

**SE 15-72-5-W6 ..
Rural Grande Prairie No. 1, County of, Alberta****MLS # A2165260****\$2,850,000****Division:** Hawker Industrial Park**Lot Size:** 138.07 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 15-72-5-W6**Zoning:** AG**Water:** -**Sewer:** -**Utilities:** -

This expansive 138-acre AG-zoned property is a rare opportunity for future development, ideally positioned with unbeatable frontage along Highway 43. As part of an already approved Area Structure Plan (ASP), this land offers immense potential for investors and developers alike. With convenient access from Range Road 52 and proximity to the established Hawker Industrial Parks, this quarter section provides all the benefits of a large-scale property for the cost of a single lot. The infrastructure is already in the area, with municipal water, Telus fiber, Atco gas, and electricity services available on neighboring lots, saving time and money. Whether you're looking to develop or invest, this property is ready to move forward with significant sunk costs already invested. Don't miss out on this rare opportunity! Contact a Commercial Realtor® today to explore this prime development-ready land.