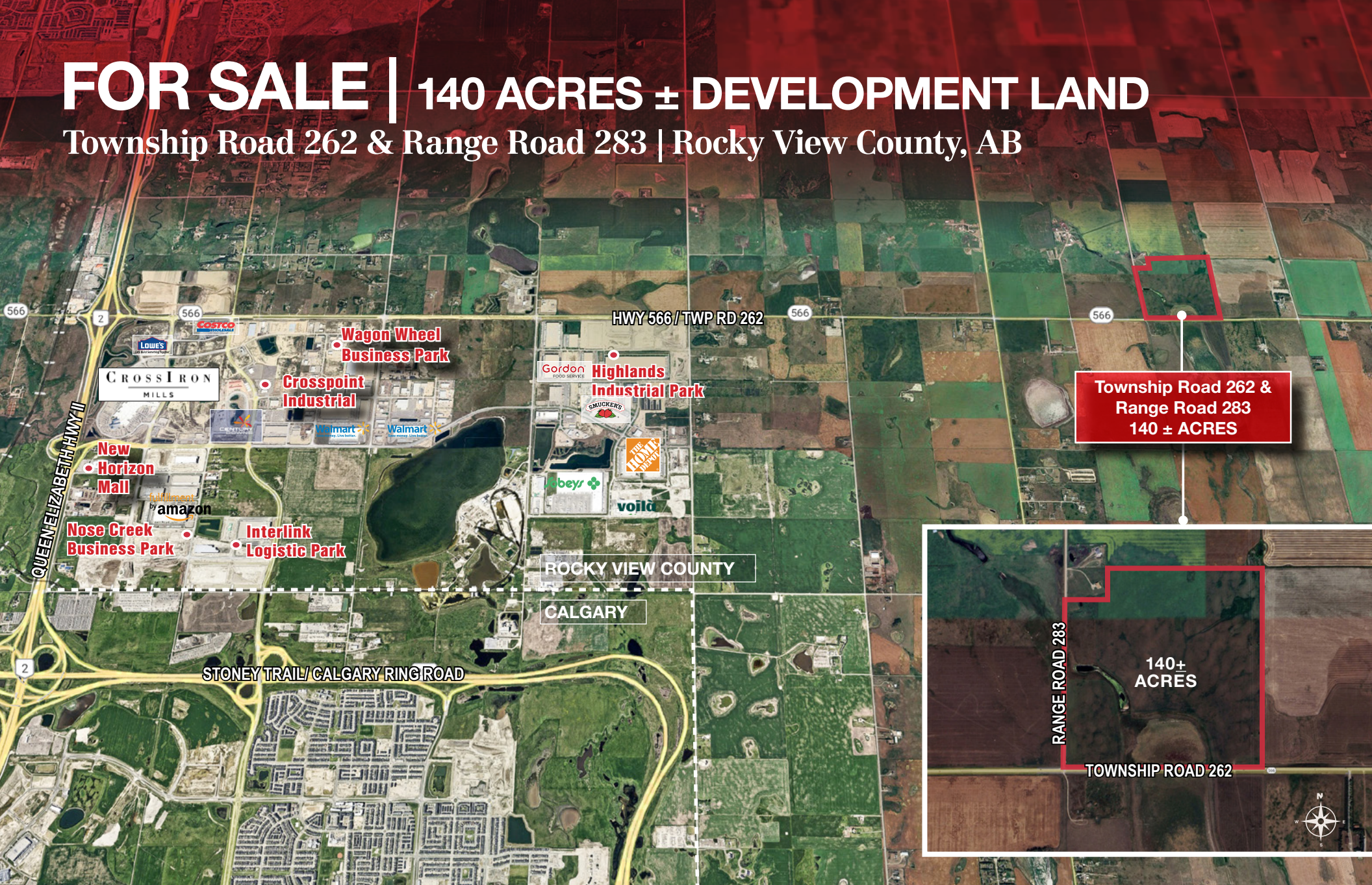


FOR SALE | 140 ACRES ± DEVELOPMENT LAND

Township Road 262 & Range Road 283 | Rocky View County, AB



PRIMARY CONTACT

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The Location

- » The subject site is located east of Balzac, Rocky View County, AB, which has seen significant growth and development in recent years.
- » About a 20 minute drive from Airdrie, AB and 18 minutes from Calgary, AB. Close proximity to some major commercial developments, including CrossIron Mills shopping centre, various industrial and logistics parks and retail developments, offering future potential for various types of developments if the parcel is rezoned.
- » Quick and easy access to CrossIron Drive, Dwight McClellan/Metis Trail, Stoney Trail (Calgary ring road) and QE 2, as well as the Calgary International Airport.

Development Potential

- » As the surrounding community continues to grow and the demand for logistics and commercial services increases, this parcel of land is ideally situated for future development.
- » *Potential for additional 160 ± Acres to be purchased - the site to the East also available for sale.*



Property Details

LOCATION	ROCKY VIEW COUNTY, AB
LEGAL DESCRIPTION	SW-15-26-28-W04M
CURRENT ZONING	A-GEN
SITE SIZE	140 ± ACRES
SALE PRICE	CONTACT

Driving Times

BALZAC	3 MIN	5.0 KM
AIRDRIE	20 MIN	23.1 KM
YYC	18 MIN	21.5 KM
CALGARY CITY CENTRE	33 MIN	35.8 KM
STONEY TRAIL NE	13 MIN	17.6 KM
RED DEER, AB	1H 16 MIN	134 KM
EDMONTON, AB	2 H 49 MIN	286 KM

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DOWNTOWN
CALGARY

BALZAC COMMERCIAL /
INDUSTRIAL NODE



RANGE ROAD 283

TOWNSHIP ROAD 262



RANGE ROAD 283

TOWNSHIP ROAD 262

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