

**FOR SALE**

# **ALTA VISTA LANDING**

**CBRE**

**465.78 ACRES OF INDUSTRIAL DEVELOPMENT LAND**





# ABOUT

## THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE") is pleased to offer for sale an exceptional opportunity to acquire a 465.78-acre site, Alta Vista Landing (the "Property" or "Site"), located in the Western Canadian Distribution Hub of Balzac, Alberta.

The site is located on Highway 566 with proximity to other major thoroughfares such as QEII Highway (Queen Elizabeth Highway), Stoney Trail and is a 15-minute drive to the Calgary International Airport. The Site offers 343.2 acres of net developable land and is currently serviced to the lot line. The Site offers a pipeline of over 6M+ SF of logistic, warehouse, light industrial, data centre and commercial development when fully built out.

## INVESTMENT HIGHLIGHTS



Located in the Balzac Area Structure Plan (ASP), allowing for industrial development and access to water/servicing rights



One of the last contiguous large parcels of designated industrial development land available in Balzac



Current land use designation allows for an industrial park consisting of more than 6 million SF



Located within reach of 24 million people within one transportation day



Conveniently located near major thoroughfares such as Deerfoot Trail, Stoney Trail and a 15-minute commute to the YYC Calgary International Airport. Deerfoot Trail (QE2) provides direct routes from Calgary to the U.S.



Ability to acquire sizable land in the fastest growing industrial nodes in Alberta. Balzac is the distribution and warehousing destination for Western Canada



## HIGHLIGHTS



+/- 50% savings in Property Tax, when compared to The City of Calgary



Reach more than 24 Million people in one transportation day



Superb connectivity to major markets in North America



6,000,000+ SF of development pipeline

# PROPERTY

## INFORMATION

|                                  |   |
|----------------------------------|---|
| Legal Description                | 4, 29; 26; 13; SE<br>4, 29; 26; 13; SW<br>4, 29; 26; 13 NE  |
| Submarket                        | Balzac, AB  |
| Site Size                        | 465.78 Acres (Gross)<br>343.2 Acres (Net Developable)   |
| Land Use                         | I-HVY, S-PRK, S-PUB, and C-HWY  |
| Permitted and Discretionary Uses | Logistic and Warehouse Industrial (light, logistics, medium, and heavy), Light Industrial, and Commercial. Data Centres are a discretionary use within I-HVY land use |
| Estimated Developable Density    | 6,000,000+ SF   |
| Services                         | Present to Lot Line   |
| Development Pipeline             | 10+ Years   |

# CONCEPTUAL

## DESIGN



## SITE PHOTOS



# PLANNING

## & LAND USE

Official Plan » Balzac East Area Structure Plan

Land Use Strategy » Special Development Area 6

Zoning » I-HVY, S-PRK, S-PUB, and C-HWY

» Logistic and Warehouse Industrial (light, logistics, medium & heavy)

» Data Centres are a discretionary use within I-HVY land use

» Light Industrial and Commercial

### Permitted and Discretionary Uses

» Communications

» Automotive Services

» Station (Gas/Electric)

» Establishment (Eating)

» Car Wash

Development Potential » 6,000,000+ SF



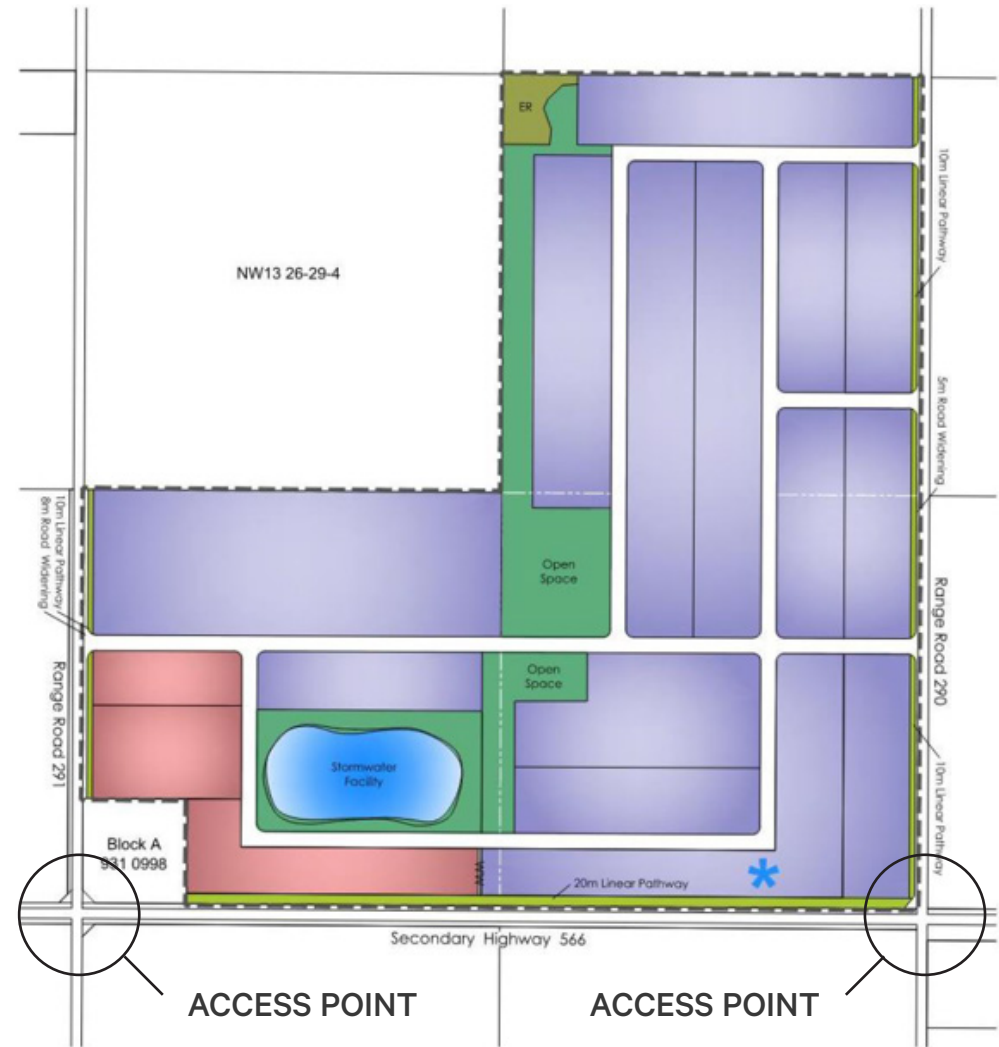
6,000,000+ SF  
of development  
pipeline



Multiple design  
configurations  
with ample truck  
turn radius



Two Access points  
on Highway 566  
(main Balzac  
arterial roadway)



### MAP LEGEND



HIGHWAY COMMERCIAL



INDUSTRIAL/LOGISTICS/WAREHOUSING



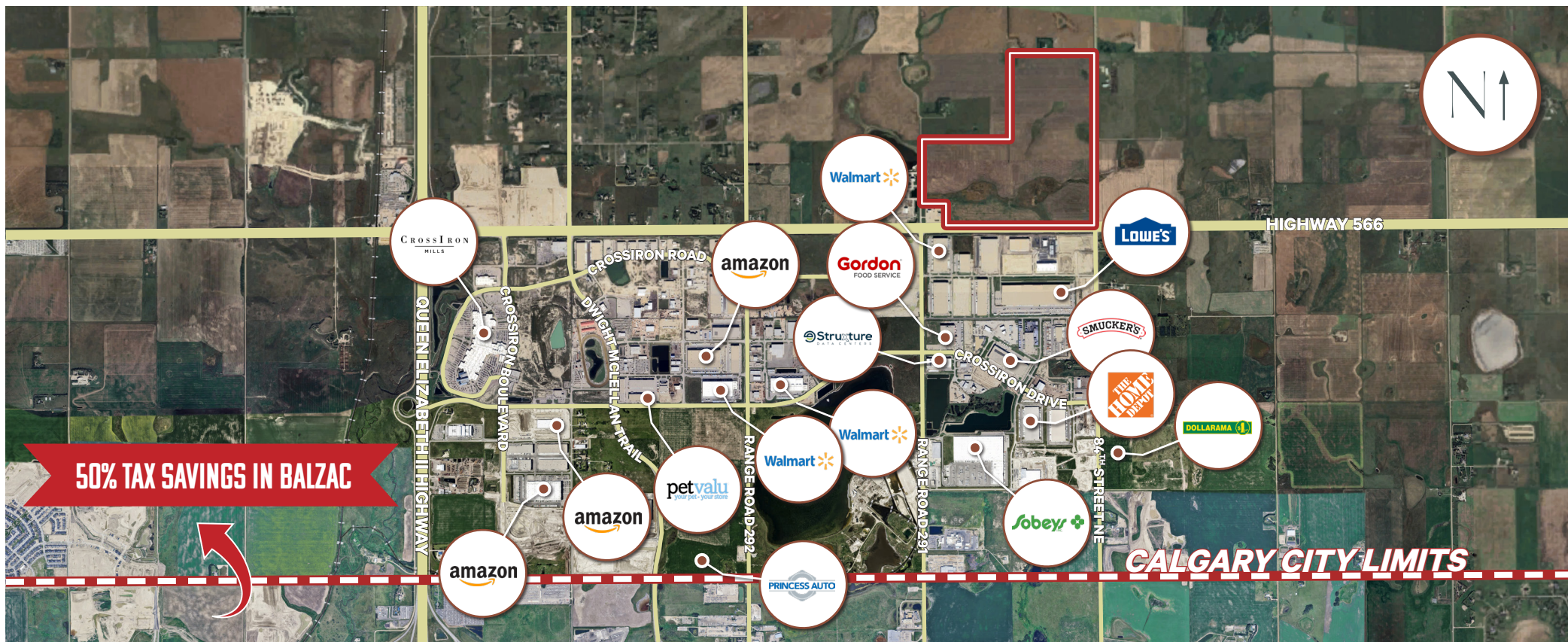
# THE BALZAC

## ADVANTAGE

- » As an example, a 500,000 SF building will pay approximately 50% less in taxes, or \$545,000 per year
- » Located within reach of 24 million people within one transportation day
- » Calgary's distribution costs are only 75 percent of Vancouver's, Balzac's are even less

| Location             | Assessment (Example) | Property Taxes Per Year | Property Taxes PSF (500,000 SF Building) |
|----------------------|----------------------|-------------------------|--|
| The City of Calgary  | \$50,000,000         | \$1,099,610             | \$2.17 PSF                               |
| Balzac               | \$50,000,000         | \$544,915               | \$1.09 PSF                               |
| <b>Total Savings</b> | <b>\$0</b>           | <b>(\$544,695)</b>      | <b>(\$1.08) PSF</b>                      |

**BALZAC HAD 2.3M SF OF POSITIVE ABSORPTION PER YEAR OVER THE LAST 5 YEARS**

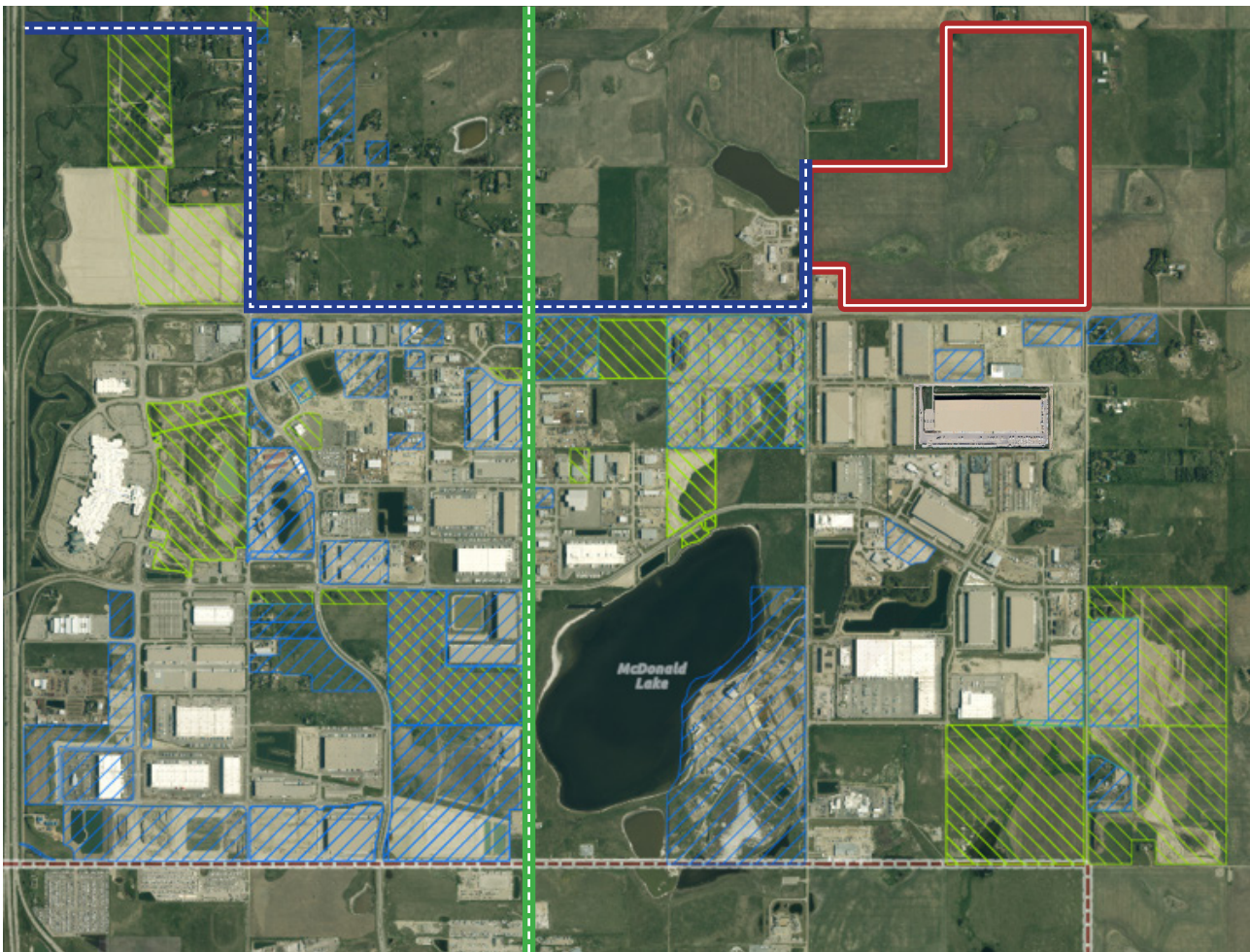




# LAND

SCARCITY

- » Alta Vista Landing Is The Last Sizable Parcel of Industrial Zoned & Serviceable Land Remaining in the Balzac ASP
- » Only ~440 Acres Are Available For Immediate Development
- » Deep Services Available to Westerly Lot Line



## MAP LEGEND



PLANNING STAGE



DEVELOPMENT STAGE



ROCKY VIEW WATER  
CO-OP MAIN



TRANS ALTA UTILITIES  
ELECTRIC OVERHEAD  
(THREE PHASE)



# NEARBY

## AMENITIES

### RETAIL

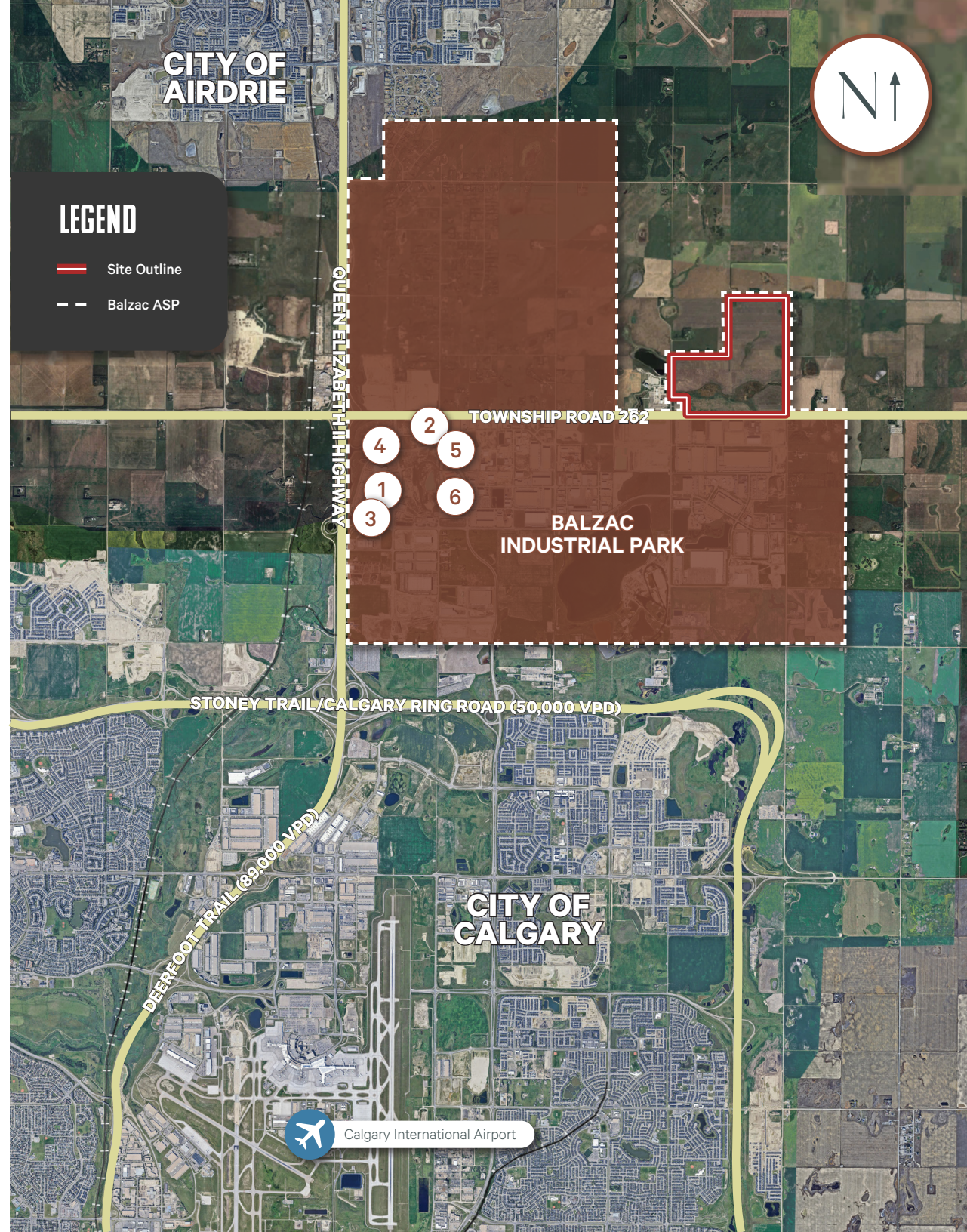
1. CrossIron Mills 
2. Costco 
3. Bass Pro Shops 
4. Rona 
5. Days Inn by Wyndham 
6. Century Downs Racetrack and Casino 

### TRANSPORTATION

1. QEII Highway
2. Stoney Trail/Calgary Ring Road
3. Calgary International Airport

## DRIVE TIMES

|                               |            |
|-------------------------------|------------|
| QEII Highway                  | 6 Minutes  |
| Stoney Trail                  | 8 Minutes  |
| Calgary International Airport | 16 Minutes |
| Trans-Canada Highway          | 18 Minutes |
| Downtown Calgary              | 20 Minutes |



# ALTA VISTA LANDING

## OFFERING PROCESS

Alta Vista Landing is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Site.

The Vendor is now prepared to respond to expressions of interest to purchase the Site as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Site at any time during the marketing process without notice.

## Contact Us

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**CBRE**

National Investment Team  
**C A L G A R Y**

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