

Investment Opportunity
101 Northgate Boulevard East, Okotoks, Alberta



North Gateway Lands

15.89 Acres of Development Land in Northwest Okotoks, Alberta



Investment Opportunity

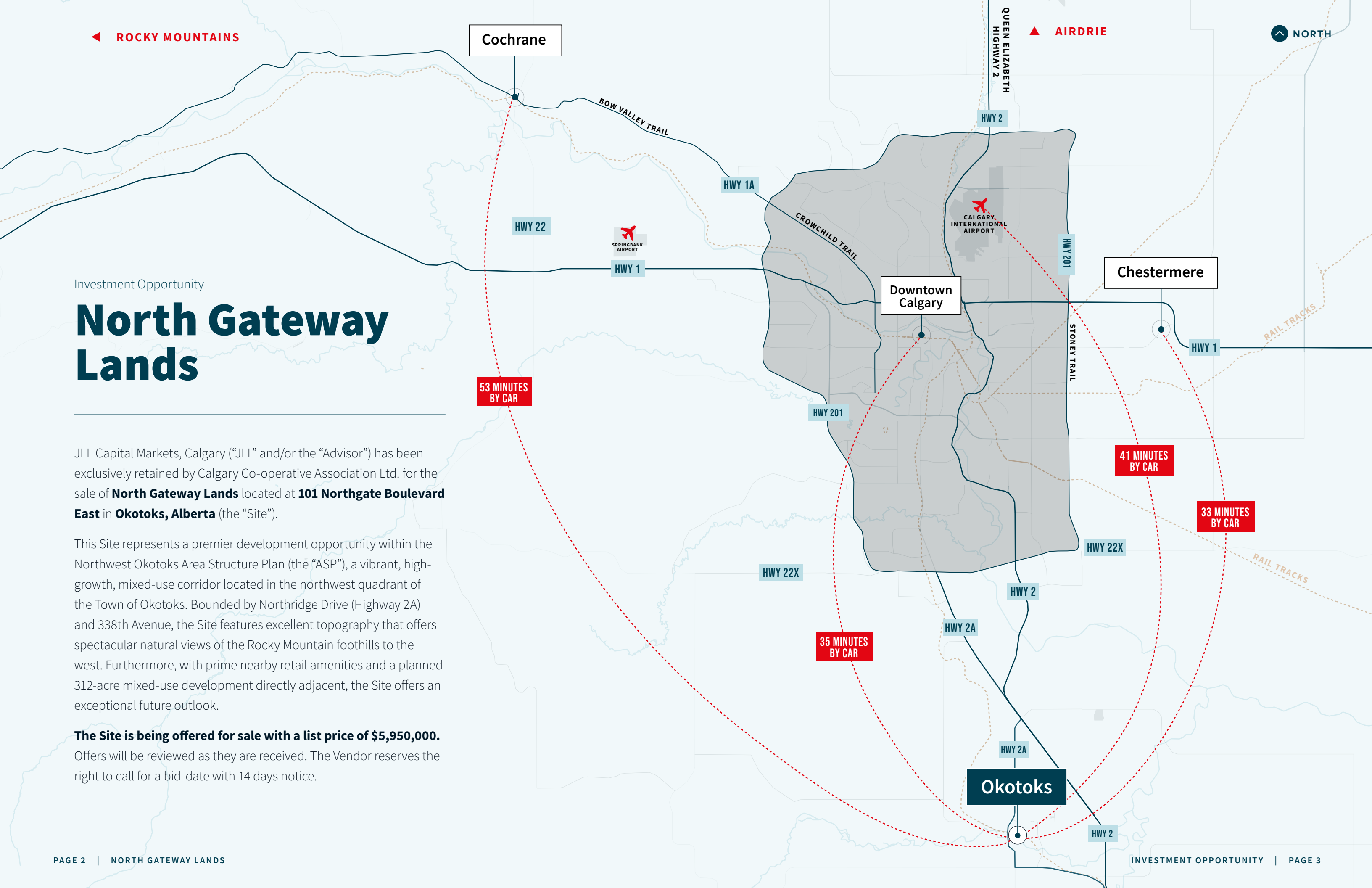
North Gateway Lands

JLL Capital Markets, Calgary (“JLL” and/or the “Advisor”) has been exclusively retained by Calgary Co-operative Association Ltd. for the sale of **North Gateway Lands** located at **101 Northgate Boulevard East** in **Okotoks, Alberta** (the “Site”).

This Site represents a premier development opportunity within the Northwest Okotoks Area Structure Plan (the “ASP”), a vibrant, high-growth, mixed-use corridor located in the northwest quadrant of the Town of Okotoks. Bounded by Northridge Drive (Highway 2A) and 338th Avenue, the Site features excellent topography that offers spectacular natural views of the Rocky Mountain foothills to the west. Furthermore, with prime nearby retail amenities and a planned 312-acre mixed-use development directly adjacent, the Site offers an exceptional future outlook.

The Site is being offered for sale with a list price of \$5,950,000.

Offers will be reviewed as they are received. The Vendor reserves the right to call for a bid-date with 14 days notice.





Approximate boundaries

← NORTH

Salient Details

Municipal Address	101 Northgate Boulevard East, Okotoks, Alberta		
Legal Description	Plan 3494IC, Block 2, containing 6.93 hectares (17.14 acres) more or less, excepting thereout the roadway on Plan 7510464 containing 0.506 hectare (1.25 acres) more or less, and excepting thereout all mines and minerals		
Gross Land Area	15.89 acres		
Current Land-Use (Zoning)	ALH (Agricultural Land Holdings) District under the Town of Okotoks Land Use Bylaw		
Frontage/Depth	± 661’ / ± 1,050’		
Area Structure Plan	Northwest Okotoks Area Structure Plan – North Gateway Retail Commercial		
Site Improvements	House	1,917 SF	The house and garage were both constructed in 1969.
	Garage	875 SF	
	Shop	750 SF	
Utility ROWs	Canadian Western Natural Gas Company Ltd. – “20’ Strip” Canadian Western Natural Gas Company Ltd. – “W 20’ OF E 54”		
North Gateway Retail Commercial	The North Gateway Commercial/Employment Centre will accommodate a mix of retail stores, services, and other clean business park uses.		
Servicing Status	Anthem, the landowner to the immediate south of the Site, will soon commence with the installation of: - Sanitary and storm utilities within lands owned by Anthem; and - Water utilities within lands owned by the Vendor.		

Investment Highlights

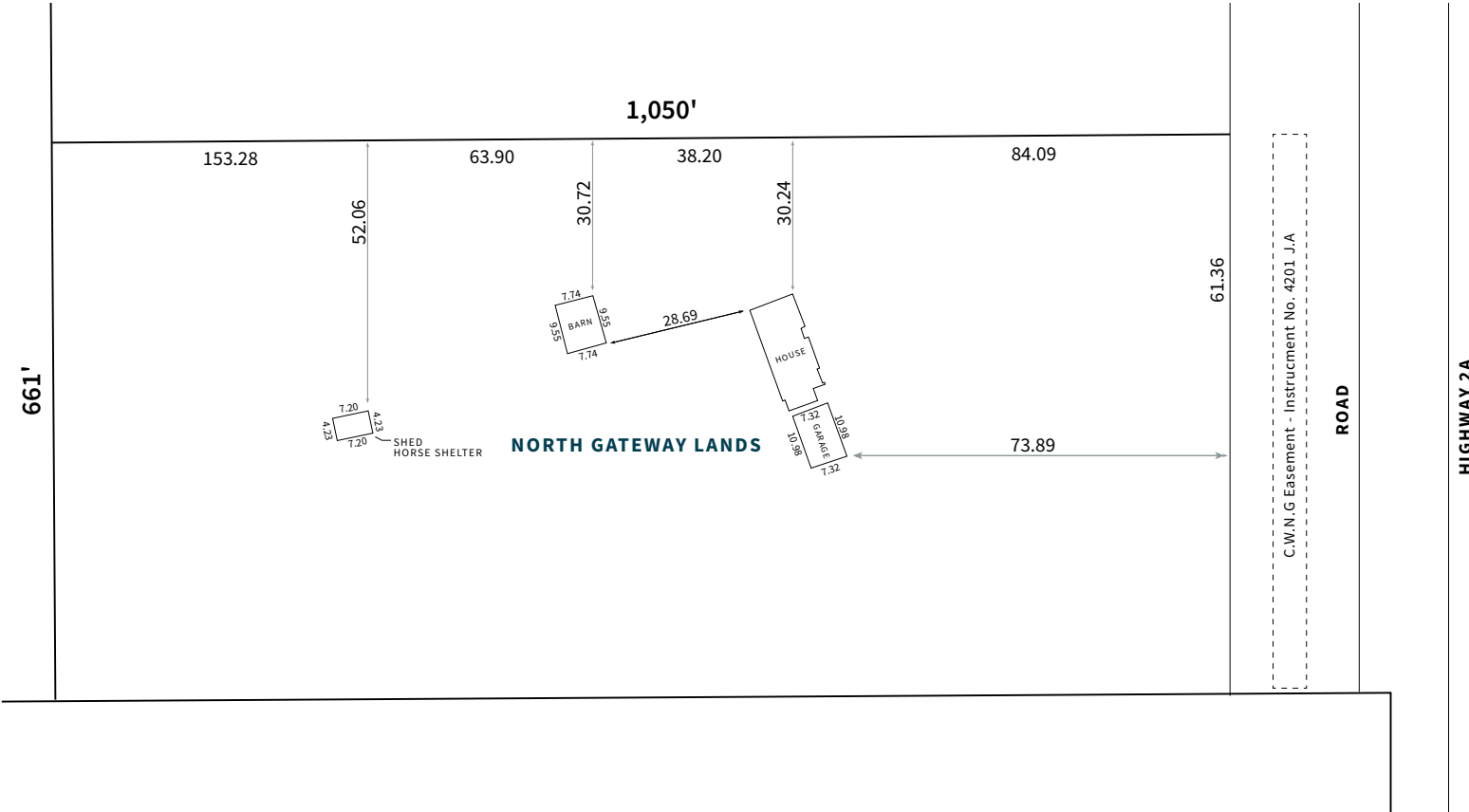
ONE

Development Potential

The Site is situated in the North Gateway Commercial/Employment Centre under the ASP. This sector is comprehensively planned to accommodate regional and sector commercial uses, avoiding automobile-oriented

"strip" development. Future plans integrate multi-unit residential, recreation, and public uses nearby to foster a cohesive "shop, live, and work" environment.

Site Plan



← NORTH

Investment Highlights cont.

TWO High Profile & Direct Exposure

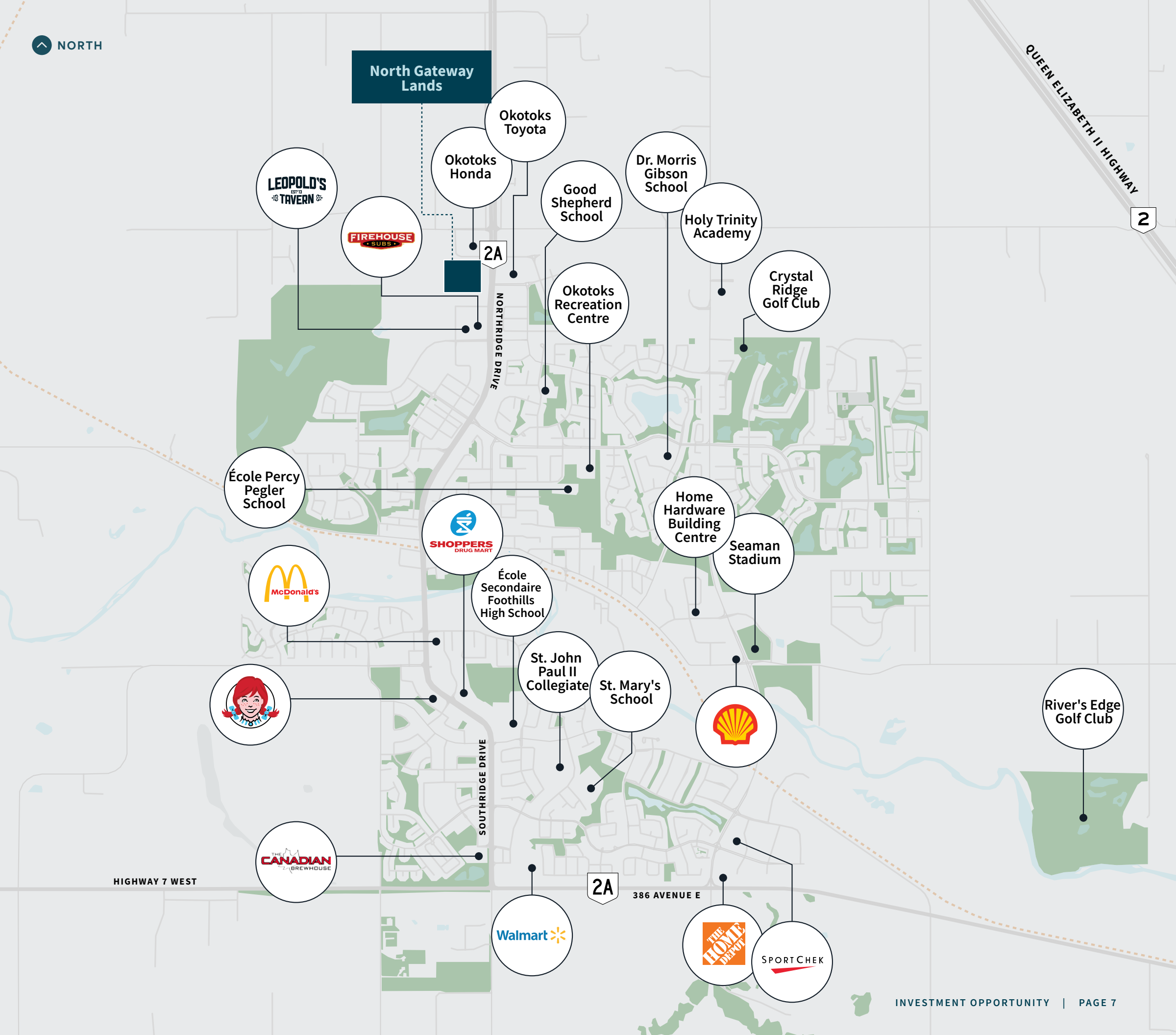
Spanning 15.89 gross acres, the Site sits directly adjacent to Highway 2A (Northridge Drive), offering remarkable visual exposure to the north and eastern sides. It is located immediately north of the D'Arcy Crossing shopping center (anchored by Safeway) and just south of two busy automotive dealerships, ensuring high daily traffic counts.

THREE Exceptional Accessibility & Connectivity

The Site boasts excellent access to Highway 2A, providing a direct link to downtown Okotoks to the south and Calgary to the north. The ASP prioritizes active transportation, highlighting continuous multi-use pathway systems and safe pedestrian crossings to connect the retail center to the wider Town-wide trail network.

FOUR Prime Nearby Amenities

The surrounding area is home to major retailers and services, including Okotoks Honda, Okotoks Toyota, Safeway, Dollarama, Shoppers Drug Mart, Leopold's Tavern, and Firehouse Subs. The nearby D'Arcy Ranch Golf Club adds to the recreational draw of the immediate node.



Investment Highlights cont.

FIVE

Unlocking Okotoks' Future Growth

Growth in Okotoks is poised for significant acceleration following the 2026 completion of the regional water pipeline, which eliminates historic utility constraints.

The town projects an annual growth rate of 3% to 4%, putting it on track to potentially double its population within the next 25 years.

SIX

Adjacent Master-Planned Growth (North Okotoks ASP)

The approved North Okotoks Area Structure Plan (NOASP) amendment, spearheaded by Anthem Properties, will bring a 312.18-acre master-planned residential, commercial, and community hub directly east of the Site.

This massive, concurrent development guarantees a highly concentrated and rapidly growing consumer base directly across Highway 2A, while driving coordinated municipal infrastructure and high-quality gateway aesthetics to the immediate corridor.



Surrounding Area

Map Key

- Neighbourhood
- Environmental Open Space
- Stormwater Pond

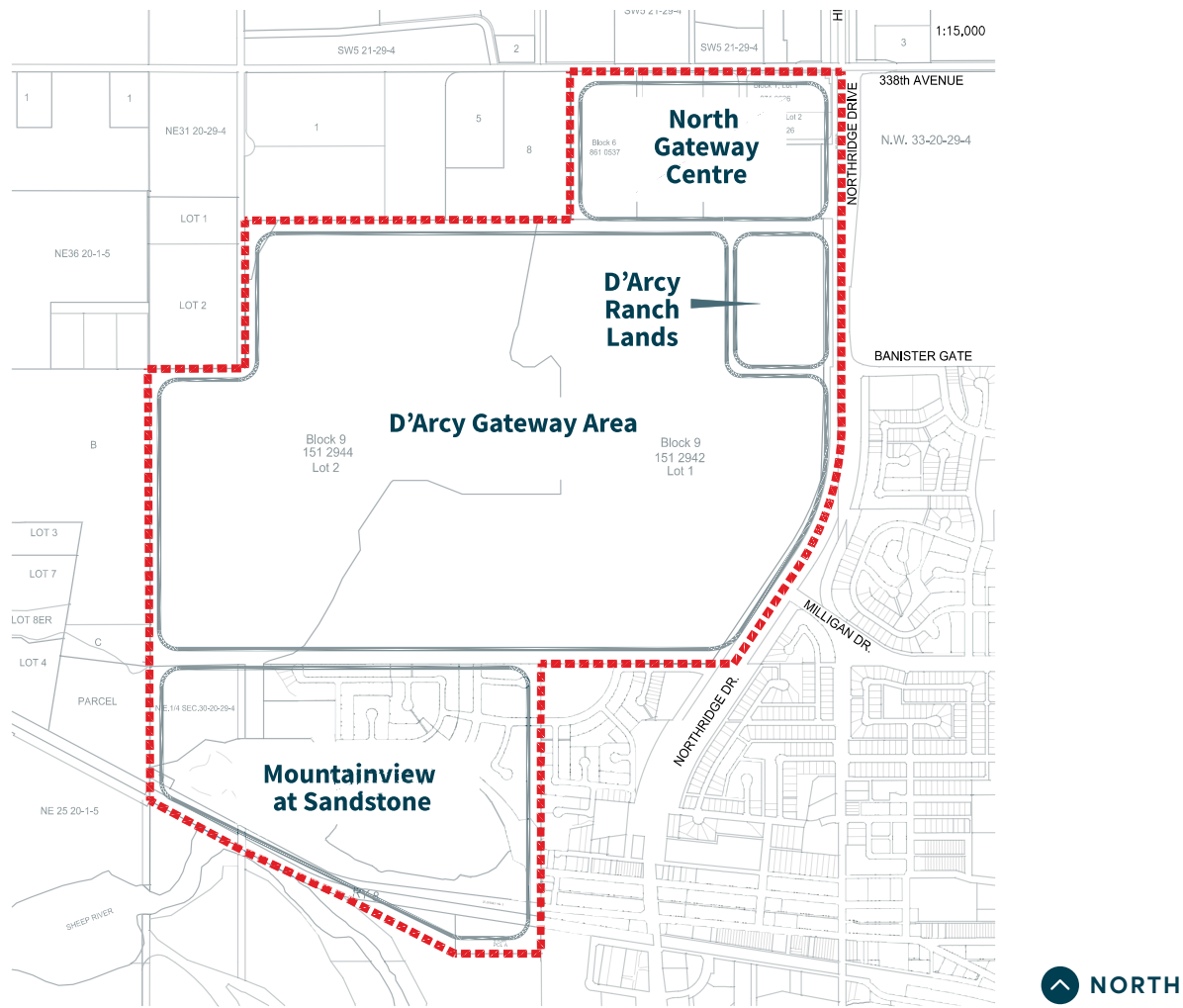


Aerial View



Development Highlights

(At Full Build-Out)



Built-In Customer Base

The immediate trade area benefits from the rapidly expanding D'Arcy Ranch and D'Arcy Gateway residential lands, targeted to achieve a density of 8.0 units per gross developable acre. The adjacent MountainView at Sandstone community is already nearing its build-out capacity of 440 housing units.

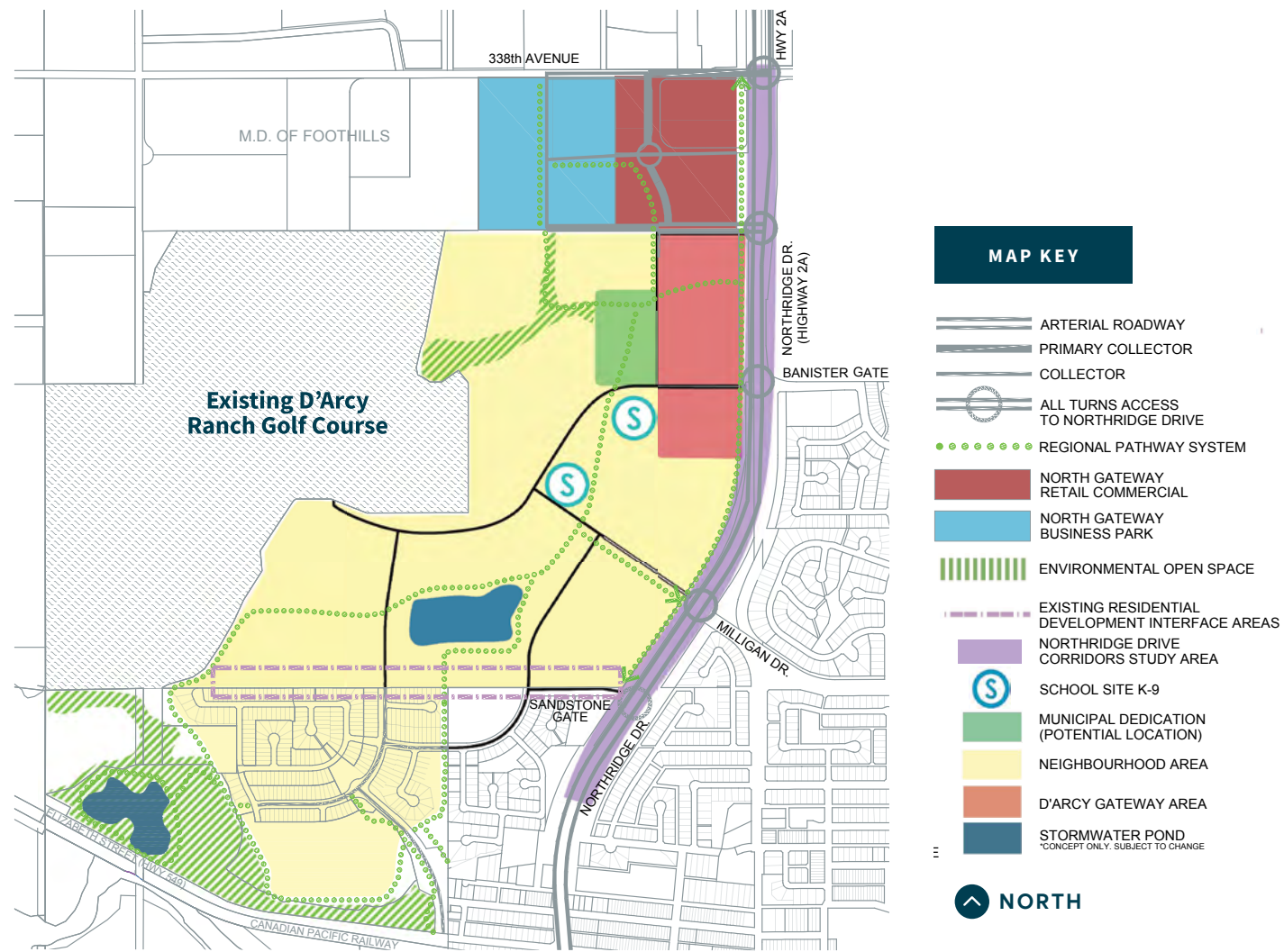
Synergy with the D'Arcy Gateway Area (DGA)

Located just south of the Site, the DGA is planned to intensify into a walkable, transit-supported village targeting 140 people and jobs per gross developable hectare, bringing a minimum of 27,000 m² of future office, institutional, and multi-family retail demand.

Business Park Employment Drive

The adjacent Business Park Area will host clean commercial service providers, corporate offices, warehousing, and light manufacturing, establishing a robust, built-in daytime employee market.

Transportation



The ASP intertwines a comprehensive road system to service residential and commercial areas with active transportation modes providing connections to major parks, educational and community facilities, commercial nodes, and future transit stops planned through the area.

The ASP benefits from easy connections to Northgate Drive and Elizabeth Street to the north and south, and Northridge Drive (Highway 2A) to the east.



North Gateway Lands



Offering Process

North Gateway Lands is being offered for sale with a list price of \$5,950,000.

Offers will be reviewed as they are received. The Vendor reserves the right to call for a bid-date with 14 days notice. For any questions regarding the Site, please contact the Advisors below.

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