

FOR SALE

**140 ACRES PRIME DEVELOPMENT LAND
ROCKY VIEW COUNTY**

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4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

FOR SALE - 140 ACRES



PRICE	Market
PRICE PER ACRE:	Market
TOTAL AREA:	140 acres
CURRENT ZONING:	A-Gen
LEGAL ADDRESS:	NW-24-26-1-W5M
ASP LAND USE:	QE II HWY Corridor (Retail, office, light industrial)
TAXES:	Negligible

PRIME DEVELOPMENT LAND

Situated on the west side of highway 2 directly between the City of Airdrie and City of Calgary, this 140 acre site is perfectly located in the path of urban development.

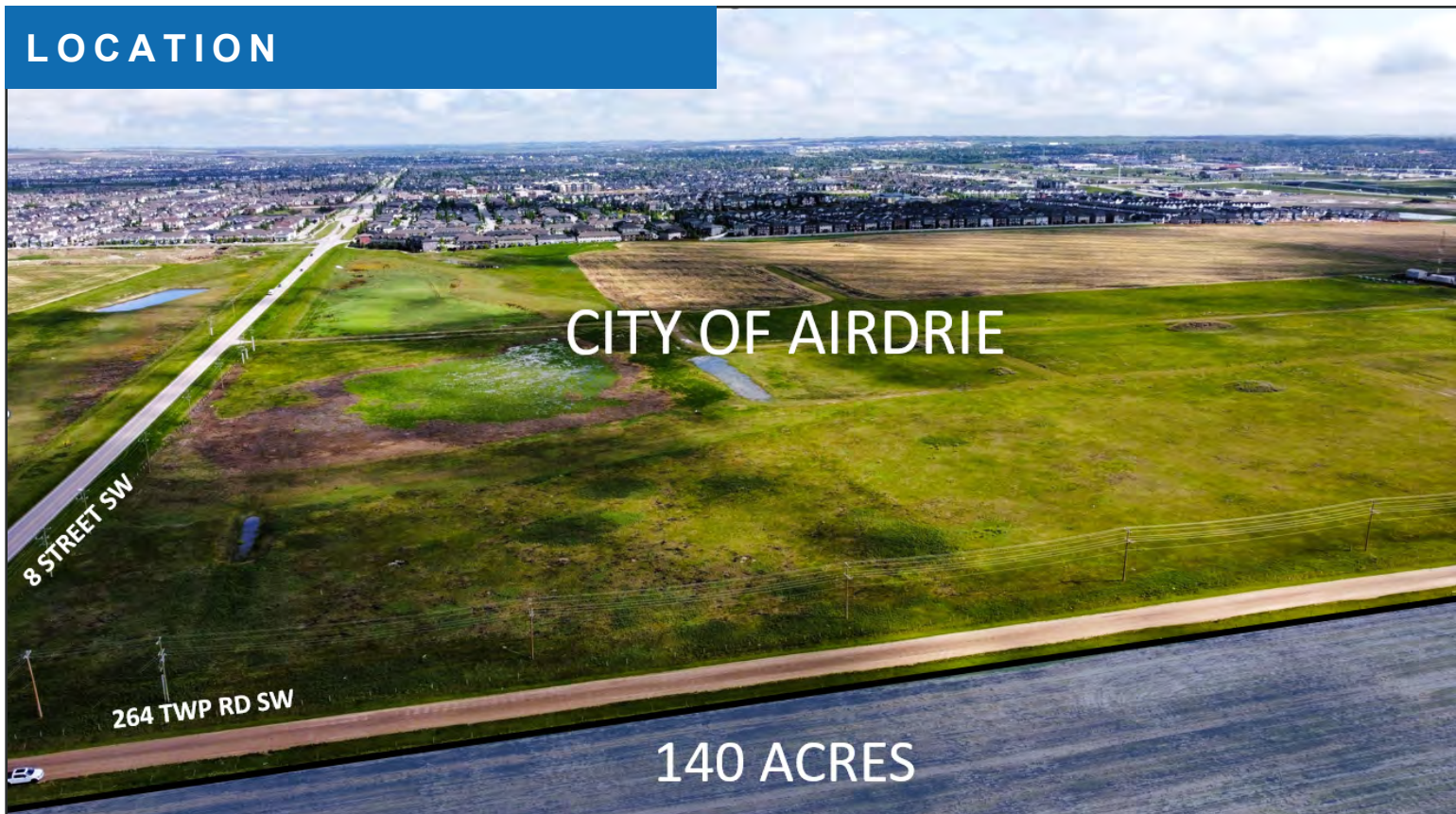
With excellent access and close proximity to Cross Iron Mills mall, Airdrie and Calgary, this property is prime for future development of a commercial, retail, office, light industrial business park.

Please contact the brokers to request more information or to discuss.

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LOCATION



*City of Airdrie boundary is marked by roadway 264 TWP RD SW



*800+ acre Goldwyn Prairie Estates (Melcor) is currently under development 800 metres south of the subject property.

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