










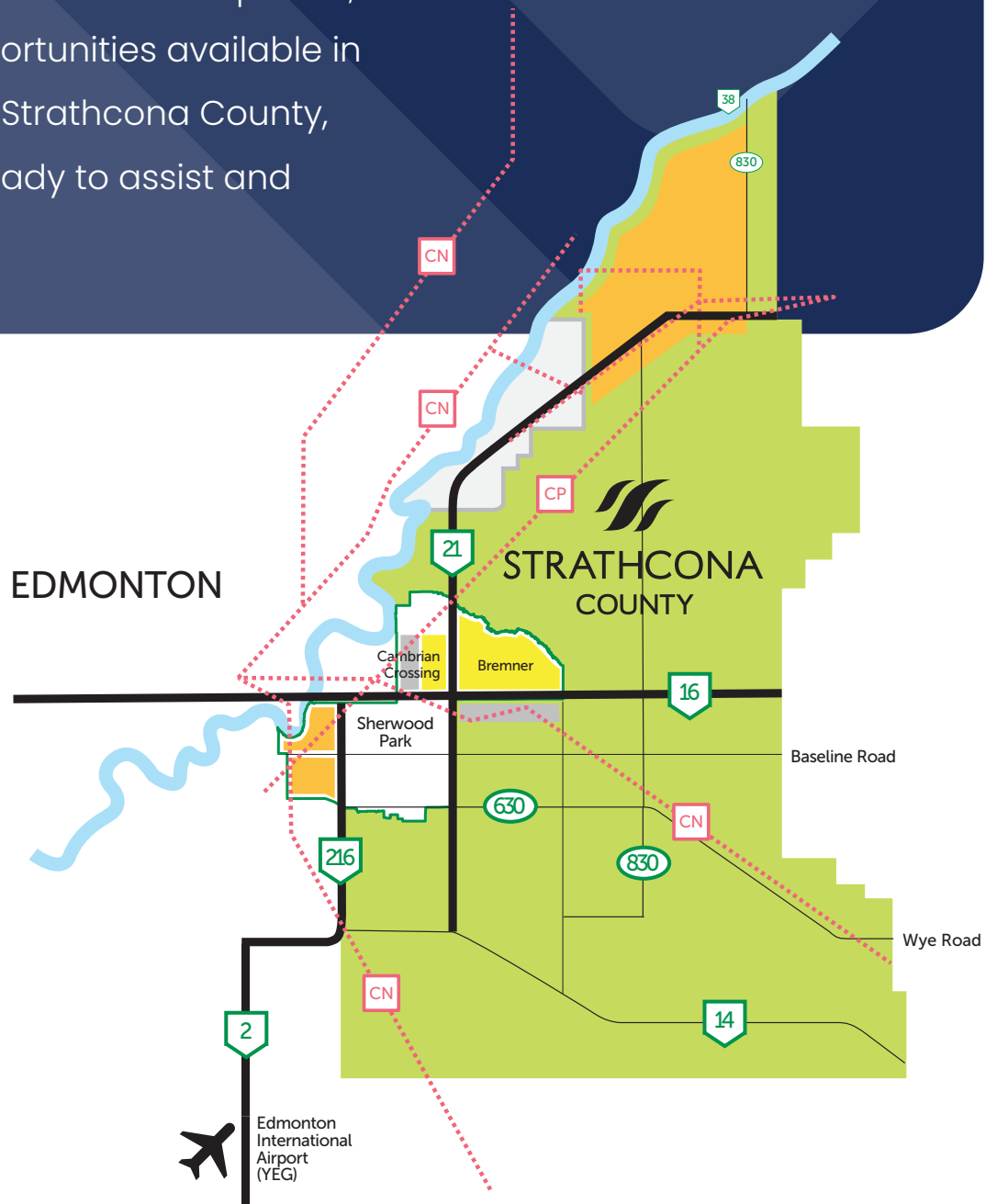


# Select prosperity. Select customer service.

There are many attractive retail, commercial and industrial development, and real estate opportunities available in Sherwood Park and Strathcona County, with local experts ready to assist and guide you.

**LEGEND**

-  Municipal boundaries
-  Provincial highways
-  Primary highways
-  Secondary highways
-  Other roads
-  Rail (CN/CPKC)
-  Ag/Rural
-  Urban
-  Industrial
-  Commercial/Residential growth areas
-  Light/Medium industrial growth areas





**1.5 million**

Market area population



**\$148,000** \*2020 Federal Census

Average household income



**\$6.7 billion**

Household spending power



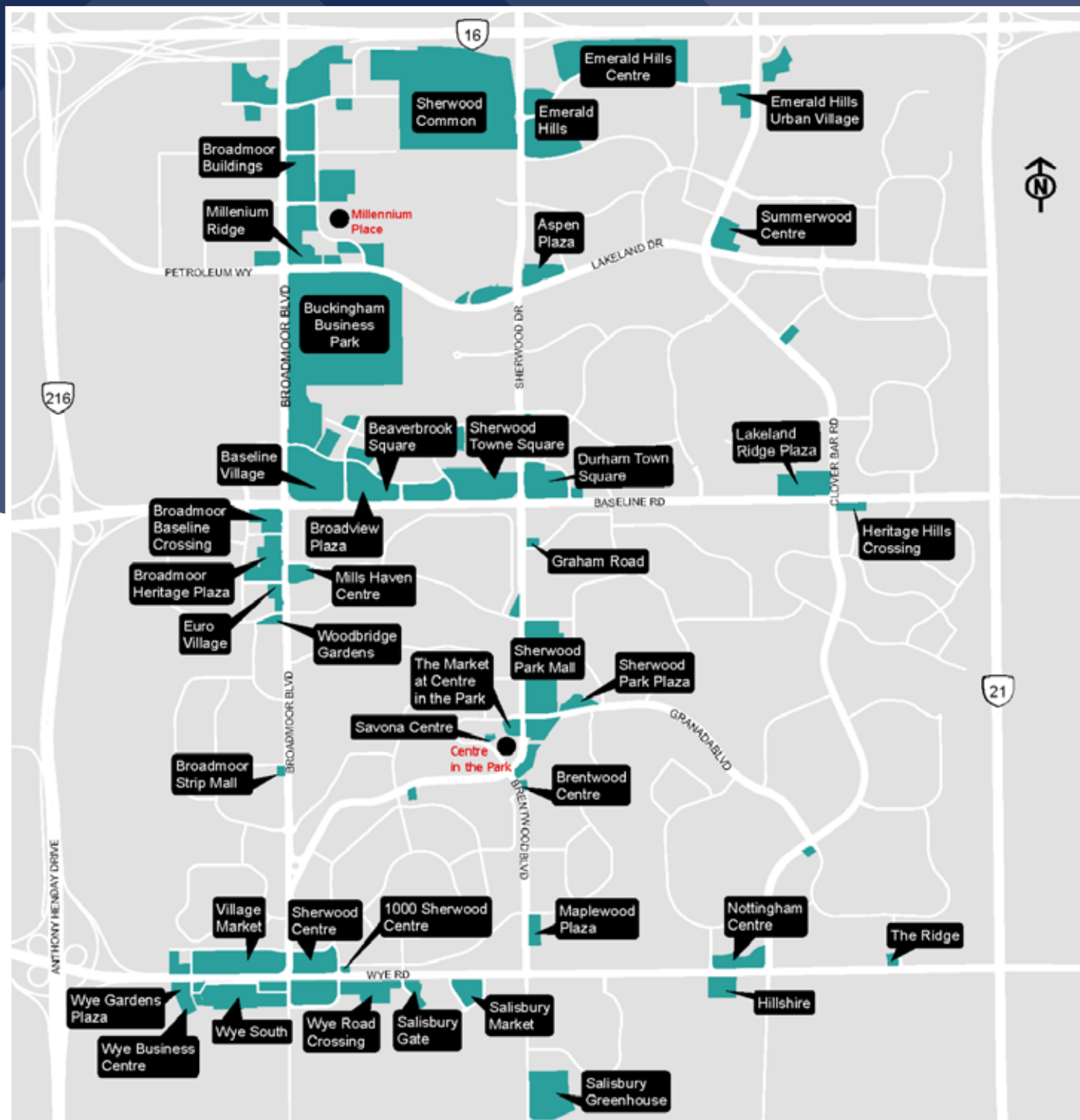
**100,362** \* 2022 Municipal Census

Population: Urban 73,000  
Rural 27,362

[selectstrathcona.com](http://selectstrathcona.com)

 STRATHCONA  
COUNTY

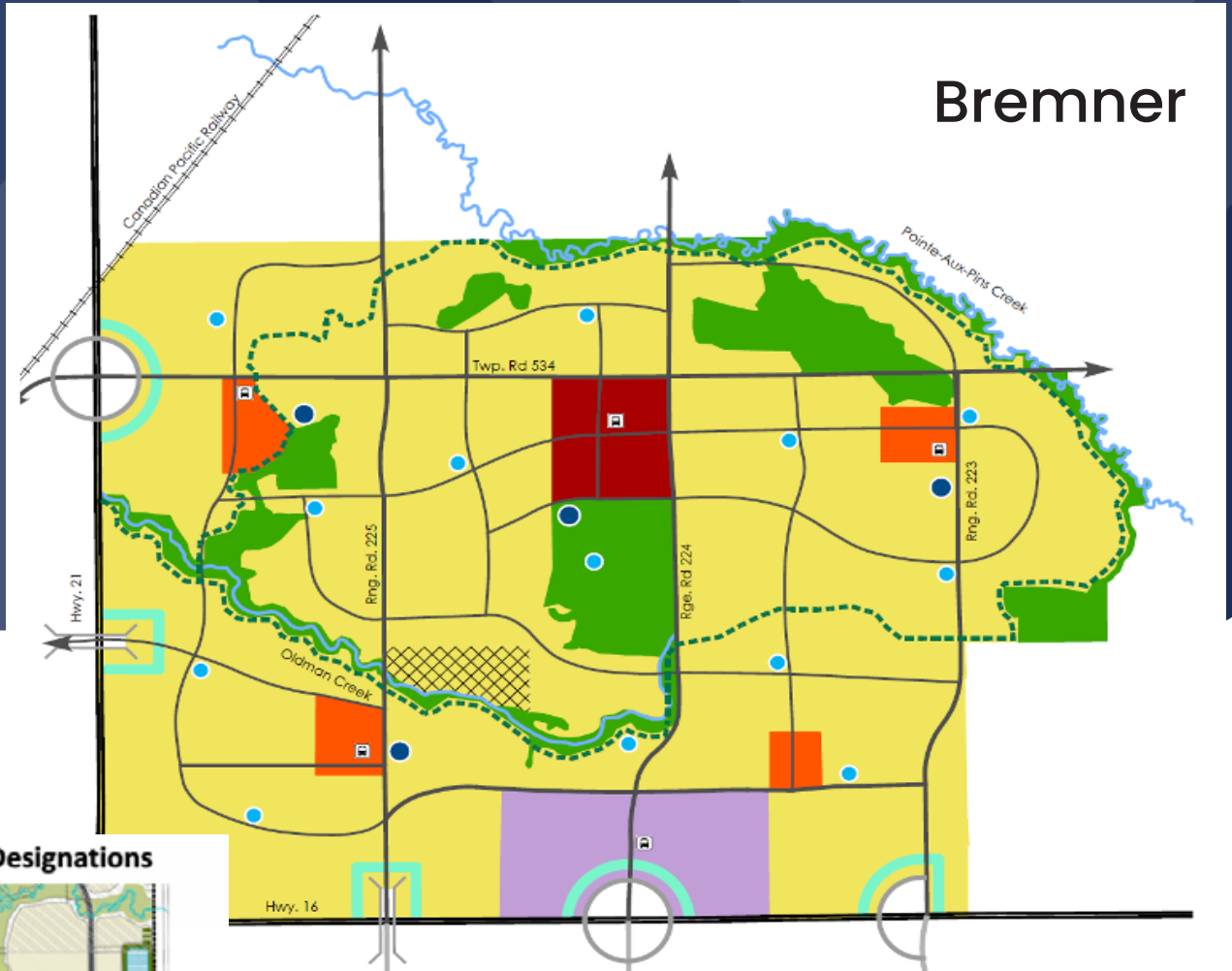
# Sherwood Park, Strathcona County



With over 40+ retail centres – accessible by Highway 16 (Yellowhead), Anthony Henday Drive, both CN and CP Rails, and a 10-minute drive to Edmonton – Your next investment opportunity is right here.

# Commercial/Residential growth areas

## Bremner



### Cambrian ASP Designations



Hwy 21

- Residential
- Medium Density Residential
- Business Employment
- Light Industrial
- Institutional
- Arterial Commercial
- Community Commercial

- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways
- Community Node Policy Area
  - Primary Community Node
  - Secondary Community Node
- Priority Wetlands, Uplands, and Open Space Policy Area
- Business Park Policy Area
- Major Open Space Corridor
- Neighbourhood Policy Area
- Existing Country Residential
- Village Centre Policy Area
- Town Centre Policy Area

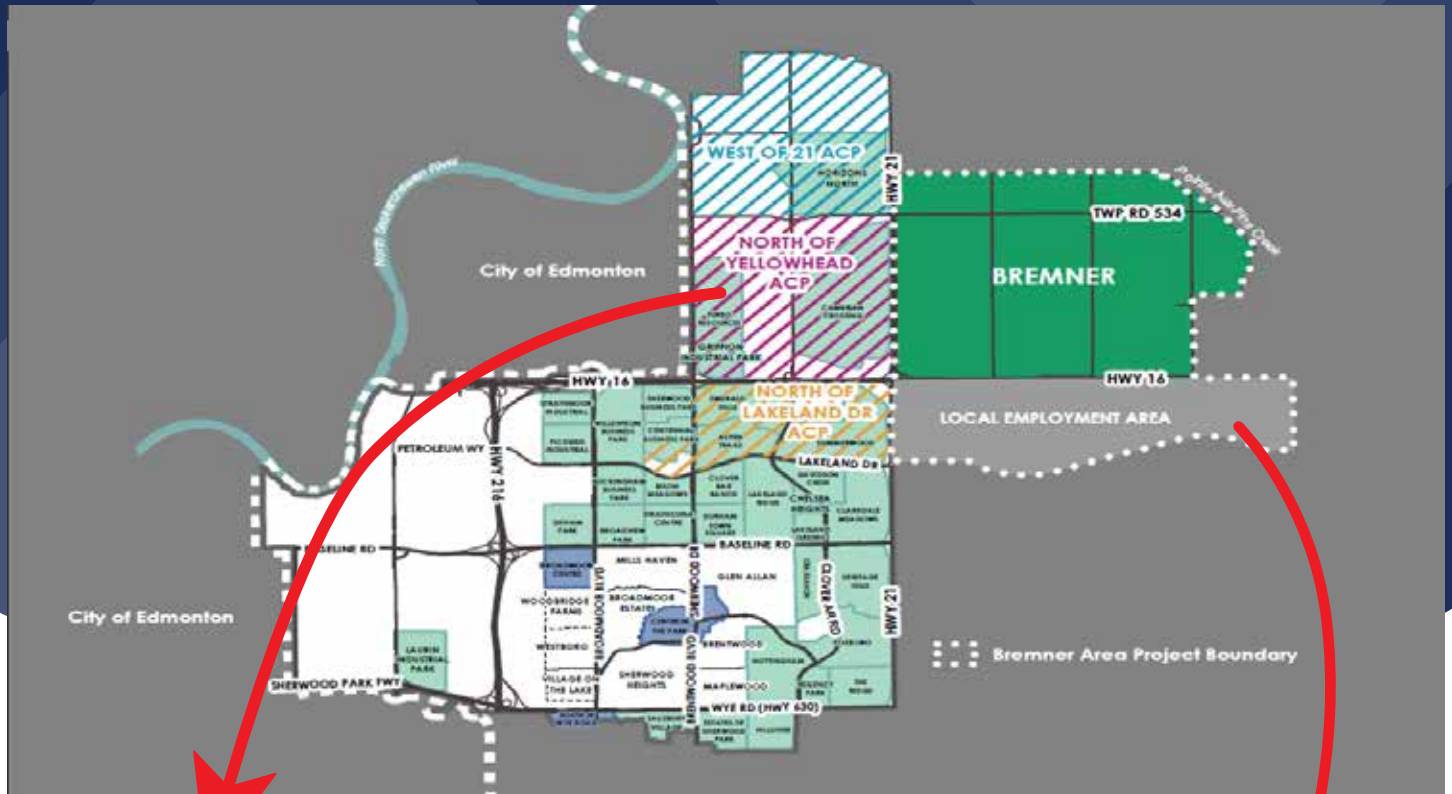
### Residential growth



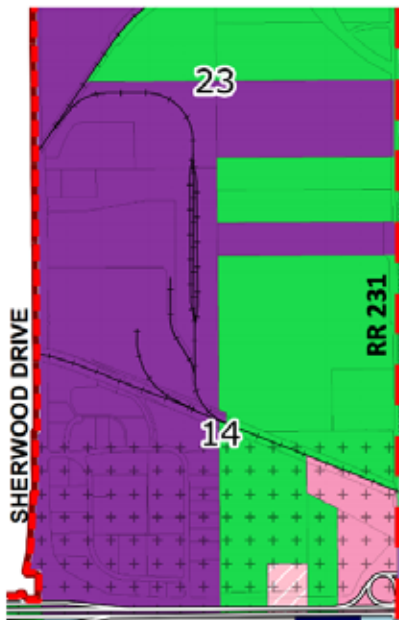
**100,000**

People in  
~40 years

# Light/Medium industrial growth areas



Current LUB Zoning



- IM Medium Industrial
- AD Agriculture: Future Development
- C3 Highway Commercial
- C1 Community Commercial

# Sherwood Park, Strathcona County



Centrally located and accessible in Alberta.



## Contact us today.



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