

For Lease

West Tillotson

SW Corner of Big Rock Trail & Westland Street, Okotoks, AB

Welcome to the town of Okotoks



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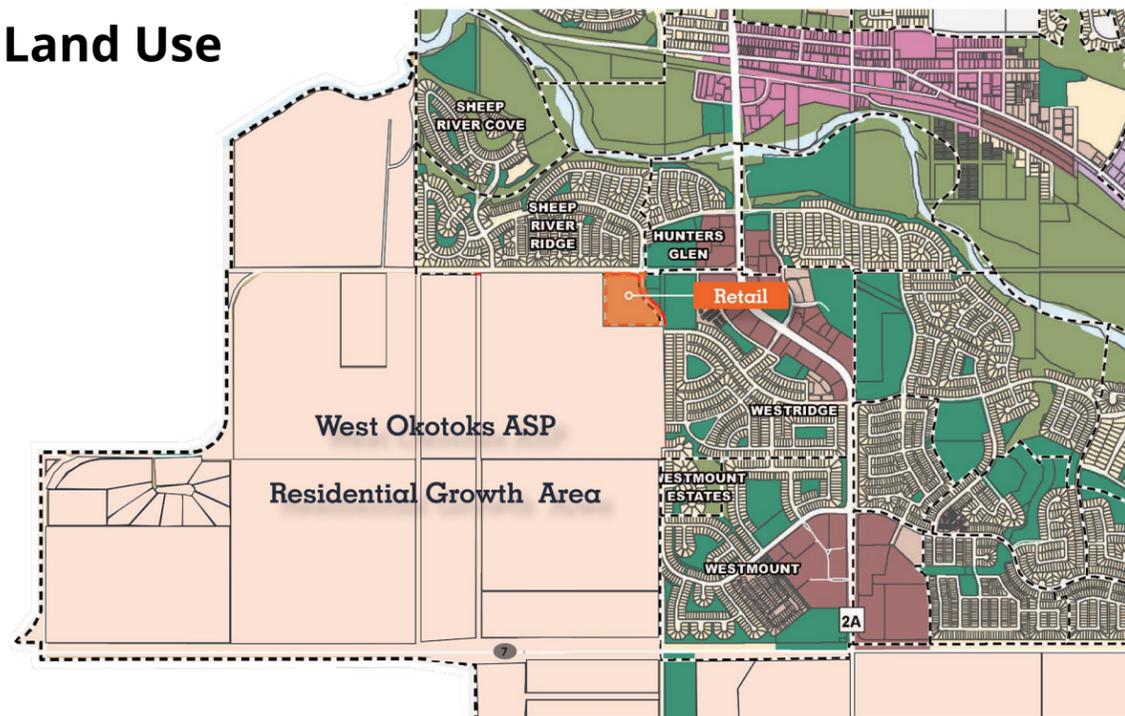
Introducing West Tillotson

OKOTOKS' MOST DENSELY POPULATED COMMUNITY

- **Current population:** 33,958
- **Projected growth:** 93,000 under revised Municipal Development Plan
- One of the fastest-growing markets in Alberta
- West Okotoks is the primary development area, with the Tillotson community being the central hub
- Tristar is the main residential developer. Planning 40-85 units per acre
- Royop secured 5 acres for multi-residential, 3 acres for retail
- **Upcoming Developments**
 - 217 new businesses
 - 1,560 new homes in Phase 1
 - Creation of 345 new jobs
- **Total construction value:** \$76 million
 - \$30 million in ICI projects
 - \$46 million in residential construction
- **Economic Highlights:**
 - High median household income: \$122,570
 - 51.4% of households earn over \$150,000
 - Non-residential tax rate 40% lower than Calgary



Existing Land Use



Highlights

Big Rock Trail serves as a crucial east-west transportation artery, establishing a vital link between the West Okotoks area and Highway 2A.

The West Okotoks region is demarcated by the presence of Big Rock Trail, which acts as the primary conduit into Okotoks. It serves as the initial point of entry for all westbound traffic and connects the existing communities of Sheep River, Westridge, and Westmount.

Efforts will be made within the internal road network to optimize vehicular circulation within the plan area, directing traffic towards major boundary roads, most notably Big Rock Trail. This approach is aimed at mitigating traffic impacts on the established communities located to the east.

The traffic study has generated volume projections for Big Rock Trail in the year 2025 and 2035, which are provided as follows:

2025, 8,630 - 10,356

2035, 12,930 - 15,516

Details

Address: SW Corner of Big Rock Trail & Westland Street, Okotoks, AB

Occupancy: Variable

Parking: Ample surface parking

Additional Rent: TBD

Availability: 2025

Rates: Market



*Disclaimer - Preliminary Concept Plan

Aerial



Get more info.

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