

**Portion of NW 34 College Drive
Brooks, Alberta****MLS # A2186504****\$2,068,000****Division:** NONE**Lot Size:** 41.36 Acres**Lot Feat:** See Remarks**By Town:** -**LLD:** 34-18-14-W4**Zoning:** DC**Water:** None**Sewer:** None**Utilities:** See Remarks

Prime 41.36 Acre Development Opportunity in Brooks Seize this exceptional opportunity to develop a 41.36 acre parcel of land, strategically located on the south side of Highway 1 in the vibrant City of Brooks. Boasting Direct Control (DC) zoning, this property offers unparalleled flexibility, allowing for a wide variety of residential and commercial uses at the discretion of the City of Brooks. Whether you envision a thriving mixed-use community, commercial hub, or diverse residential development, this parcel is poised to accommodate your vision. Ideally situated near key amenities, including the Francophone School &cole Le Ruisseau, Medicine Hat College (Brooks Campus), and the established Meadowbrook residential neighborhood, this property is primed for growth. With its close proximity to Highway 1, it offers excellent visibility and accessibility, making it an attractive option for developers and investors. The surrounding area is experiencing new growth, presenting a strong market for both residential and commercial developments. Residential opportunities include single family homes, multi-family complexes, or a combination of both to cater to the needs of this thriving community. Additionally, the potential for commercial development ensures the creation of a well rounded and sustainable space. Explore the flexibility of Direct Control zoning and review the land use bylaw available in the supplement section of the listing for more details. Don't miss out on this rare chance to shape the future of Brooks in a prime and expanding location!