Southbow Landing

16 Southbow Village Way, Cochrane, AB

MIXED-USE DEVELOPMENT OPPORTUNITY



National Investment Team
CALGARY

CBRE

The Offering

CBRE Limited ("CBRE") is pleased to present the opportunity to acquire 16 Southbow Village Way, Cochrane, Alberta (the "Property" or "Site"), an 8.23-acre (358,063 SF) future development site designated C-N (Neighbourhood Commercial) within Southbow Landing, a 545-acre master-planned community in the River Heights area of south Cochrane. The Site is the only Village Centre parcel in the plan, positioned to serve a community projected to reach 8,000 to 10,200 residents across 3,114 to 4,052 homes at full build-out. Frontage on James Walker Trail, a four-lane divided arterial with regional pathway on both sides, connects the Site west to Highway 22 (Cowboy Trail) and east through the community toward the Bow River and Glenbow Ranch Provincial Park. The Site sits one block east of the planned grocery anchor and the 41-acre Employment Centre, with two high density residential parcels wrapping its east and south boundaries. Planned uses include retail, personal service, and restaurant space, with residential permitted above main-floor commercial, and a transit hub is contemplated adjacent to the Village Centre.

Property Details

Municipal Address	16 Southbow Village Way, Cochrane, Alberta
Legal Description	Plan 2412566; Block 1; Lot 41
Market	Cochrane
Site Size	8.23 Acres (358,063 SF)
Current Land Use	C-N (Neighborhood Commercial)
Building Height Bonusing	4 Storeys (Must Include Dwelling Unit(s) & Commercial Use(s))

Investment Highlights

- Sits within the River Heights Area Structure Plan, one of south Cochrane's fastest growing sectors
- Only Neighborhood Commercial (C-N) parcel in a 545-acre master plan built for 8,000 to 10,200 residents
- Steps from the planned grocery anchor and 41-acre Employment Centre that will drive daytime traffic
- Transit hub planned adjacent to the Village Centre, with transit-ready land available for purchase by the Town or a regional authority
- Up to 4 storeys where dwelling units combine with commercial uses



Land Use District

The C-N (Neighborhood Commercial District) allows for moderate scale commercial establishments which provide day-to-day services to surrounding residential areas. Development in this District should be designed to promote pedestrian connectivity and accommodate a mix of commercial and residential Uses, while serving the neighboring residential area. A Building that combines Dwelling Unit(s) and Commercial Use(s) may have a maximum building height of 4 Storeys.

Demographics	1km Radius	3km Radius
2025 Population	2,528	10,414
Projected Population Change (2025 - 2030)	16.9%	16.0%
2025 Average Household Income	$171,108	$181,550
Est. % Income Change (2025-2030)	13.7%	14.7%



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Southbow 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 Property.

The Vendor is now prepared to respond to expressions of interest to purchase the property 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 Property at any time during the marketing process without notice.

Contact Us

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