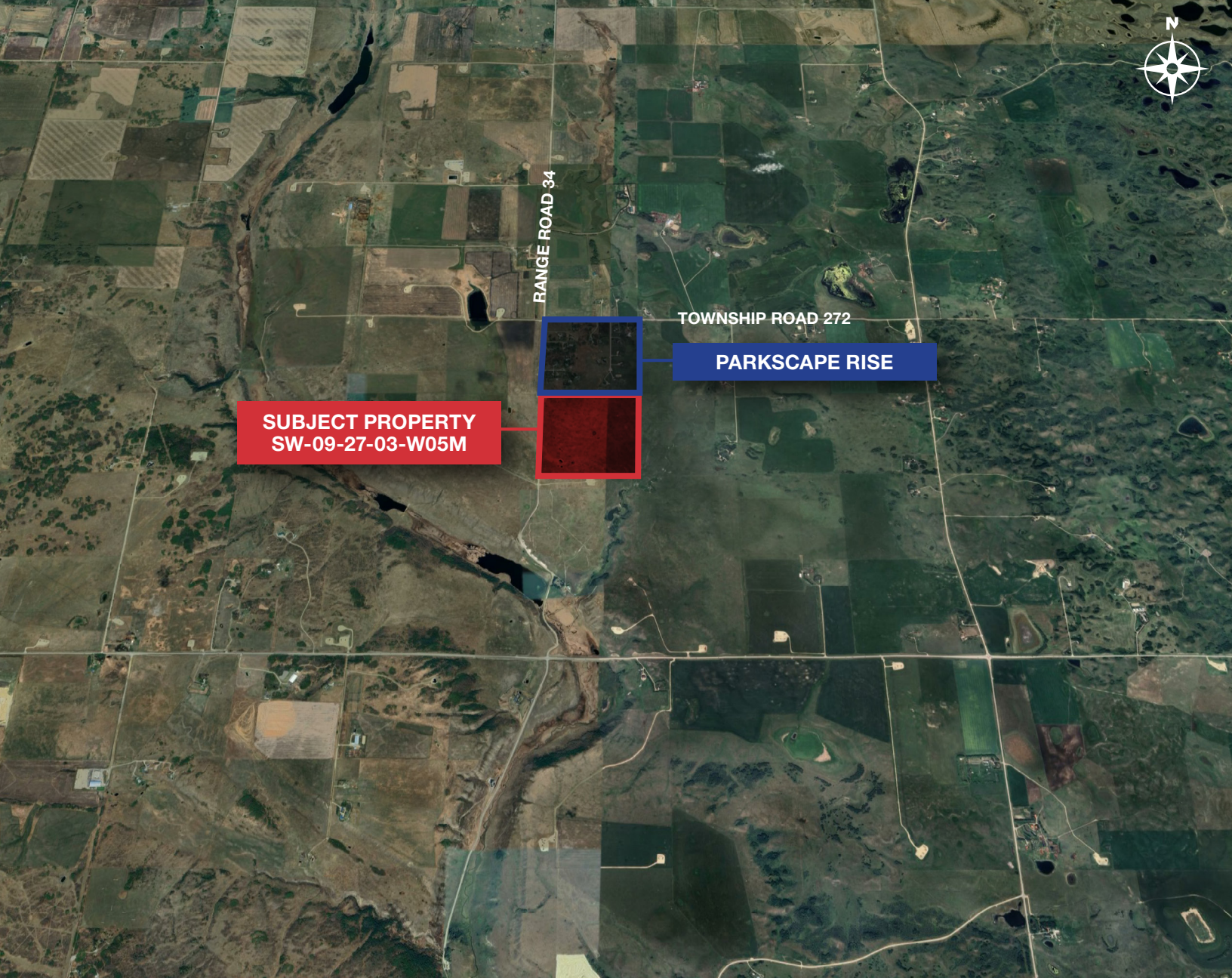


Future Development Land

Vacant Farmland SW-09-27-03-W05M, Rockyview County, AB



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The Opportunity

The subject land parcel, legally described as SW-09-27-03-W05M, is located in West Balzac, Alberta, and is currently designated as A-GEN (Agricultural, General). Strategically positioned within the Queen Elizabeth II Highway Corridor as identified in the Area Structure Plan (ASP), this property offers significant long-term development potential.

With growing demand for commercial, industrial, and mixed-use opportunities in the region, the parcel benefits from excellent accessibility to major transportation routes and nearby established communities. Its location makes it ideally suited for future redevelopment as the surrounding area continues to grow and evolve.

Key Features

Zoning: Currently designated as A-GEN (Agricultural, General), with strong potential for future residential, commercial, and/or industrial development as regional planning progresses.

Strategic Location: Positioned with high visibility and direct access from the Queen Elizabeth II Highway, offering exceptional connectivity to Calgary, Airdrie, and the greater Balzac area.

Future Growth: Situated within a planned growth corridor outlined in the Area Structure Plan (ASP), supporting long-term regional expansion and economic development initiatives.

Development Standards: Future redevelopment will be guided by high-quality design principles aimed at enhancing the visual character and functional quality of the area.

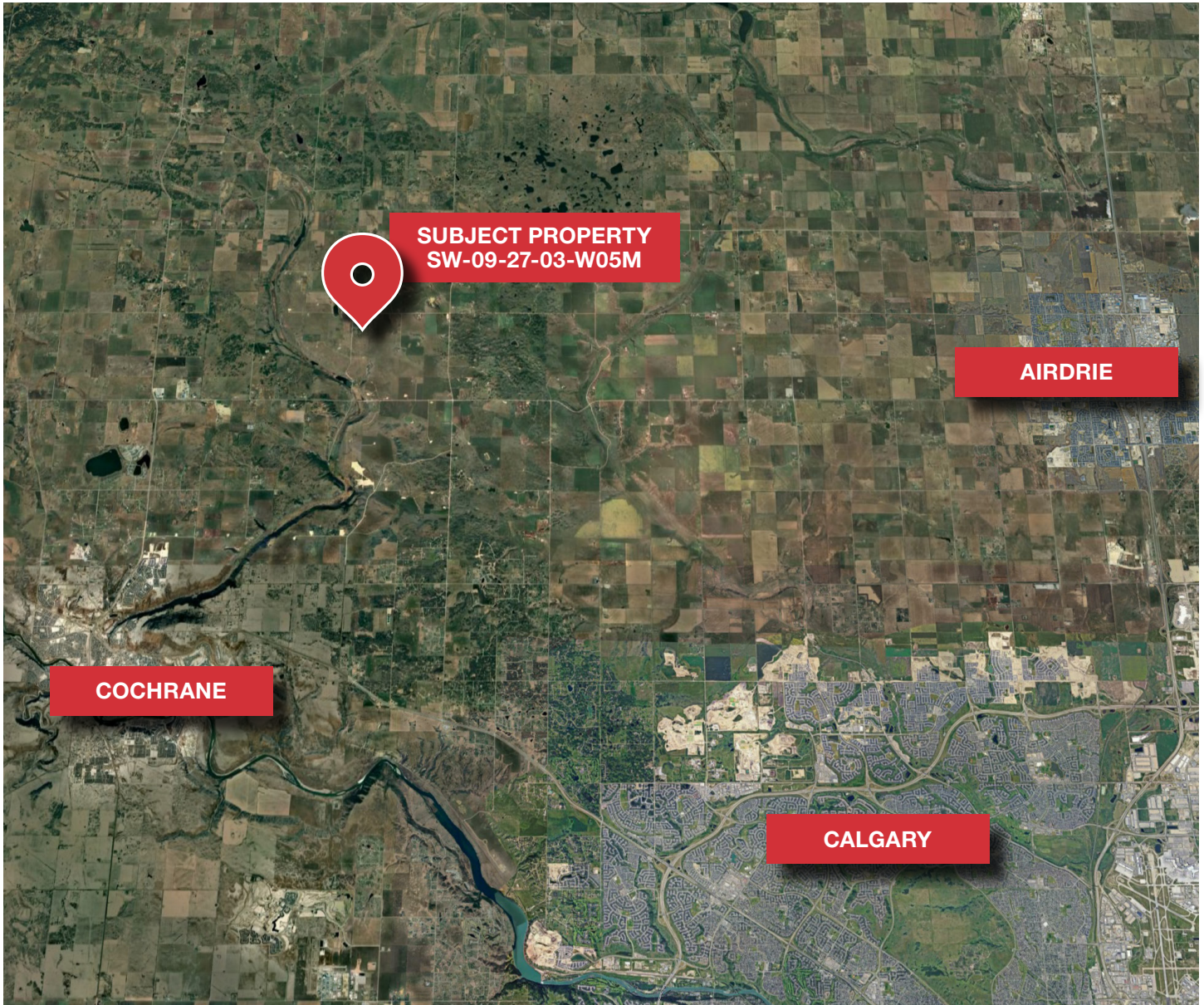


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OVERVIEW



DRIVING TIMES

Cochrane - 20 minutes / 24.4 KM

Calgary - 18 minutes / 23.4 KM

Airdrie - 25 minutes / 32.3 KM

Calgary Airport - 39 minutes / 49.1 KM

Downtown Calgary - 37 minutes / 42.6 KM

Edmonton - 2 hours 54 minutes / 289 KM

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