton is highly regarded as one of the most affordable cities in Canada when measured against healthcare, education, artificial intelligence, and affordability. Edmonton continues to be a location where individuals experience a high quality of life and access to affordable options to core housing.

## Highlights

- Capital city of Alberta
- 2<sup>nd</sup> youngest metro in Canada
- 8 post-secondary institutions with more than 130,000 students
- Canada's largest hydrogen hub
- North America's fastest growing tech ecosystem
- Ranked 3<sup>rd</sup> globally for AI research

**Edmonton is forecast to be the leading Canadian city for key economic drivers of: multi-residential real estate, Real GDP growth, employment growth, and population growth.**





# Riverview Lands



Riverview Lands

## Edgemont 9



## Riverview 2



## Riverview 4





# The Offering Process

*Riverview Lands*

## Instructions to Purchasers

Prospective purchasers of the Properties are invited to submit a letter of intent to purchase on their preferred form through Colliers for consideration by the Vendor.

The Vendor, at any time, reserves the right to remove the Properties from the market and proceed with an offer of their choice at any point during the marketing process.

The Vendor will deal with Offers on the bid date and reserves the right to negotiate with more than one party.

## Submission Guidelines

Offers will be evaluated primarily on the following considerations: value for the Properties, timing of the transaction, the prospective purchaser's ability to complete the transaction, cash closing or terms requested, the Purchaser's strength of covenant and track record of previous purchases.

A proposal should outline the terms for the purchase of the Properties and should include, at a minimum, the information and items described below:

- Offer to buy one or more parcels;
- Closing dates;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser's financial ability to complete the transaction, including the method of financing.

## Deal Structure

The Vendor may consider a variety of deal structures with varied timing.

However, it is expected that offers will adhere to the following outline:

- A 5% refundable deposit, due within three banking days of mutual acceptance of Letter of Intent;
- Purchaser's Due Diligence;
- Vendor requires a 90 day condition for closing process.

## Negotiations

Upon receipt of the Offers, Colliers will review with the intent of entering into negotiations with one or more parties and entering into a formal purchase and sale agreement as soon as possible thereafter.

At any time prior to entering into a Purchase and Sale Agreement, Colliers may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions.

The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all prospective purchasers at any time prior to accepting a Purchase and Sale Agreement without notice or liability. The Vendor reserves the right to accept or reject any offer and waive defects in any offer. The Vendor reserves the right to accept any offer regardless of price.

## Information

Further information regarding the opportunity is available via a digital data room. Access to the data room will be granted upon return of a signed confidentiality agreement which is available upon request.

## Pricing

This opportunity is offered on an unpriced basis.

## Vendor

All Offers should be addressed to Walton Global c/o Colliers International

## Exclusive Listing Agent

Offer submissions, requests for additional information and/or site visits should be directed to the attention of:

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