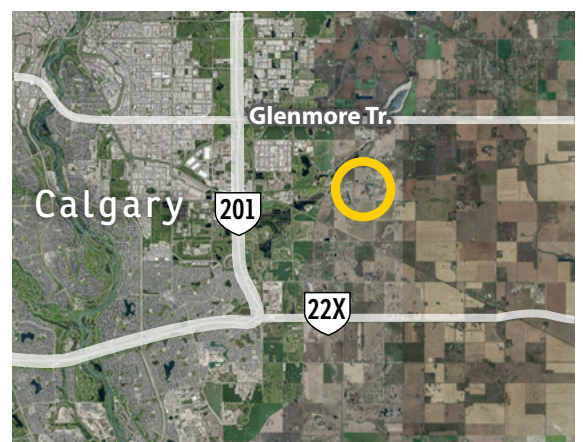




FUTURE DEVELOPMENT LAND FOR SALE

Prairie Gateway Land
Rocky View County, AB

100.86 ac



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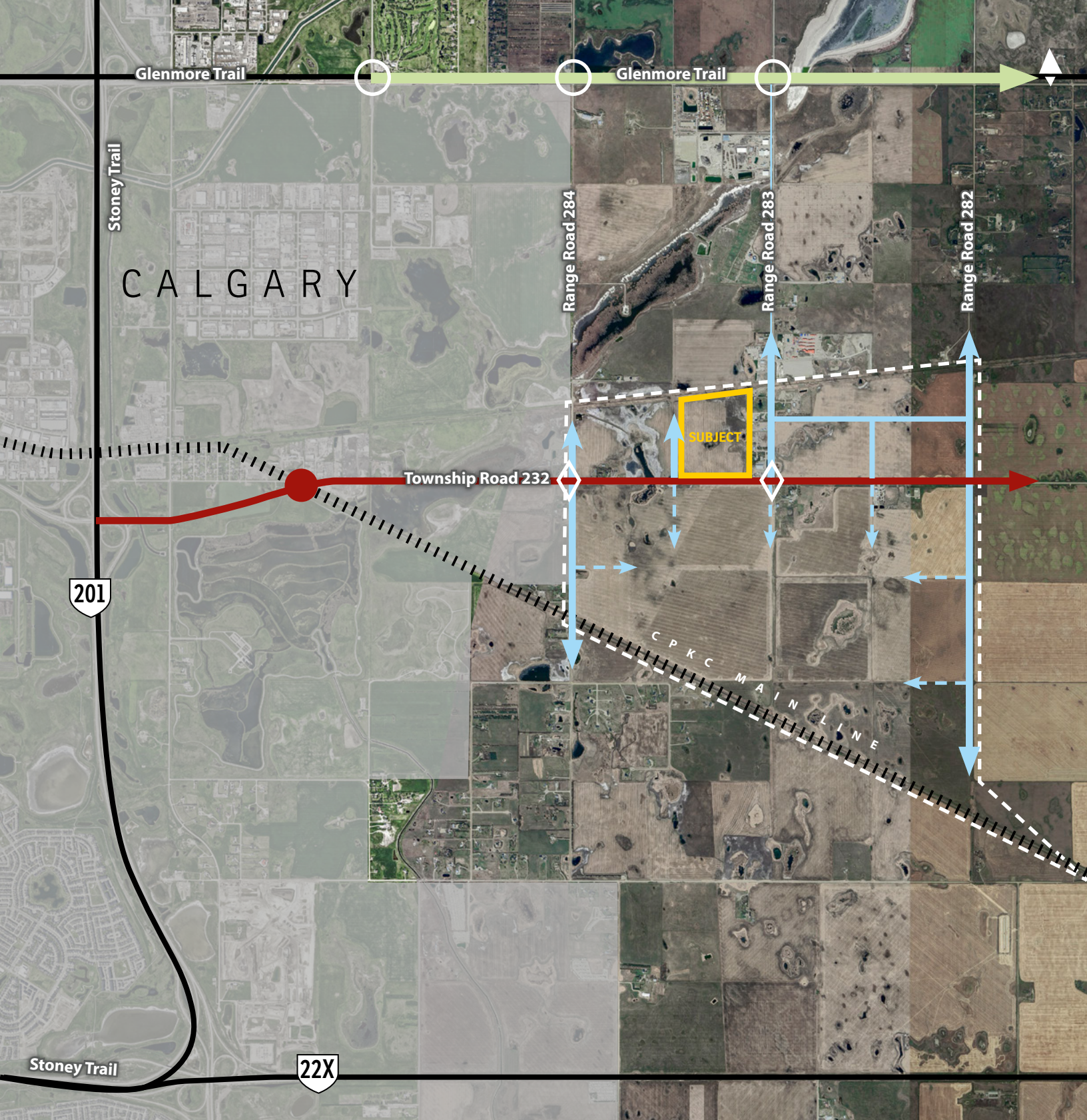
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



TRANSPORTATION NETWORK

----- Prairie Gateway ASP Boundary

||||| Railway

→ 2-Lane Road
→ Future 4-Lanes
→ Future 4-8 Lanes
→ Potential Roads

◇ Signalization
○ Interchange or Signalization
● Future Grade Separated Railway Crossing

PROPERTY INFORMATION

LAND AREA: 100.86 acres

CURRENT LAND USE:
Agriculture

ASKING PRICE: Market

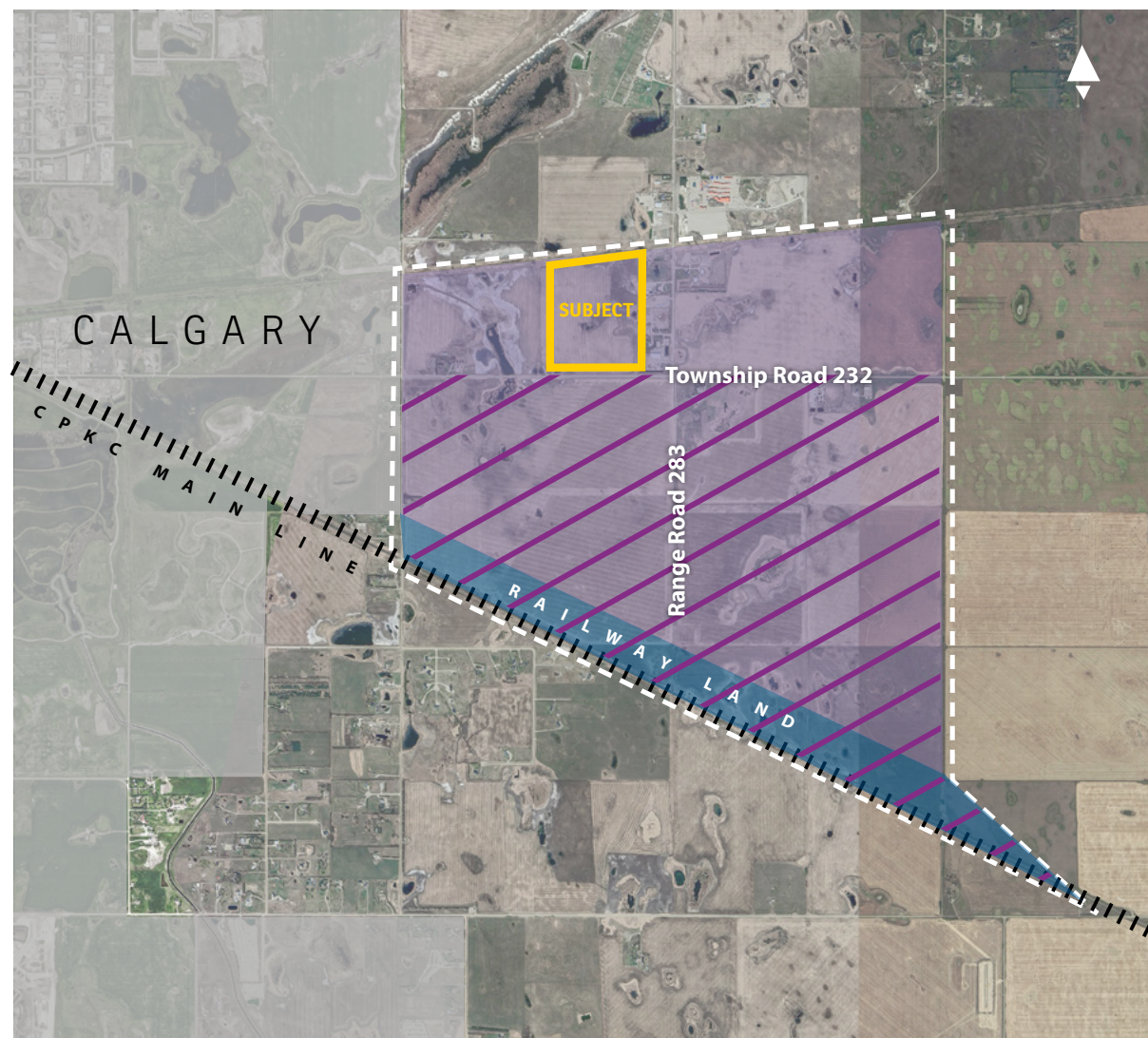
An opportunity for industrial land development next to CPKC rail served logistics centre.

Five-minute drive to Calgary Ring Road (TUC – Transportation Utility Corridor) which is part of the CANAMEX Corridor, and three minutes to Glenmore Trail.

Approved industrial designation in the Prairie Gateway Area Structure Plan (PGASP) Land Use Strategy, with commercial interface along Township Road 232 (114 Avenue).

The PGASP envisions:

- » Flexible lot configurations and designs that will contribute to the Region's premier industrial park focusing on rail served opportunities.
- » Township Road 232 will be the urban-rural entranceway, providing vehicular access to major transportation routes as it divides the Plan into a rail served development area to the south and a more typical industrial development to the north.
- » Over time, the area will evolve into a world-class logistics centre that supports federal and provincial initiatives to bolster the CANAMEX Corridor, resulting in a significant economic development and employment generator for the region.



LAND USE
STRATEGY

--- Prairie Gateway ASP
Boundary

Industrial
Land Use

Rail Served
Policy Area

▲ SOUTH

RAIL SERVED POLICY AREA

INDUSTRIAL LAND USE

Township Road 232

Range Road 283

▲ WEST

Township Road 232

Range Road 283

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