

MLS# A2343478

80 acres of commercial possibility

Highway 22 (Cowboy Trail) / Sundre, Alberta



A gateway location for business

An approximately 80-acre parcel within the Town of Sundre, with the potential for a travel centre and complimentary commercial uses serving residents, regional industry and Alberta's West Country.

~0.8 km

Highway 22 frontage

~80 acres

Commercial opportunity

~321 acres

Broader draft master plan



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The land and its setting

A large commercial footprint within a planned growth area

Site particulars

Legal description: NW9-33-5W5
Approximately 80 acres identified for commercial
Current zoning: Urban Reserve
Broader Sundre Hills draft ASP: approximately 321 acres

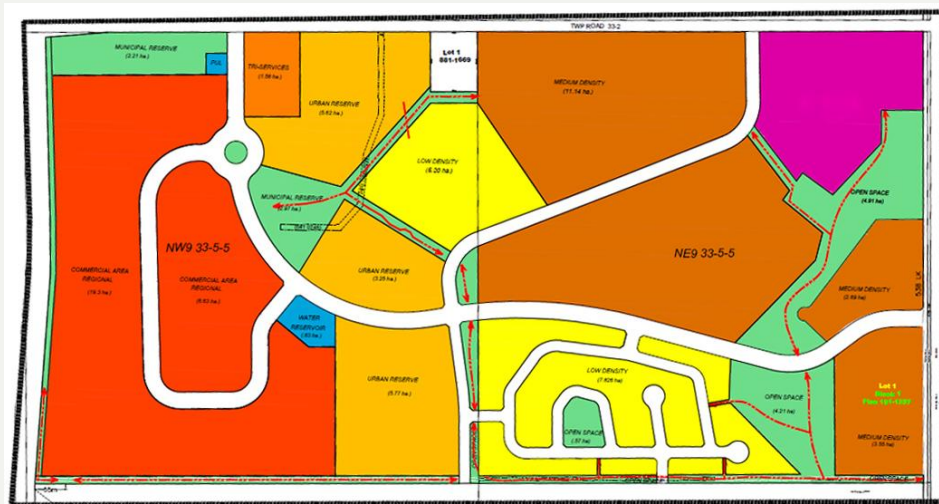
Frontage and services

Highway 22 frontage to the west, approximately ½ mile (0.8 km)
Township Road 332 frontage to the north
Fibre optics on the south boundary
Power and natural gas to the north
Sundre's highest elevation.

Full NW quarter (151.44 acres) available for purchase (A2343479)

Planning status matters

Commercial development, access, servicing capacity and subdivision require confirmation. The draft ASP is a planning vision, not an approval of the illustrated uses.



Draft Sundre Hills land-use concept

The red area in the source plans identifies the commercial opportunity. The 80-acre mock-up on the next page illustrates a possible mix of uses within that opportunity, not a surveyed site plan.

Why this location

Exposure to north- and southbound traffic, a municipal setting, regional highway connections and space for phased development.

A broader commercial destination



Travel centre

Fuel and truck amenities for regional industry and West Country travellers.

AG dealer & service

Equipment sales, parts and service for agricultural producers.

RV dealer & service

Sales, servicing and support for regional owners and visitors.

Clothing & shoes

Retailers serving everyday shopping needs in Sundre and the surrounding area.

Salon & spa

Personal care and wellness services for local customers.

Pet services

Pet care, grooming and related services.

Local business needs

The marketing team identifies a strong need for these services in Sundre. This concept brings them together with highway-oriented uses on one commercial site.

Conceptual mock-up only. Building locations, roads, tenant mix and parcel boundaries are illustrative and subject to planning, servicing, market demand and approvals.

The travel centre option

West Country Regional Travel Centre

One potential component of the 80-acre parcel, with space to phase complimentary uses as demand develops.



Travel centre concept. Illustrative only.

Fuel, fleets and drivers

- High-volume fuel, high-flow diesel and DEF
- Fleet fuelling and card services
- Secure truck parking and light maintenance
- Driver showers, lounge, laundry and Wi-Fi
- Business services and convenience retail

Travellers and hospitality

- RV fuel, parking and overnight options
- EV charging and family amenities
- Quick-service dining, coffee and grab-and-go
- Full-service dining and local partnerships
- Hotel or extended stay
- Recreation supplies and pet amenities

01 Establish the core

Fuel, convenience store, restaurant and truck parking.

02 Expand amenities

Hotel, more dining, EV charging expansion and fleet services.

03 Broaden the destination

Additional commercial uses, hospitality and supporting retail.

A diverse base of potential customers



A working and touring corridor

Highway 22, Alberta's Cowboy Trail, connects regional communities, commercial transport and recreation. The source identifies it as part of Alberta's High Load Corridor positions Sundre as a gateway to the West Country.

Customers today

- Commercial trucking and fleets
- Agricultural producers
- Forestry and energy contractors
- Construction companies
- RV travelers, tourists and recreation users
- Residents and regional commuters

Seasonal activity

Spring: agriculture, construction and tourism starts.

Summer: camping, RV travel, tourism and forestry.

Fall: harvest, hunting, transport and tourism.

Winter: forestry, energy, local traffic, snowmobiling and ice fishing.



Longer-term growth potential

The draft Sundre Hills ASP envisages residential, highway commercial, urban reserve and future employment areas. The source also identifies future professional/corporate development.

A site to shape around your business

Highway exposure. Flexible development. Room to grow.

The investment case

Approximately ½ mile of highway frontage supports visibility and brand presence. A municipal location, a diverse regional economy and access to tourism markets create a platform for a phased commercial destination. Early involvement offers more influence over parcel configuration, facility design and future expansion.

Partners and operators

Suited to commercial developers, national or regional travel-centre operators, fuel companies, investment groups and hospitality partners, alongside retailers and service businesses. The team welcomes a long-term development approach that compliments existing local businesses.

Information and support available

Confidential site tours and available parcel configurations
Draft ASP documentation and development concepts
Town of Sundre and economic development introductions
Planning, due diligence, land assembly and phasing support

A place in Sundre's commercial future

With 80 acres and half a mile of Highway 22 frontage, the opportunity spans a travel centre, agricultural retail, outdoor recreation and household retail. Be part of Sundre's next chapter of commercial growth.



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