

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.





1.5 million

Market area population



\$165,000

*2024
Federal
Census

Average household income



\$6.7 billion

Household spending power



103,829*

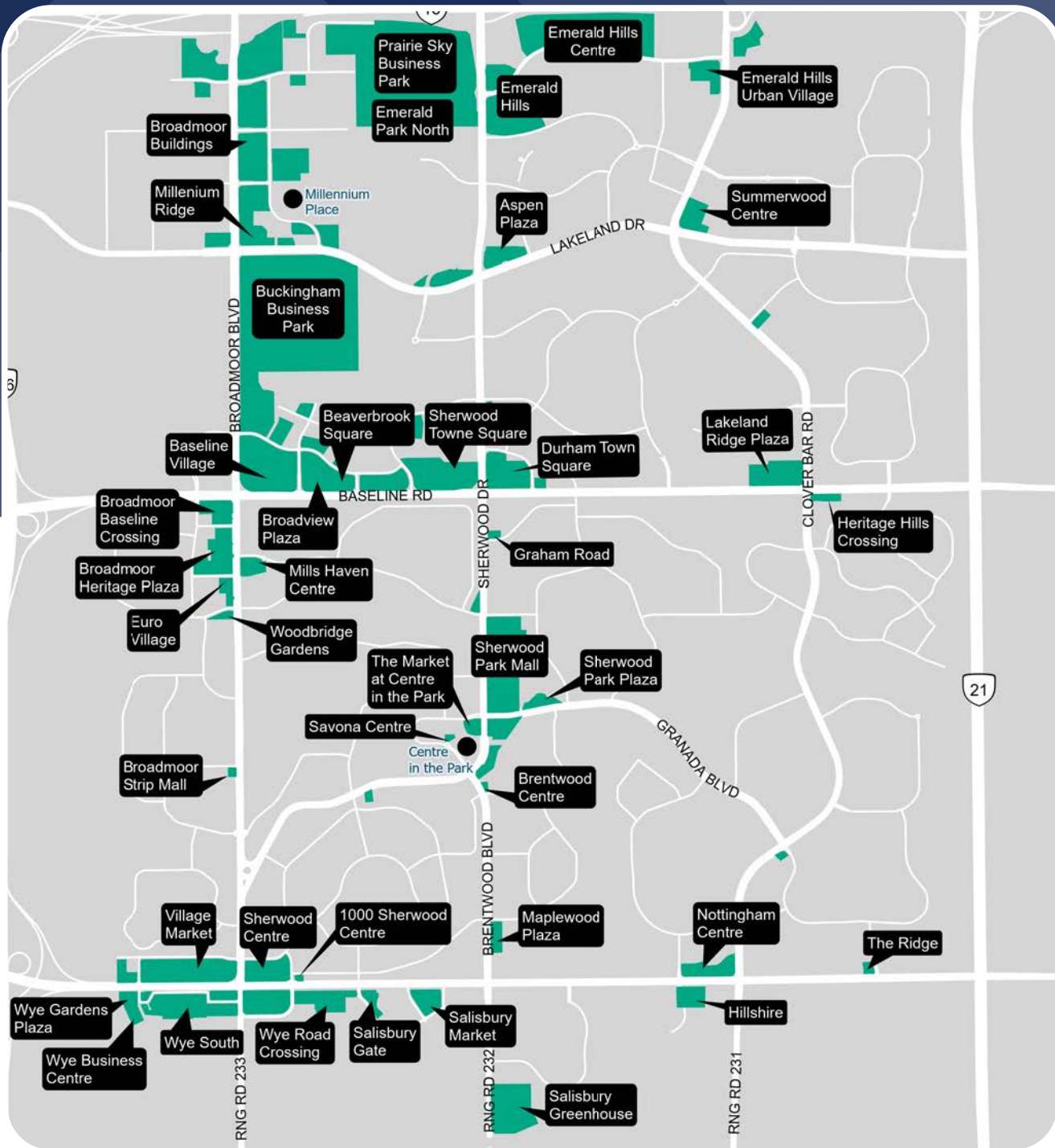
* 2024
Municipal
Census

Population

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 STRATHCONA
COUNTY

Sherwood Park, Strathcona County



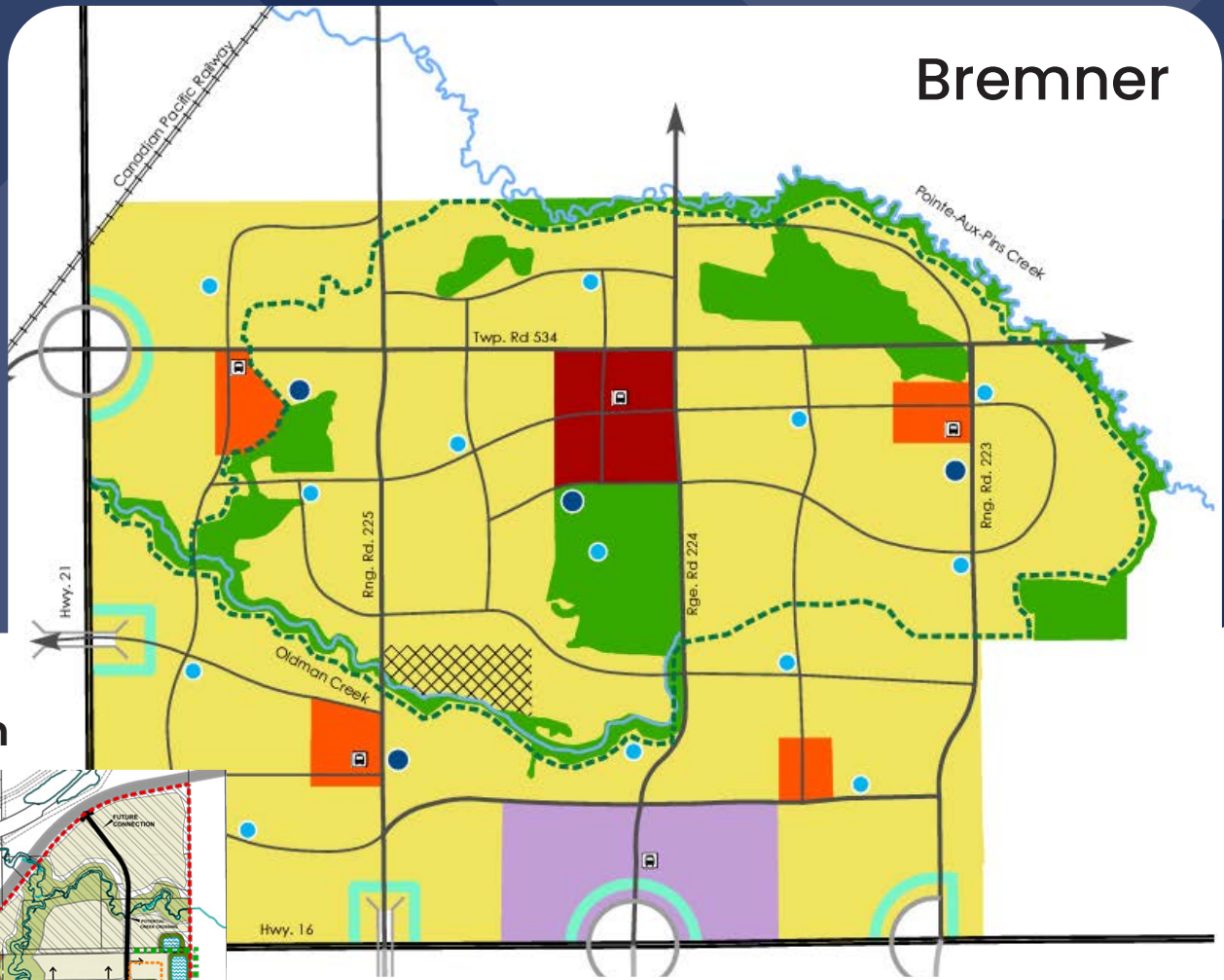
With over 40+ retail centres - accessible by Highway 16 (Yellowhead), Anthony Henday Drive, both CN and CPKC rails, and a 10-minute drive to Edmonton - Your next investment opportunity is right here.

selectstrathcona.com

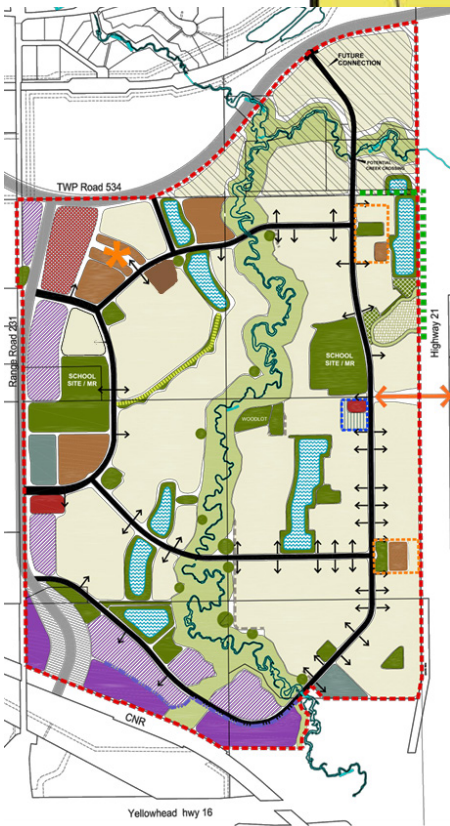
 STRATHCONA
COUNTY

Commercial/Residential growth areas

Bremner



Cambrian



- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways
- Community Node Policy Area
 - Primary Community Node
 - Secondary Community Node
- Business Park Policy Area
- Environmental Features Policy Area
- Major Open Space Corridor/ Eco-Trail
- Neighbourhood Policy Area
- Existing Country Residential
- Village Centre Policy Area
- Town Centre Policy Area

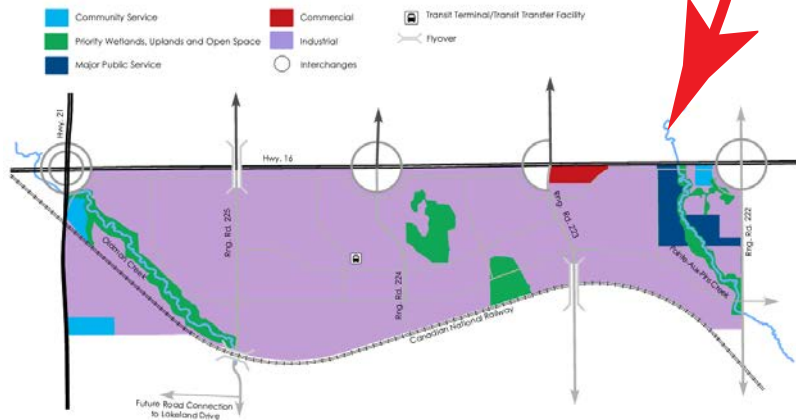
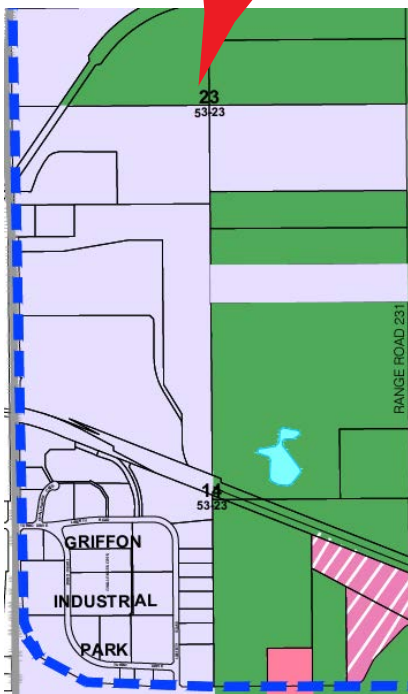
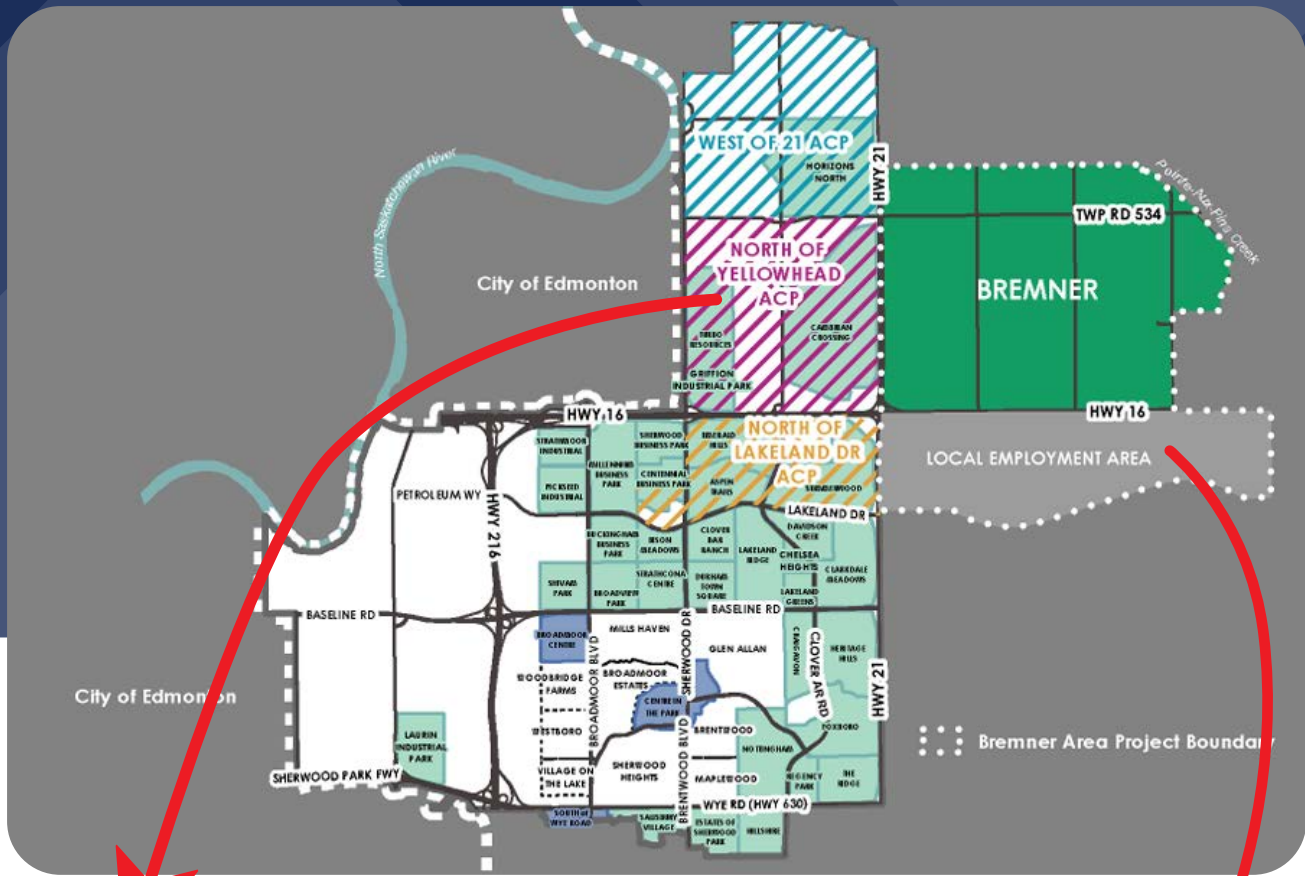
Residential growth



100,000

People in
~40 years

Light/Medium industrial growth areas



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

Sherwood Park, Strathcona County

Centrally located and accessible in Alberta.



Contact us today.



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