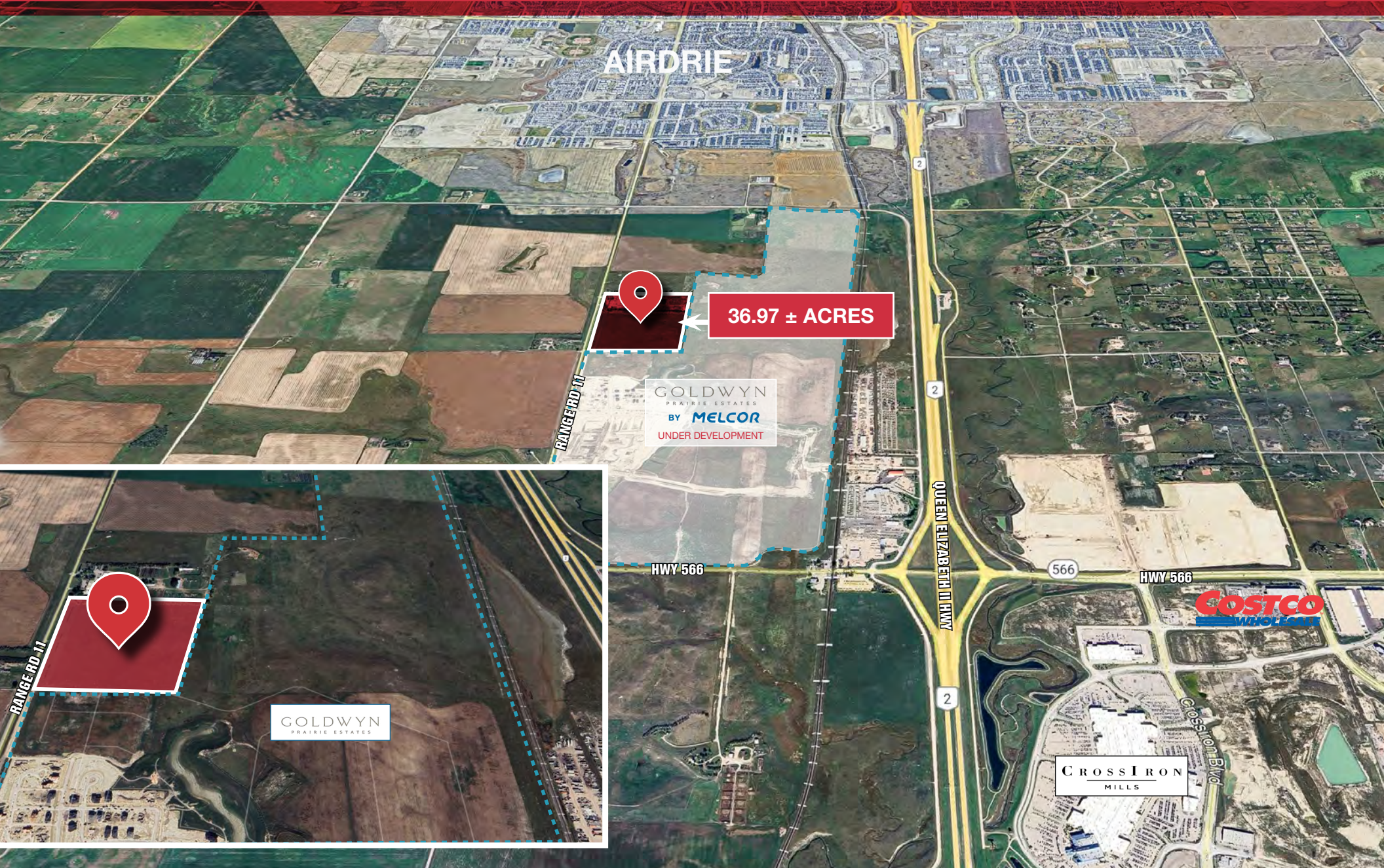


FOR SALE | Future Development Land | WEST BALZAC

36.97 ACRES ±

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



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TOP COMMERCIAL LISTINGS
INSPIRING CONFIDENCE
www.topcommerciallistings.com

The Opportunity

- » The subject land parcel, located in West Balzac, Alberta, is currently designated as A-GEN (Agricultural, General). Situated within the Queen Elizabeth II Highway Corridor as outlined in the Area Structure Plan (ASP), this property offers substantial potential for future development.
- » As nearby communities expand and demand for commercial services rises, this strategically positioned parcel benefits from proximity to established areas and major transportation routes, making it an ideal location for a variety of potential uses.

Key Features

- » Zoning: Currently A-GEN, with potential for residential, commercial and/or industrial development
- » Strategic Location: High visibility and accessibility from a major transportation route
- » Future Growth: Part of a planned corridor designed to accommodate regional growth and economic development
- » Development Standards: High-quality design requirements to enhance the aesthetic appeal of the area.

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36.97 ACRES ±

Property Details

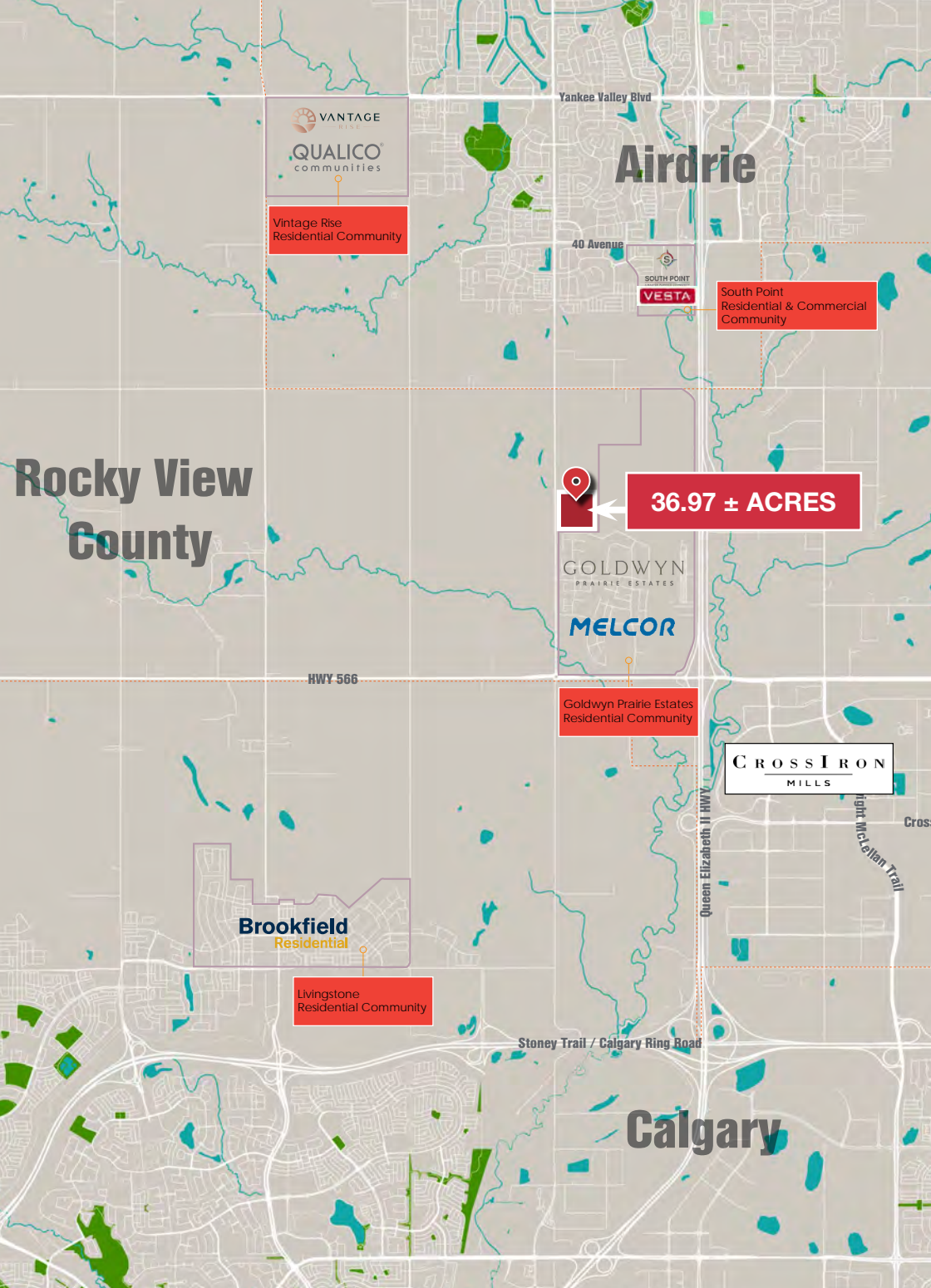
LEGAL DESCRIPTION	SW-24-26-01-W05M
CURRENT ZONING	A-GEN
SITE SIZE	36.97 ± ACRES
SALE PRICE	CONTACT



GOLDWYN
PRAIRIE ESTATES
BY **MELCOR**
UNDER DEVELOPMENT

GOLDWYN
PRAIRIE ESTATES
BY **MELCOR**
UNDER DEVELOPMENT

**36.97 ± ACRES
DEVELOPMENT LAND**



AREA OVERVIEW

Set near a wave of recent residential developments, the subject site is poised to benefit from both the expanding local population and the growing demand for accessible amenities.

GOLDWYN
PRAIRIE ESTATES

By **MELCOR**

A new Prairie Estate Community designed to offer spacious lot sizes and the freedom of prairie estate living. In this prairie estate community, residents will enjoy the luxury of space without losing the convenience of city amenities.

Estate Home Builders: McKee Homes, AKASH Homes, Castellano Custom Homes, Aspen Creek Designer Homes, Sterling Homes, Brilliance Homes, Green Cedar Homes.



VANTAGE
— RISE —

By

QUALICO
communities

Vantage Rise community is located in the southwest corner of Airdrie, an area known for its rolling hills and stunning sunrises and sunsets, a peaceful rural location while still being minutes away from various amenities. It will include four phases across 160 acres of land and will have over 3,000 residents living in 1,200 homes.

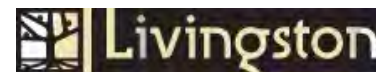


SOUTH POINT
A MASTER PLANNED COMMUNITY

By

VESTA

South Point is a thoughtfully designed 70-acre master planned community located in the progressively developing southwest quadrant of Airdrie. This vibrant community offers a wide range of home styles with different exterior architecture features.



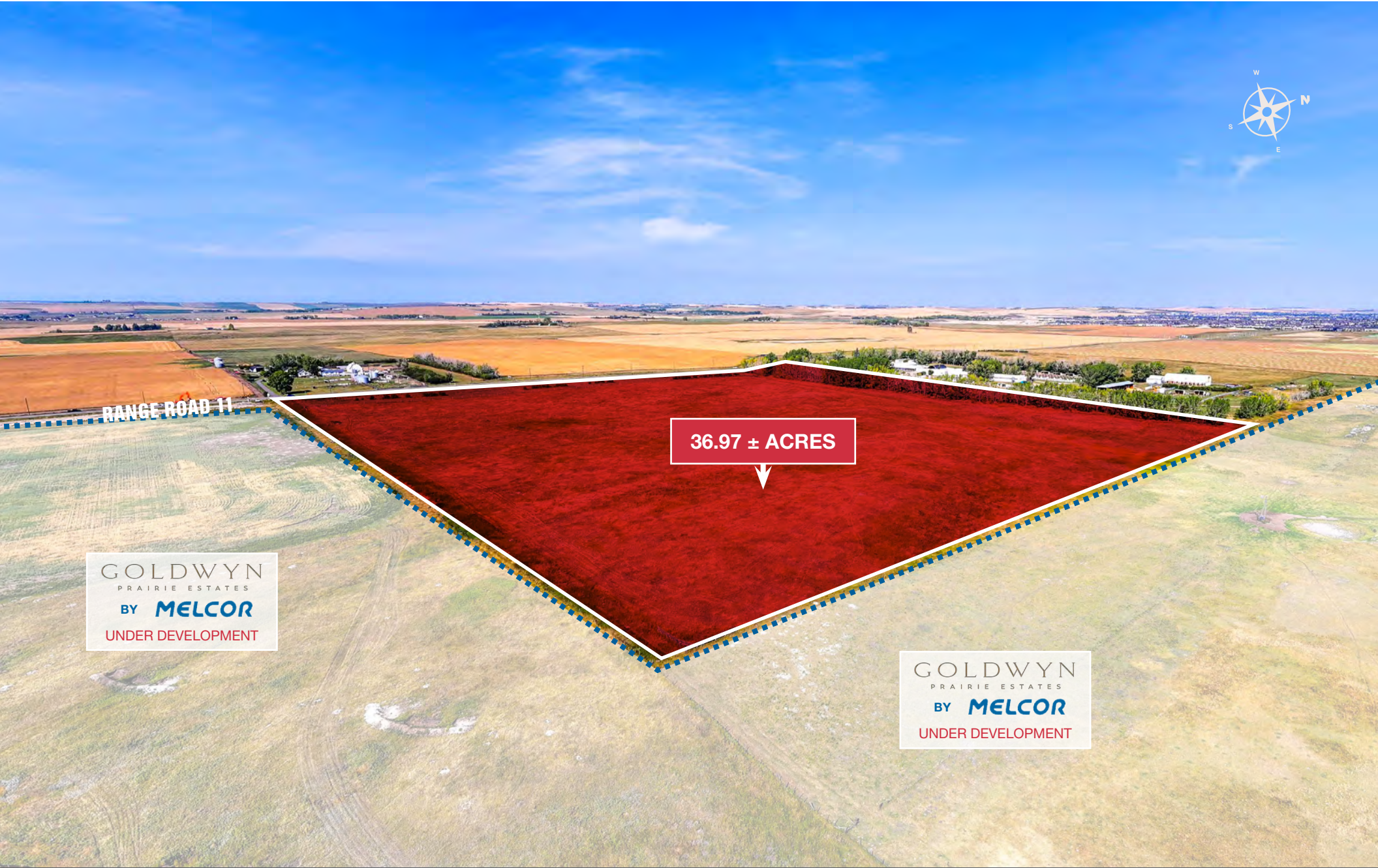
By

Brookfield
Residential

Livingston, a Brookfield Residential master-planned community, is designed to link together the city's Northwest and Northeast quadrants offering Beautiful homes are walking distance from an incredible variety of amenities, including a 35,000 sqft HOA

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36.97 ACRES ±

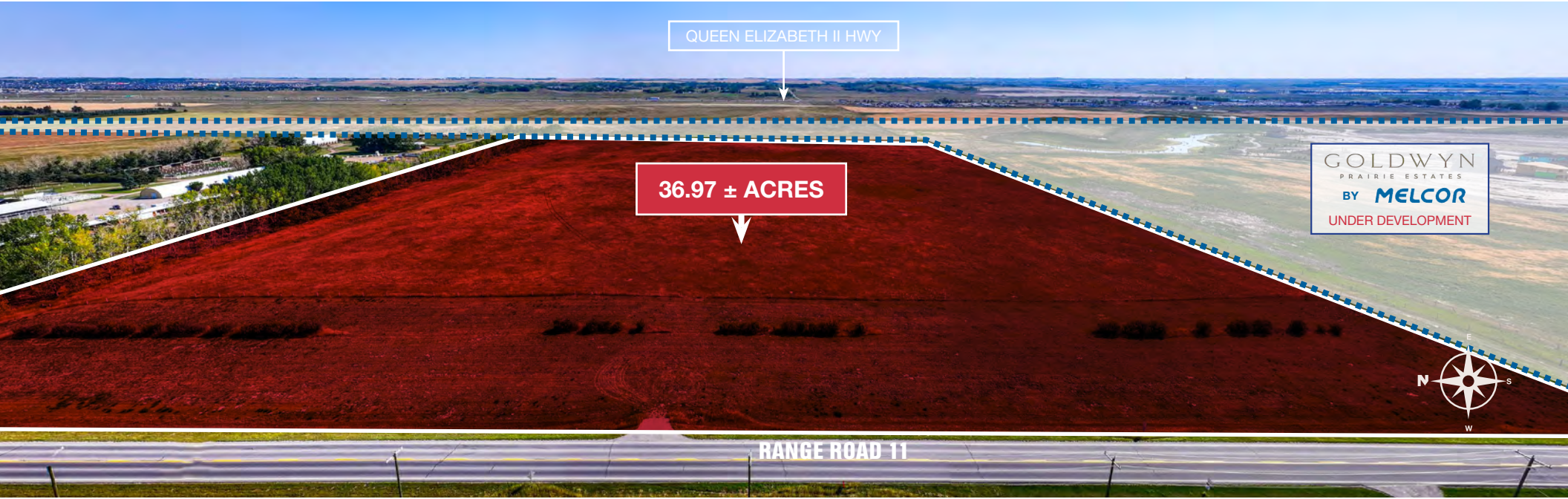


GOLDWYN
PRAIRIE ESTATES
BY **MELCOR**
UNDER DEVELOPMENT

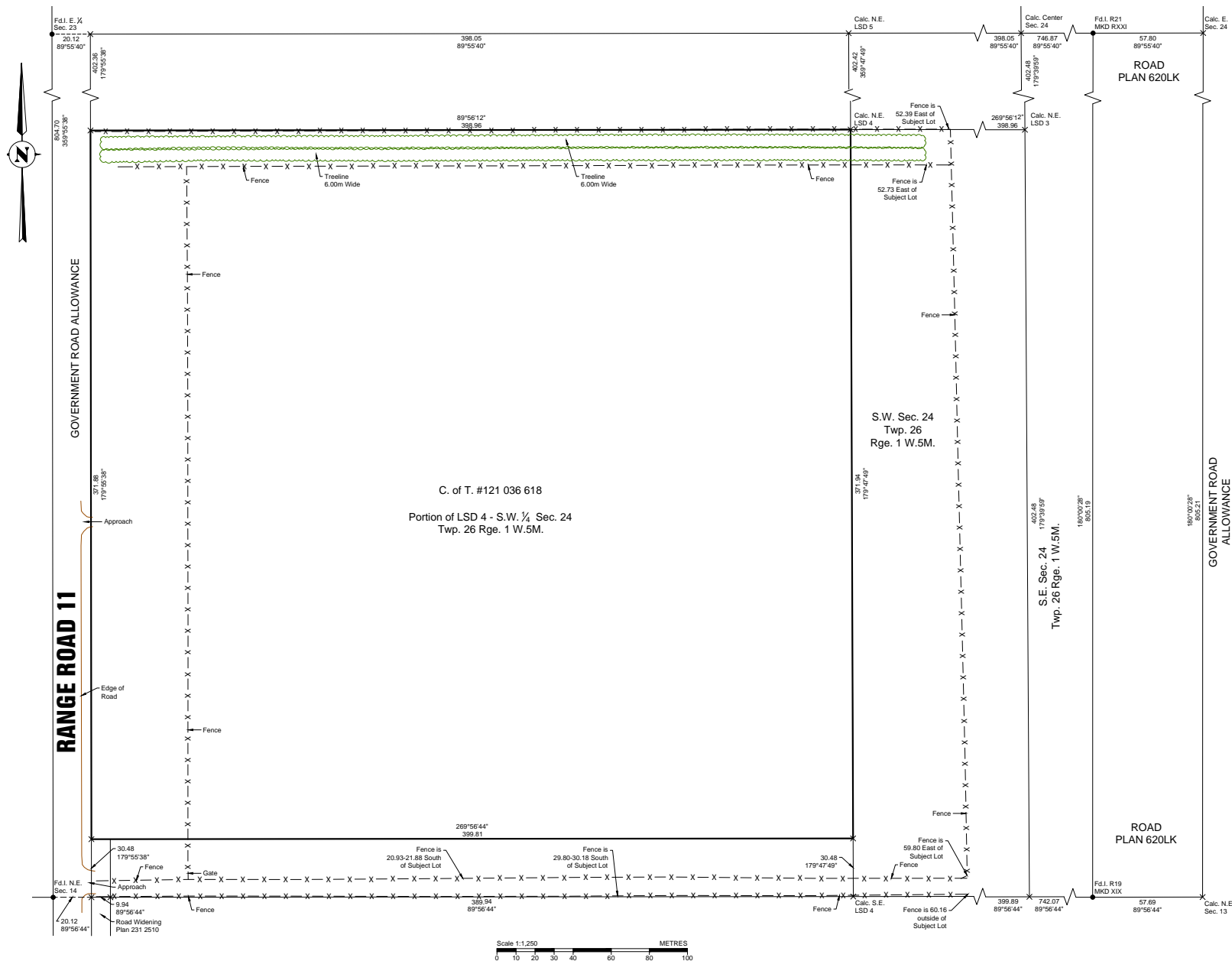
GOLDWYN
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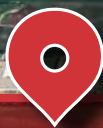
36.97 ACRES ±



Real Property Report (RPR)



AIRDRIE



GOLDWYN
PRAIRIE ESTATES
BY MELCOR
UNDER DEVELOPMENT

FOR SALE | Future Development Land | WEST BALZAC

36.97 ACRES ±

Rocky View County, AB

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