FOR SALE

MIRIGAL

Veterans Way, Fort Saskatchewan

+/- 4.26 ACRE MULTI-FAMILY DEVELOPMENT OPPORTUNITY



LANDREX

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200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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kyle@landrex.com

ABOUT MIRIGAL

Mirigal offers +/- 4.26 acres of vacant land on Veterans Way in Fort Saskatchewan. Landrex has acquired 160 acres immediately south of its established Windsor Pointe neighbourhood in Fort Saskatchewan. The Mirigal project has now completed the Area Structure Plan (ASP) and is moving ahead with servicing for Stage 1, which will include single-family and townhome lots, along with a prominent commercial site fronting Veterans Way (Highway 21).

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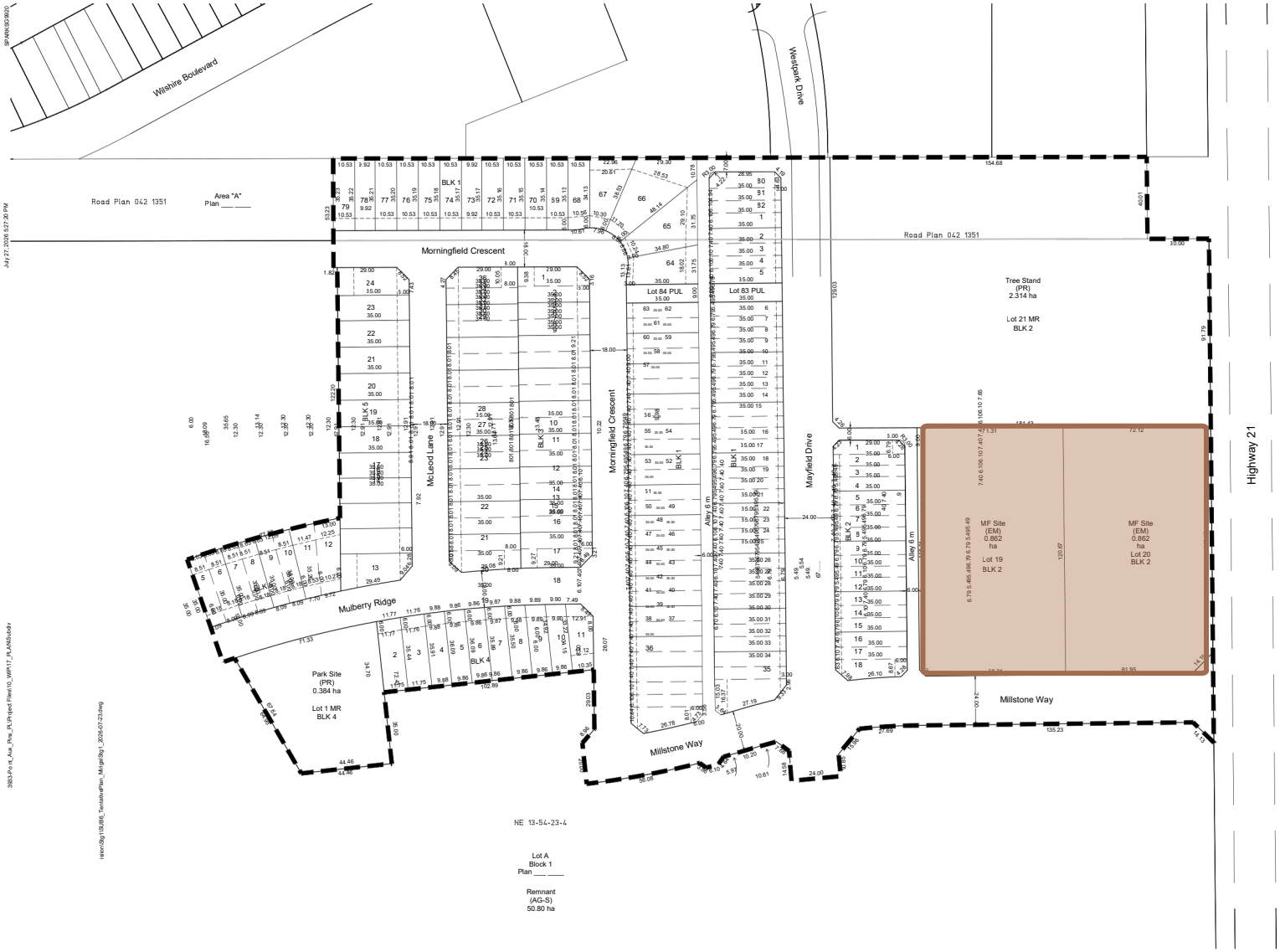
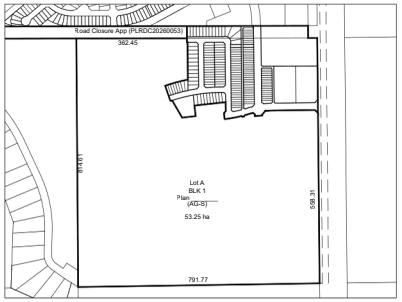
MARKET SNAPSHOT

30,575	11.0%	54,660	$139,360	25,370
POPULATION I 2025	5-YEAR POPULATION GROWTH	REGIONAL TRADE AREA POPULATION	MEDIAN FAMILY INCOME	VEHICLES PER DAY





REMNANT LOT

LAND USE SUMMARY			
GROSS HECTARES			67.180 ha
NE 13-54-23-4	64.700	ha	
Road Plan 042 1351 Road Closure (Application PLRDC20260053)	2.480	ha	
EXCEPTING THEREOUT TOTAL			0.000 ha
EXCEPTNG THEREOUT (TITLE)			0.000 ha
EXCEPTING THEREOUT (SUBMITTED)			0.000 ha
GROSS DEVELOPABLE AREA			67.180 ha
PROPOSED APPLICATION			12.359 ha
RESIDENTIAL			6.624 ha
56 (EM) Multi-Attached Street Oriented	1.282	ha	
4 (EM) Multi-Attached housing	0.103	ha	
68 (EM) Semi-Detached	1.897	ha	
38 (EM) Single Detached	1.618	ha	
2 (EM) MF Site East Mirigal Special District	1.724	ha	
CIRCULATION			3.038 ha
Local Roads (18 m)	1.292	ha	
Enhanced Local Roads (20 m)	0.210	ha	
Collector (24 m)	1.187	ha	
Alley (6-7 m)	0.286	ha	
Walkway /PUL (9 m)	0.063	ha	
MUNICIPAL RESERVE			2.698 ha
2 (PR) Parks & Recreation District	2.699	ha	
REMNANT			54.821 ha

Note: Road Names are Proposed

* FROM TITLE SEARCHES DATEDJANUARY 28, 2026
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

ARCADIS
ARCADIS PROFESSIONAL SERVICES(CANADA) INC
arcadis.com
300 – 10120 103 Avenue
Edmonton AB T5J 3R6 Canada
tel 780 428 4000

MIRIGAL STAGE 1
Proposed SubdivisionApplication

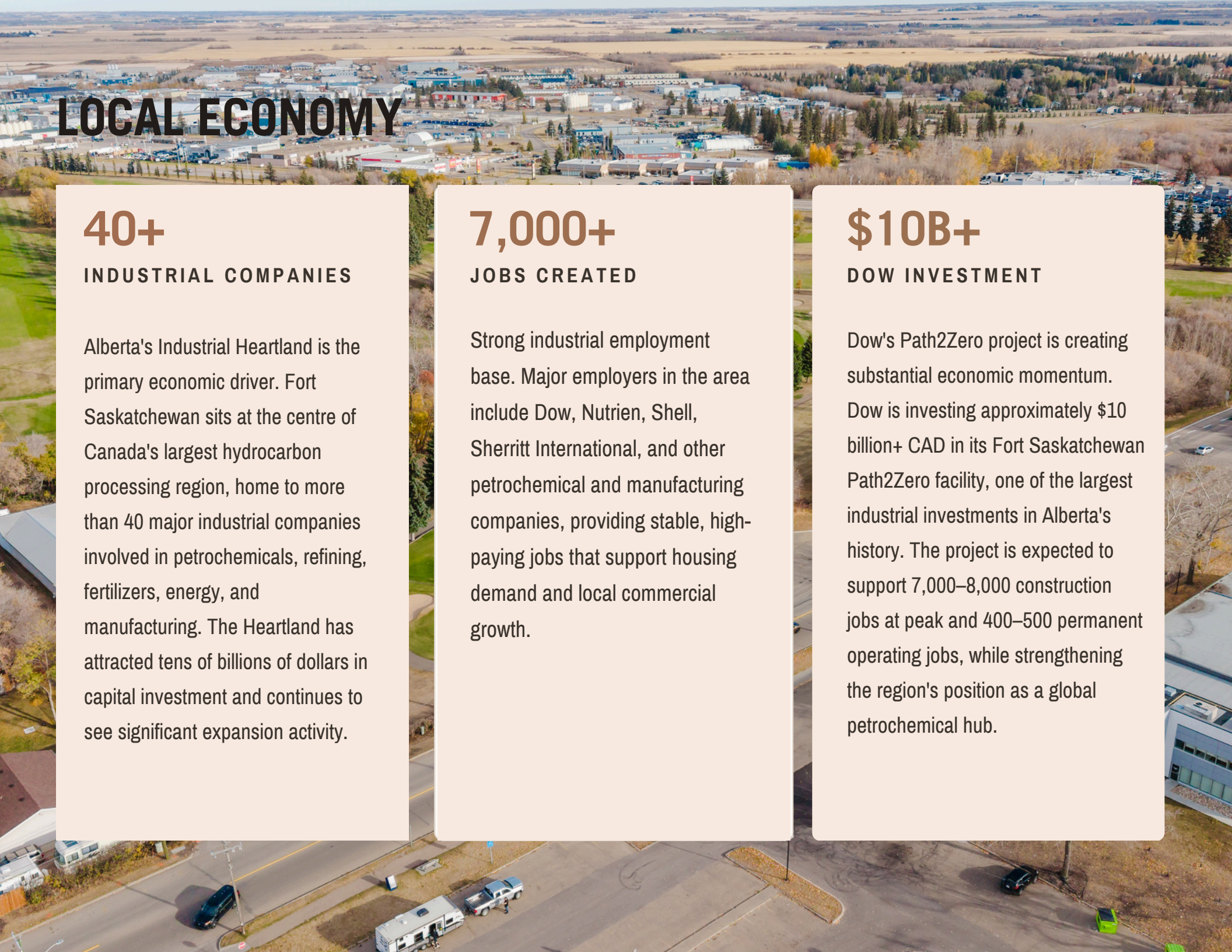
City of Fort Saskatchewan

Part of NE 13-54-23-4 & Road Closure
Plan 042 1351 (PLRDC20260053)

NO.	DATE	DESCRIPTION	BY	APRVD
6	17 JULY 2026	RE-SUBMITTED TO CITY OF FORT SASKATCHEWAN	LH	LH
5	09 JUNE 2026	RE-SUBMITTED TO CITY OF FORT SASKATCHEWAN	LH	LH
4	14 MAY 2026	RE-SUBMITTED TO CITY OF FORT SASKATCHEWAN	LH	LH
3	25 MARCH 2026	RE-SUBMITTED TO CITY OF FORT SASKATCHEWAN	LH	LH
2	27 FEBRUARY 2026	RE-SUBMITTED TO CITY OF FORT SASKATCHEWAN	CP	LH
1	27 JANUARY 2026	SUBDIVISION SUBMITTED TOMIRIGAL STAGE 1	LH	LH

DATE: July 27, 2026
DESIGNED BY: CP/GS
DRAWN BY: CP/GS
CHECKED BY: LH
SCALE: 1:2000
JOB NUMBER: 30273933

SITE PLAN



LOCAL ECONOMY

40+

INDUSTRIAL COMPANIES

Alberta's Industrial Heartland is the primary economic driver. Fort Saskatchewan sits at the centre of Canada's largest hydrocarbon processing region, home to more than 40 major industrial companies involved in petrochemicals, refining, fertilizers, energy, and manufacturing. The Heartland has attracted tens of billions of dollars in capital investment and continues to see significant expansion activity.

7,000+

JOBS CREATED

Strong industrial employment base. Major employers in the area include Dow, Nutrien, Shell, Sherritt International, and other petrochemical and manufacturing companies, providing stable, high-paying jobs that support housing demand and local commercial growth.

$10B+

DOW INVESTMENT

Dow's Path2Zero project is creating substantial economic momentum. Dow is investing approximately $10 billion+ CAD in its Fort Saskatchewan Path2Zero facility, one of the largest industrial investments in Alberta's history. The project is expected to support 7,000–8,000 construction jobs at peak and 400–500 permanent operating jobs, while strengthening the region's position as a global petrochemical hub.


VETERANS WAY & SOUTHFORT BLVD
KAL TIRE
COBS
Scotiabank
WINNERS
Little Caesars
GoodLife FITNESS
Walmart
SAFEWAY
edo japan
Staples
FRESON BROS.
Rexall
Shell
SOUTHFORT BLVD
Esso
Tim Hortons
PETRO-CANADA
A&W
McDonald's
windsor pointe
VETERANS WAY

AERIAL

GET IN TOUCH

For additional information on the Mirigal multifamily opportunity, including site details, servicing timelines and development considerations, please contact our team.

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