

Range Road 284

Glenmore Trail

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Intersection Upgrade Underway

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40 Acre Parcel

INDUSTRIAL Land

**40 Acres | Norman Place, Glenmore Trail
Rocky View County**

INVESTMENT HIGHLIGHTS

- **Size:** 40.18 Acres of highly developable land
- **Access:** Direct access from Glenmore Trail + Secondary access
- **Zoning:** Current A-GEN (Strong Industrial Re-Zoning Potential)
- **Location:** Heart of major industrial growth corridor close to Calgary
- **Sale Commissions:** Realtor commissions provided

Contact

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Property Overview

This exceptional 40.18-acre parcel offers a rare, large-scale development opportunity directly off Glenmore Trail. Situated in a rapidly expanding industrial sector, the property boasts optimal topography for immediate development.

40.18
ACRES

A-GEN
CURRENT ZONING

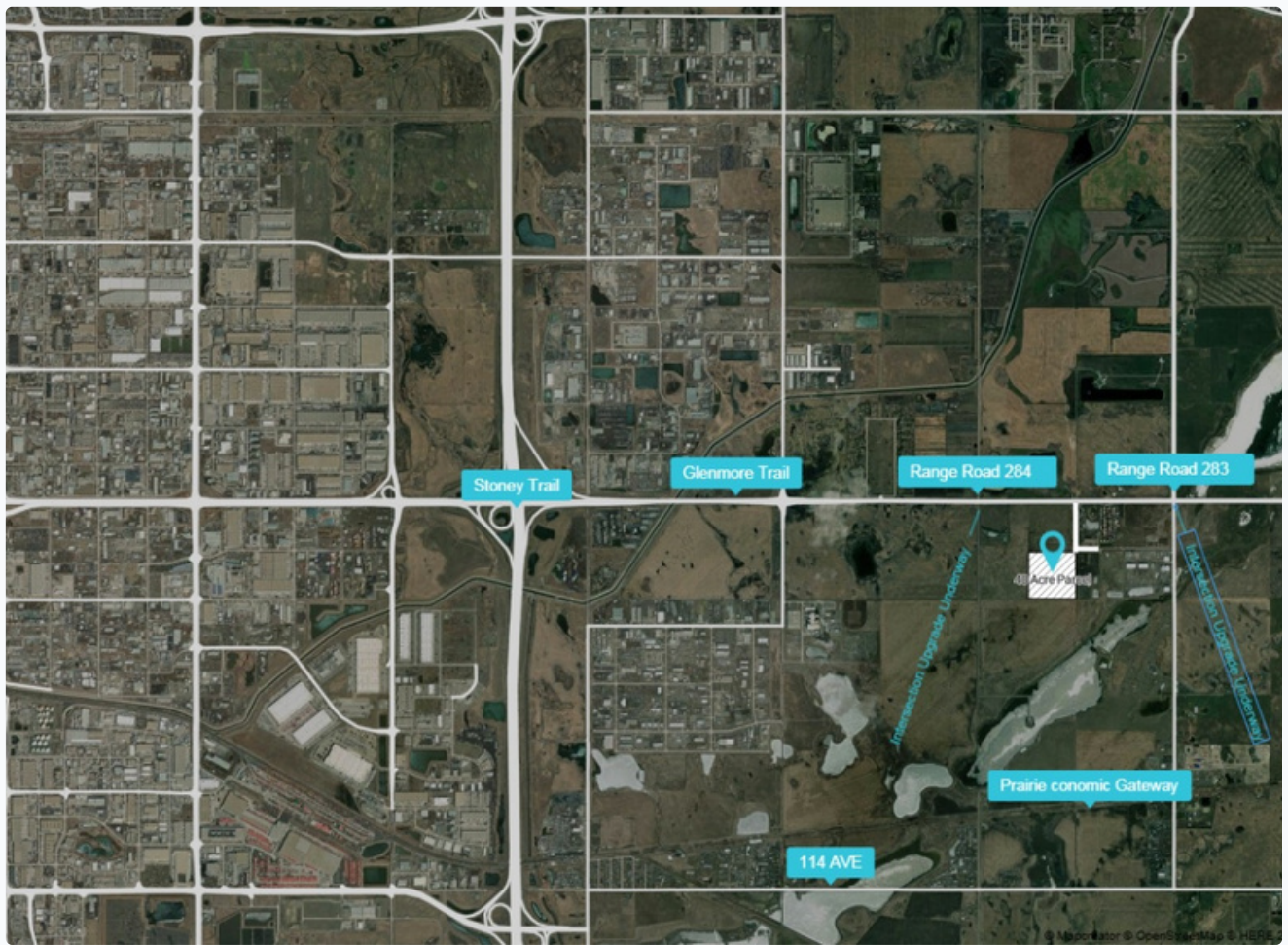
SITE SPECIFICATIONS

- **Legal:** NW-21-23-28-W04M
- **Plan:** Lot: 2 Plan: 9810955
- **LINC Number:** 0027424415
- **Roll Number:** 03321009
- **Municipality:** Rocky View County (Div 6)

ACCESS & INFRASTRUCTURE

- **Primary Access:** Direct from Glenmore Trail to the property line.
- **Secondary Access:** Secured access right-of-way purchased for the future extension of Norman Place.
- **Topography:** Flat, highly favorable buildable terrain.





Strategic Location & Growth Drivers

The immediate area is undergoing massive capital injection and infrastructure upgrades, making this parcel a prime target for industrial repositioning.

Key Infrastructure Upgrades:

- The region is benefiting immensely from the **Prairie Economic Gateway CPKC Rail** approval
- **Glenmore Trail - Intersection upgrades at Range Road 283 and 284 in 2026/2027**

These municipal improvements are actively driving major corporate acquisitions in the immediate vicinity.



ZONING POTENTIAL

While currently zoned Agricultural (A-GEN), the site is entirely surrounded by heavily developed industrial properties. The precedent for industrial use is firmly established, providing a highly favorable pathway for re-zoning to match the neighboring industrial designations.



Corporate Neighbors & Landlords

The immediate area is a proven hub for major manufacturing, logistics, and construction operations. Surrounding enterprises include:

ACTIVE OPERATIONS

- Lafarge / Amrize Concrete Plant
- Basalite Concrete Products
- Major Pipe Manufacturing Plant
- Heavy Duty Truck Repair Facilities
- Pro-Formance Intermodal
- New Way Trucking Yard
- Charger Logistics
- Amar Transport Intermodal
- Concrete / Asphalt Crushing Yards
- Construction Company Yards
- Outdoor Storage Yards

MAJOR NEIGHBORING OWNERS

- Beedie
- Carmek
- Shepard Developments (Cana)
- Various Transport & Construction Conglomerates



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