

NW 14-72-5-W6 ..**MLS # A2165275****Rural Grande Prairie No. 1, County of, Alberta****\$1,550,000****Division:** Hawker Industrial Park**Lot Size:** 127.11 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 14-72-5-W6**Zoning:** AG**Water:** None**Sewer:** -**Utilities:** -

This expansive 127-acre AG-zoned property presents a rare opportunity for future development, ideally located just four minutes east of Grande Prairie with convenient access from Range Road 51 or 52 and unparalleled proximity to Highway 43. As part of an approved Area Structure Plan (ASP), this land features a paved road through the quarter and offers immense potential for investors and developers. Its close proximity to the established Hawker Industrial Parks combines the advantages of a large-scale property with the affordability of a single lot. Nearby infrastructure, including municipal water, Telus fiber, Atco gas, and electricity services on neighboring quarters, reduces costs and streamlines development. With significant sunk costs already invested, this property is ready for immediate progress. Don't miss this exceptional opportunity—contact a Commercial Realtor® today to learn more about this prime development-ready land.