

**NE-14-72-5-W6 ..**  
**Rural Grande Prairie No. 1, County of, Alberta****MLS # A2165280****\$1,550,000****Division:** Hawker Industrial Park**Lot Size:** 159.00 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 14-72-5-W6**Zoning:** AG**Water:** Other**Sewer:** -**Utilities:** -

This 159-acre AG-zoned property is a rare investment opportunity, located just 4 minutes east of Grande Prairie on Range Road 51 and a quarter section from Highway 43. With an approved Area Structure Plan (ASP) and proximity to the Hawker Industrial Parks, this quarter offers immense potential for future development. Nearby infrastructure—including municipal water, Telus fiber, Atco gas, and electricity—reduces costs and accelerates timelines, making this property ideal for developers, investors and farmers alike. Don't miss out on this rare opportunity! Contact a Commercial Realtor<sup>®</sup> today to explore this prime development-ready land.