

# \$2,068,000 - Portion Of Nw 34 College Drive, Brooks

MLS® #A2186504

**\$2,068,000**

0 Bedroom, 0.00 Bathroom,  
Land on 41.36 Acres

NONE, Brooks, Alberta

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 École 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. Donâ€™t miss out on this rare chance to shape the future of Brooks in a prime and expanding location!

Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2186504        |
| Price     | \$2,068,000     |
| Bathrooms | 0.00            |
| Acres     | 41.36           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | Portion Of Nw 34 College Drive |
| Subdivision | NONE                           |
| City        | Brooks                         |
| County      | Brooks                         |
| Province    | Alberta                        |
| Postal Code | T1R 1C8                        |

Amenities

|           |             |
|-----------|-------------|
| Utilities | See Remarks |
|-----------|-------------|

Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

School Information

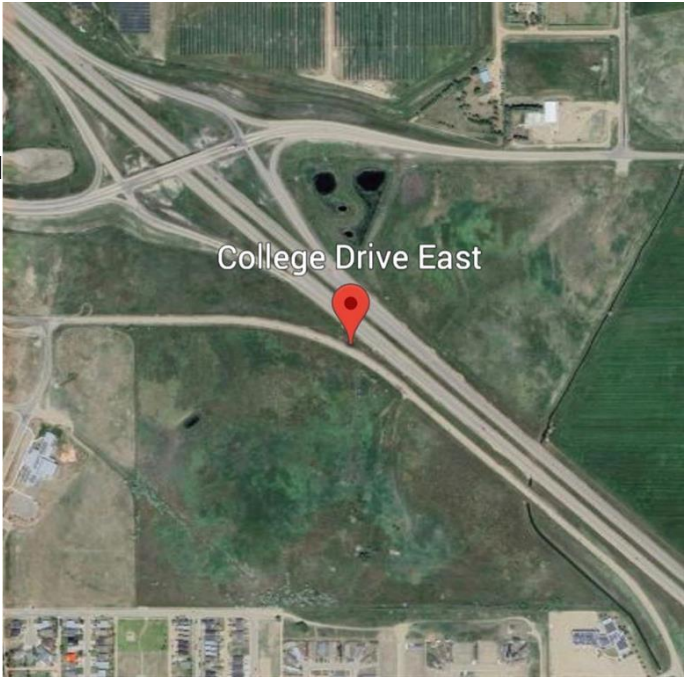
|          |                                    |
|----------|------------------------------------|
| District | Grasslands Regional Division No. 6 |
|----------|------------------------------------|

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 283               |



|                        |                             |
|------------------------|-----------------------------|
| Zoning                 | DC                          |
| <b>Listing Details</b> |                             |
| Listing Office         | Royal LePage Community Real |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.