

# \$2,064,300 - Portion Of Ne 33 College Drive, Brooks

MLS® #A2186515

**\$2,064,300**

0 Bedroom, 0.00 Bathroom,  
Land on 29.49 Acres

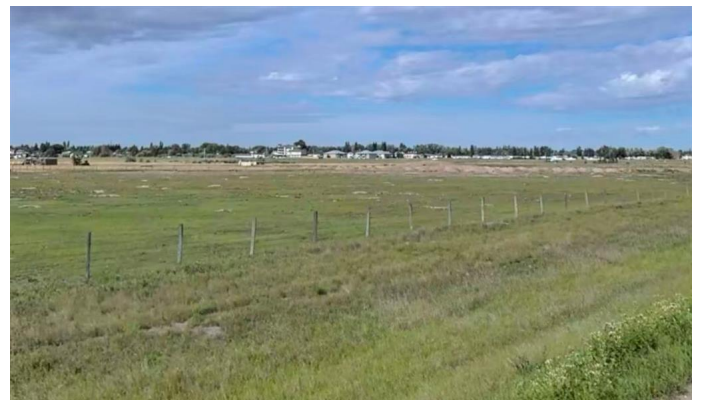
NONE, Brooks, Alberta

Prime 29.49 Acre Development Opportunity in  
Brooks

Seize this exceptional opportunity to develop an 29.49 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.

City of Brooks sewer lines run through this parcel with additional utilities available nearby. 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® #	A2186515
Price	\$2,064,300
Bathrooms	0.00
Acres	29.49
Type	Land
Sub-Type	Commercial Land
Status	Active

**Community Information**

Address	Portion Of Ne 33 College Drive
Subdivision	NONE
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1C8

**Amenities**

Utilities	None
-----------	------

**Exterior**

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

**School Information**

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

**Additional Information**

Date Listed	January 7th, 2025
-------------	-------------------

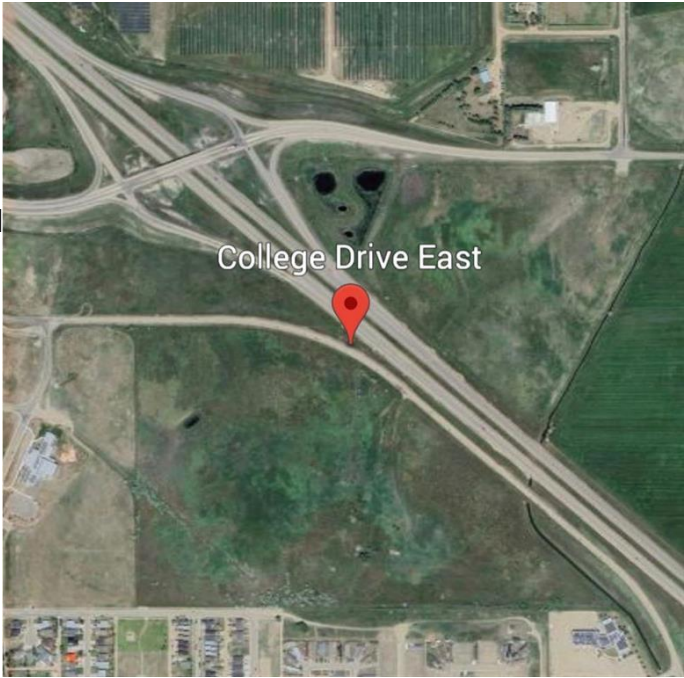
Days on Market203

ZoningDC

Listing Details

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.