

FOR SALE



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## FULLY SERVICED DEVELOPMENT LAND

CHESTERMERE | AB

# 97.74 Acre Industrial Zoned Development Land



Colliers International  
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AREA DEMOGRAPHICS



**Current Population**  
(2018)  
20,732



**Projected Population**  
(2038)  
50,000



**Average Household Income**  
(2017)  
\$167,760



**Projected Average Household Income**  
(2022)  
\$189,650



**Unemployment Rate**  
(2017)  
18.6%



**Education Attainment**  
Highschool Diploma : 77.3%  
Post-Secondary Degree : 22.7%

SPECIFICATIONS

District:	City of Chestermere
Zoning:	BP: Business Park Light Industrial with re-designation potential
Area:	±97.74 acres
Servicing:	Deep and shallow service installation along Township Road 240 estimated to be completed by the end of 2019

List Price

\$11,600,000 (\$118,000 per acre)

Offering Process

All offers to be presented to the City of Chestermere Council for approval

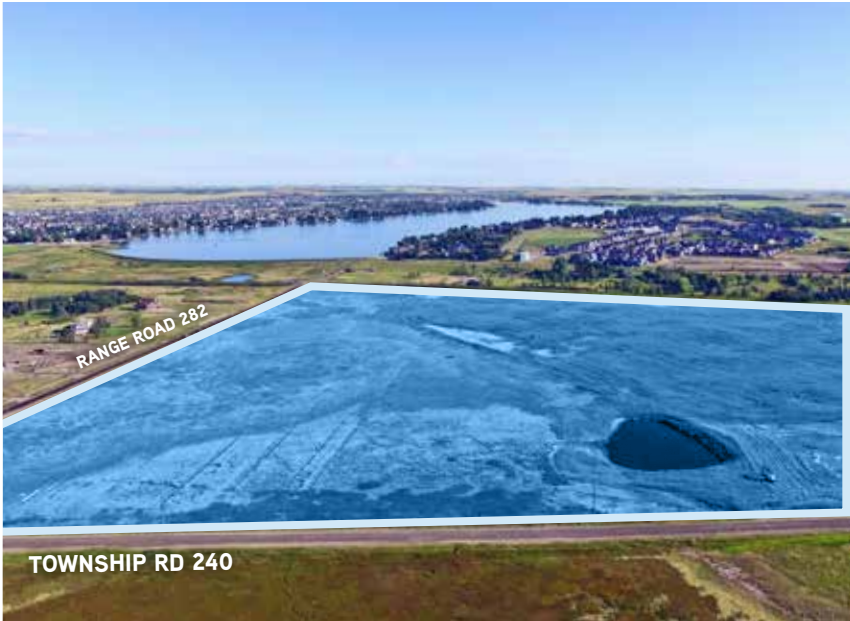
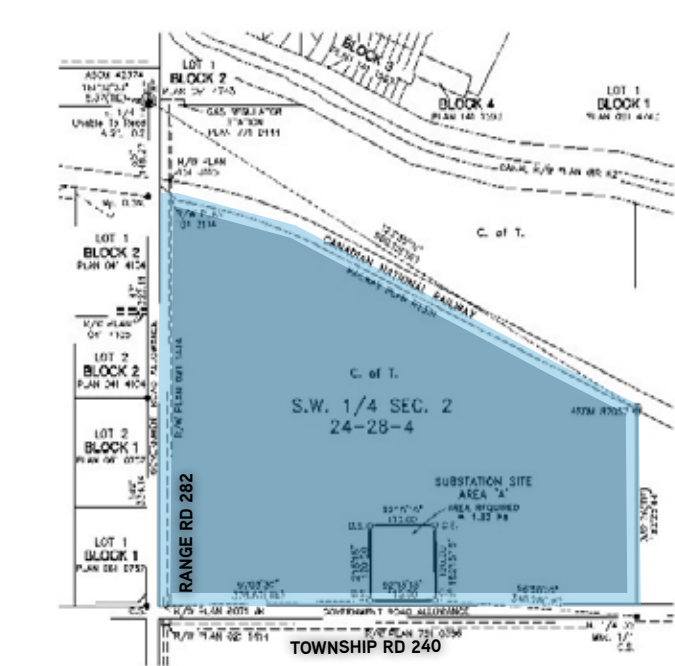
Distances

- 14 minutes to Foothills Industrial Park
- 11 minutes to Calgary East Hills retail complex
- 28 minutes to Downtown Calgary
- 31 minutes to Calgary International Airport

PROPERTY HIGHLIGHTS

- A unique and well positioned development opportunity featuring the potential for fully serviced industrial lots at a significant discount compared to the City of Calgary
- Deep and shallow service installation along Township Road 240 targeted for completion end 2019
- High pressure gas and electricity capacity available
- Substantial amount of engineering reports, studies and drawings that can be made available through data room access for a qualified purchaser upon the completion of CA
- Extensive industrial road upgrades to Township Road 240 (South Link Connector) estimated to be completed in 2019
- Close proximity to major transportation routes; highway 791 north to the Trans Canada Highway and Rainbow Road south to Glenmore Trail
- The City of Chestermere is supportive and willing to facilitate future development as seamlessly as possible
- No business tax, offering significant savings to businesses and a competitive advantage compared to the City of Calgary
- City of Chestermere tax reduction incentive for new development









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