

Future Development Land

Vacant Farmland SE-21-25-28-W4, Rockyview County, AB



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The Opportunity

The subject land parcel, legally described as SE-21-25-28-W4, is located east of Calgary in the West Balzac area and is currently designated A-GEN (Agricultural, General). Strategically situated within the Queen Elizabeth II Highway Corridor, as outlined in the Area Structure Plan (ASP), this property offers strong long-term development potential.

The parcel benefits from high visibility, excellent accessibility to major transportation routes, and close proximity to established and rapidly growing communities. With increasing demand in the region for commercial, industrial, and mixed-use developments, this site is ideally positioned for future redevelopment as regional growth continues.

Key Features

Zoning: Currently designated as A-GEN (Agricultural, General), with strong potential for future residential, commercial, and/or industrial development as land use planning in the east Calgary region continues to advance.

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

Future Growth: Located within a planned growth corridor outlined in the Area Structure Plan (ASP), the site is well-aligned with ongoing regional expansion and economic development initiatives.

Price: \$35,000 per acre
\$5,600,000



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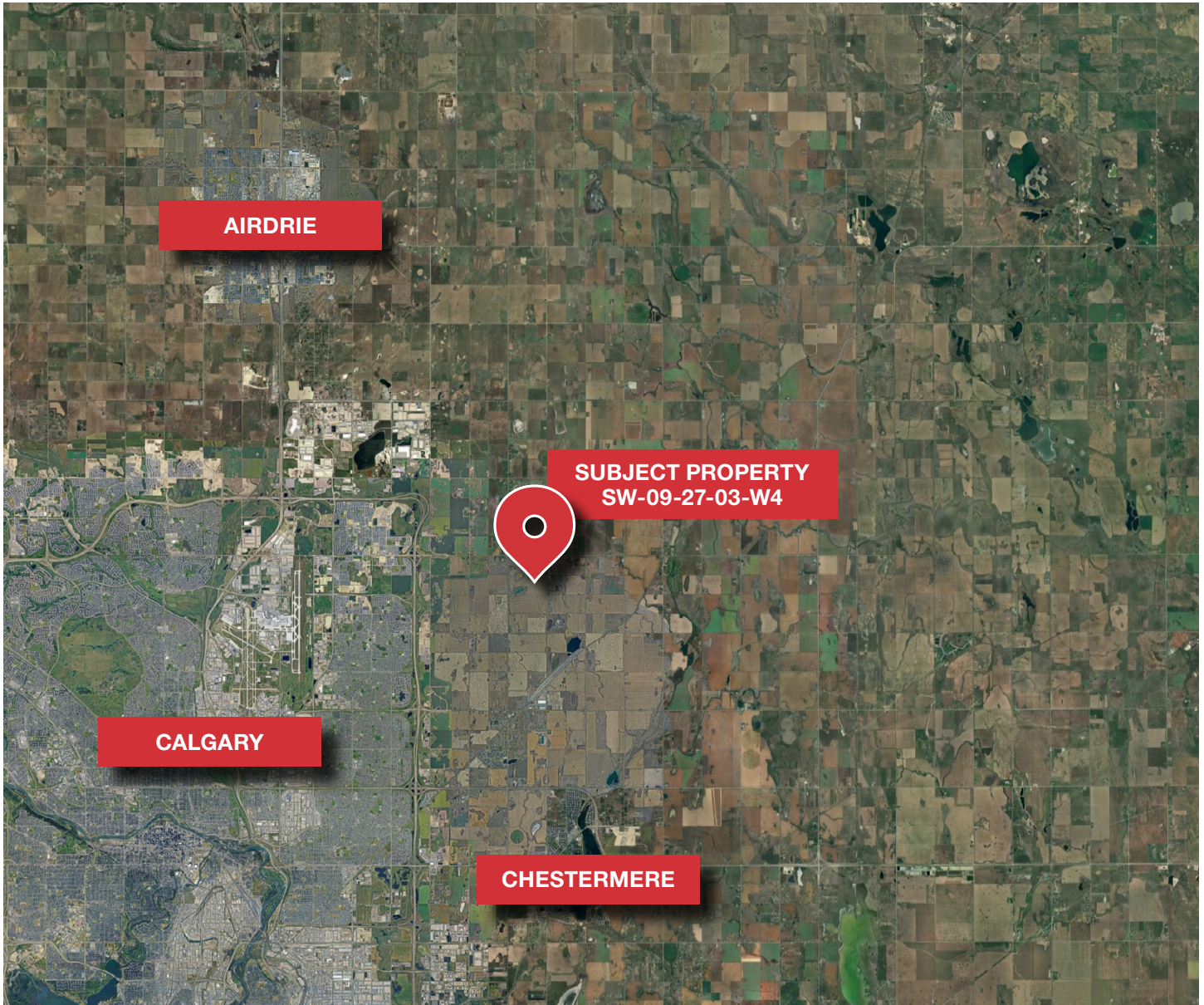


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OVERVIEW



DRIVING TIMES

Calgary - 10 minutes / 10.0 KM

Cochrane - 35 minutes / 51.7 KM

Calgary Airport - 16 minutes / 15.4 KM

Airdrie - 16 minutes / 24.4 KM

Downtown Calgary - 31 minutes / 36.4 KM

Edmonton - 2 hours 53 minutes / 294 KM

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