

# VACANT LOTS INVENTORY

---

January 2023

# ASPEN RIDGE




Vacant Lots

ANALYSIS	2023
Total Lots	94
Vacant Lots <ul style="list-style-type: none"> <li>R2</li> <li>R1B</li> </ul>	23 <div>15</div> <div>8</div>
Ownership	All vacant lots are owned by the subdivision developer.
Listing	0

# Creekside Estates



ANALYSIS	2023
Total Lots	106
Vacant Lots	19 R1B
Ownership	All vacant lots are owned by private entities. The City of Cold Lake owns one vacant lot.
Listing	4 lots listed for sale at \$85,000 each.

Vacant Lots 



# Lakeridge



Vacant Lots

ANALYSIS	2023
Total Lots	7
Vacant Lots	6 R1A
Ownership	All vacant lots are owned by the subdivision developer.
Listing	5 lots listed at \$95,000 and 1 at \$105,000

# Lakewood Estates

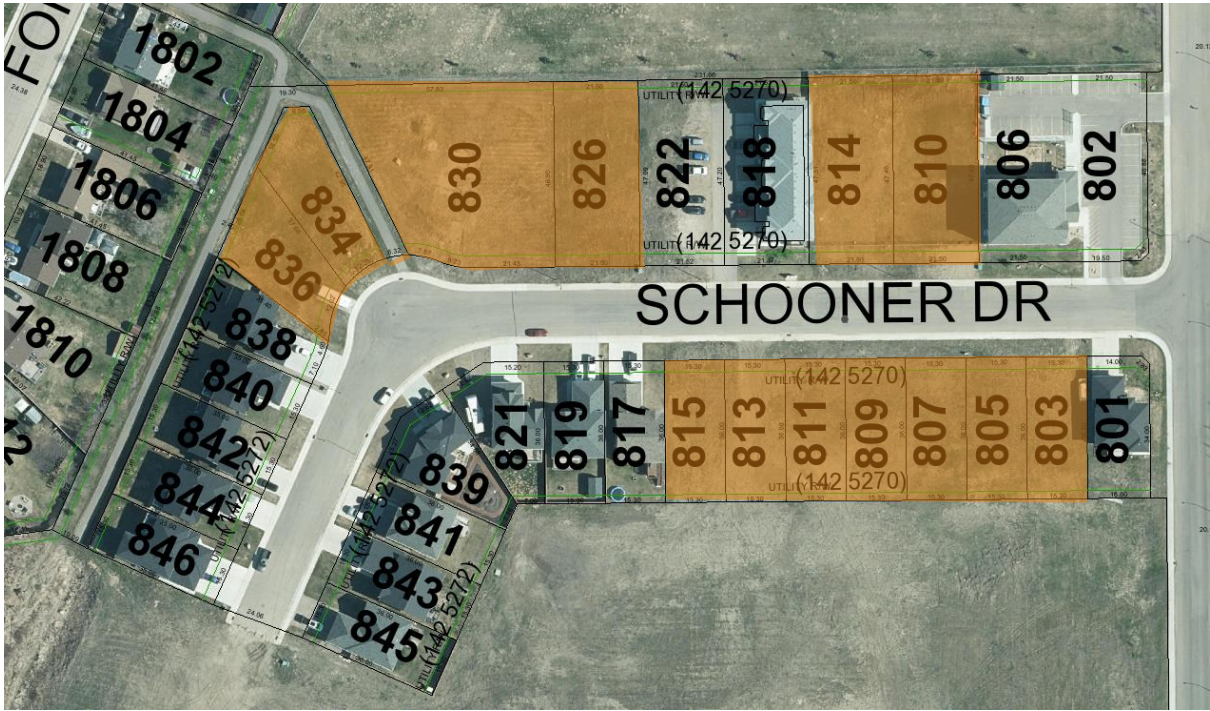



Vacant Lots 

ANALYSIS	2023
Total Lots	71
Vacant Lots <ul style="list-style-type: none"> <li>R1A</li> <li>R1B</li> </ul>	18 <ul style="list-style-type: none"> <li>8</li> <li>10</li> </ul>
Ownership	10 lots are owned by the subdivision developer. 8 Lots privately owned.
Listing	0



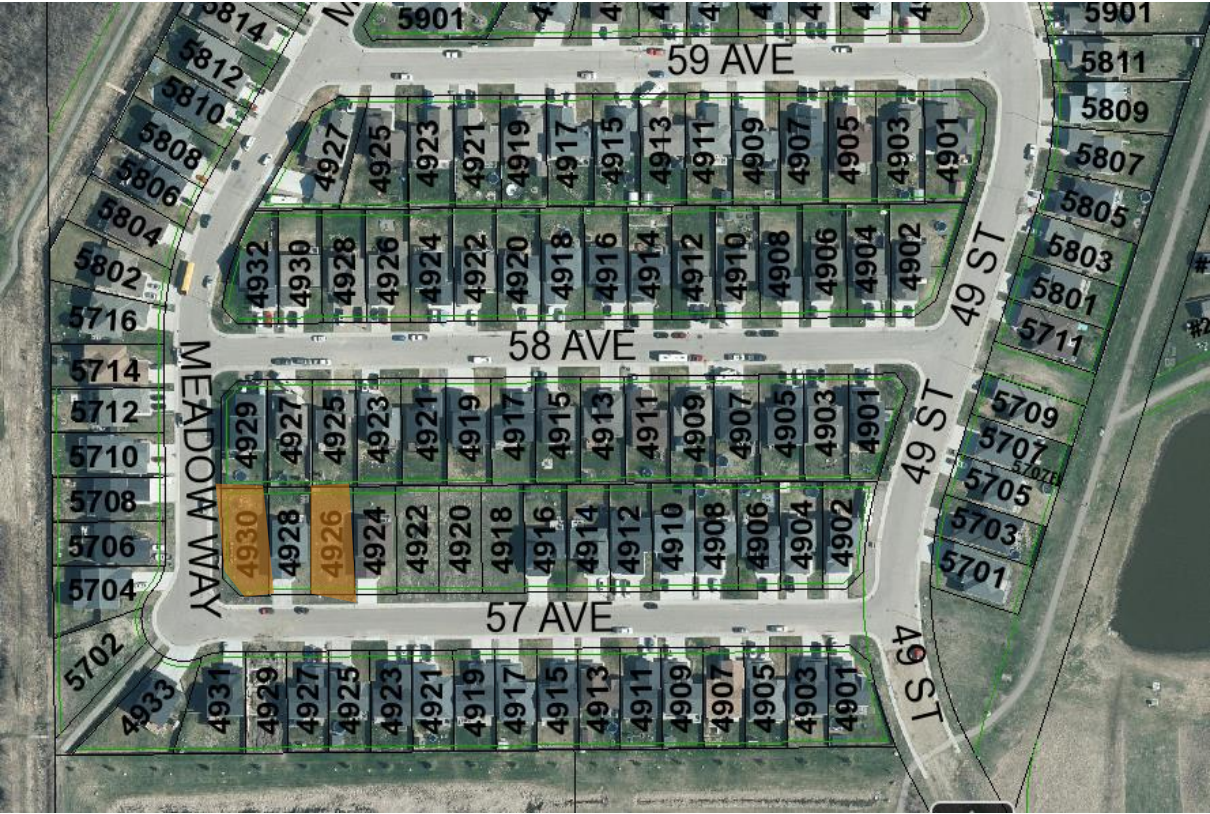
# Lefebvre



Vacant Lots 

ANALYSIS	2023
Total Lots	30
Vacant Lots <ul style="list-style-type: none"> <li>R1B</li> <li>R3</li> </ul>	13 <div>9</div> <div>4</div>
Owner	8 lots are owned by the developer. 5 owned by private parties.
Listing	1 listed at \$ 95000

# Meadows



Vacant Lots 


ANALYSIS	2023
Total Lots	82
Vacant Lots	2 R1B
Ownership	Private
Listing	0



# Nelson Heights

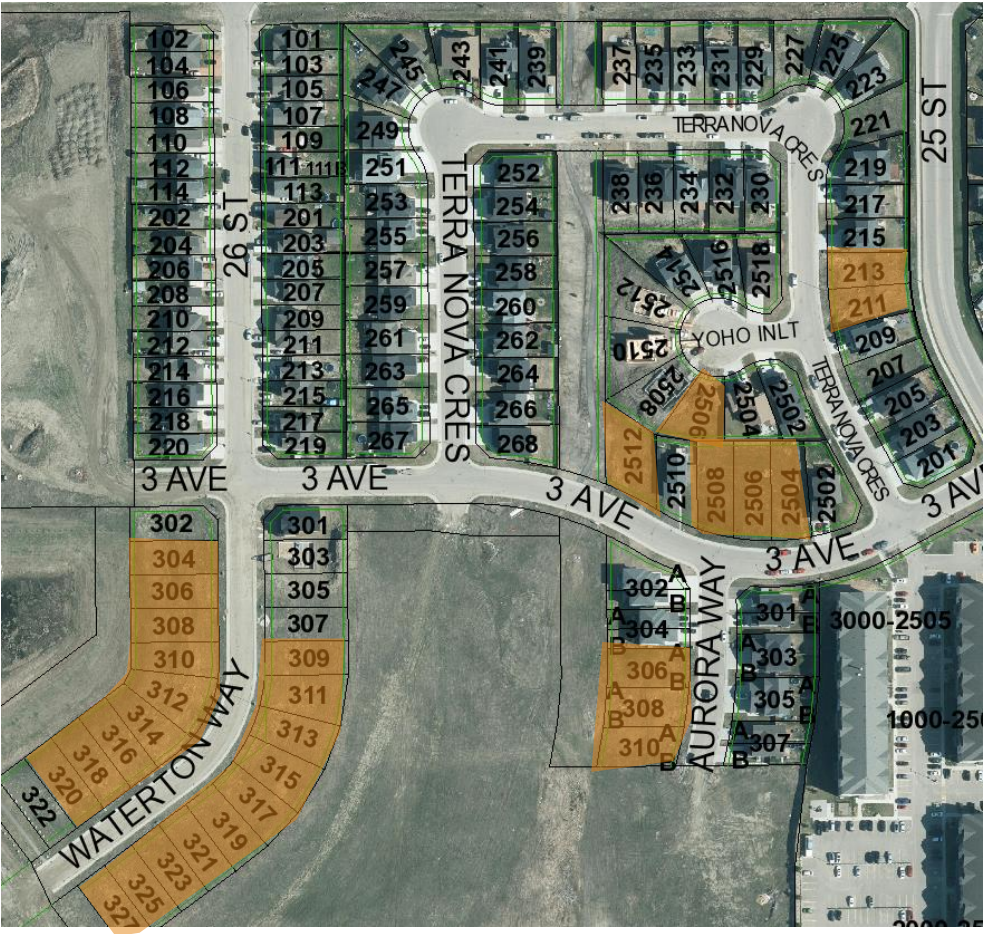


ANALYSIS	2023
Total Lots	26
Vacant lots	4 R1A
Ownership	Private
Listing	0

Vacant Lots 



# Parkview



Vacant Lots 

ANALYSIS	2023
Total Lots	97
Vacant Lots <ul style="list-style-type: none"> <li>R1B</li> <li>R2</li> </ul>	29 <div>26</div> <div>3</div>
Ownership	9 lots owned by the subdivision developer. 20 owned by private parties.
Listing	0

# Tri City

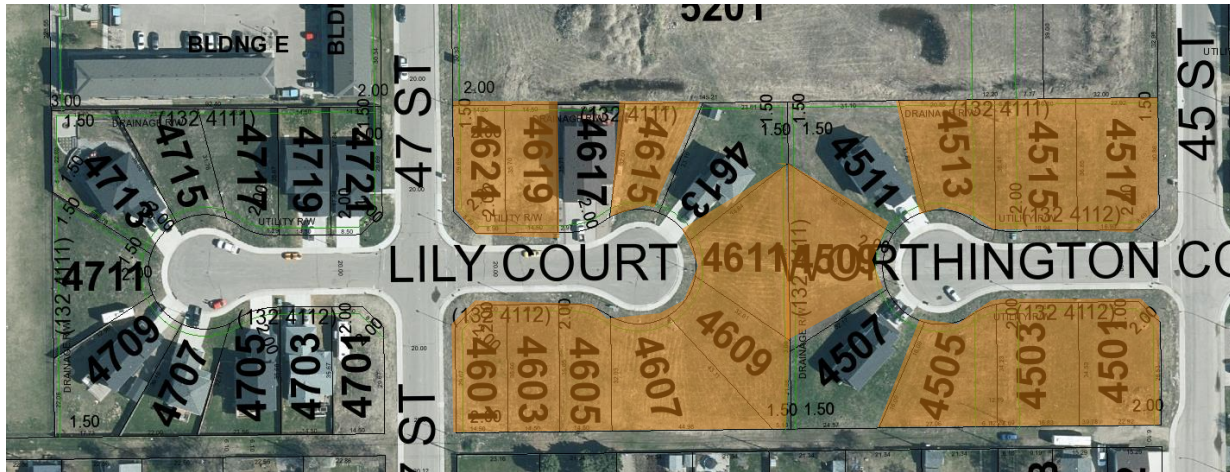


Vacant Lots 

ANALYSIS	2023
Total lots	<b>103</b>
Vacant lots <ul style="list-style-type: none"> <li>• R1B</li> <li>• R2</li> </ul>	<b>18</b> 7 11
Ownership	6 lots are owned by the developer. <b>12</b> lots owned by private parties.
Listing	<b>2</b> privately owned properties are listed at <b>\$98,000</b> and <b>\$ 119,900</b> .



# Windermere



Vacant Lots 

ANALYSIS	2023
Total Lots	31
Vacant Lots	20 R1A
Ownership	1 lot owned by developer. 19 owned by private parties.
Listing	8 lots are listed at \$89,900 each.

# Summary

Total Lots	<b>647</b>
Vacant Lots	<b>152</b>
• R1A	38 (25%)
• R1B	81 (53%)
• R2	29 (19%)
• R3	4 (3%)
Percentage Remaining	<b>23%</b>
Ownership	<b>41%</b> (63 vacant lots) owned by the developer and <b>59%</b> is privately owned (builders and individuals)
Listing	<b>25</b> lots are currently listed for sale